



Rockingham Road Board Offices (fmr)

Kent Street, Rockingham

Conservation Management Plan

January 2022

Prepared for the City of Rockingham



HOCKING H+A

Cover Photograph: opening of the Rockingham Road Board Offices, 1946.

Courtesy Rockingham District Historical Society

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HHA Job No. 202050



EXECUTIVE SUMMARY

The former Rockingham Road Board Office is located in Kent Street Rockingham. When the building was constructed in 1946, this area of Rockingham was the civic hub of the Rockingham district. The growth of the region in the second half of the 20th century, saw the relocation of the administration offices of the City of Rockingham to larger offices south east of the original Rockingham Beach settlement.

The area of the new City of Rockingham administration offices is now largely the commercial and civic centre of the City with the earlier civic centre alongside the beach front taking on a retail, residential and tourism role.

Since the vacation of the former Rockingham Road Board administration team in 1971, the building had a number of occupants. In 1978, the building was offered to the Rockingham District Historical Society (RDHS) who continue to occupy the former Road Board Office and since 1998, the former library building located to the rear of offices. The RDHS established the Rockingham Museum within the building and it has offered a valuable service to the community as a repository of artefacts and displays that educate visitors about the history of the Rockingham district.

The former Rockingham Road Board Offices are in good condition with some alterations and additions since construction. The most significant addition occurred when a new building was constructed in 1988 to link the library and hall, built in 1962, to the former Rockingham Road Board Office.

The former Road Board Office was included on the City of Rockingham Local Heritage Survey in 2012 and designated as deserving the highest level of protection and management.

The former offices are maintained by the City of Rockingham and at present it is envisaged the museum will continue to occupy the building into the future. The preparation of the conservation management plan will assist in the future management of the built structures on the site through the preparation of policy to guide future development and ongoing maintenance.

Statement of Significance

The Former Rockingham Road Board Office is a single storey brick and tile building in the Inter War Art Deco style. In 1962, a new Library and meeting hall were constructed on the site in the Post War International style and these two buildings were linked in 1988 by a new structure. The combined buildings have cultural heritage significance for the following reasons;

The former Rockingham Road Board Office is associated with periods of growth and prosperity in Rockingham. Its construction in 1946 and additions in 1951/52, were a result of planning from the Inter War period and enabled by the prosperity of the post war period. The new Library and Meeting Hall built in 1962 reflect the period when the region grew rapidly as a result of the state government investment in the Kwinana industrial strip;

The place is a simple expression of the Inter war Art Deco style most clearly demonstrated in the stepped main façade and the secondary entrance from Kent Street. The former library and meeting hall built in 1962 demonstrate the Post War international style executed in brick;

This place is one of the few elements remaining from the former Civic Centre of Rockingham in this location prior to relocating in 1971;

The place is closely associated with the Rockingham District Historical Society which has occupied these premises since 1978. The RDHS have provided an ongoing facility and service to the Rockingham community since 1969; and,

The place is associated with George Grigg who made a major contribution to the development and promotion of the Rockingham district.

Conservation Policy

Conservation policies have been developed on the basis of the assessment of the cultural heritage significance, zone of heritage significance and the statement of heritage significance for Rockingham Road Board Office (fmr).

The policies have been drafted with awareness of the physical environment of the site, sufficiently flexible to recognise constraints and requirements on the site and of its owners, managers and users, and to enable the heritage significance of the place to be retained and enhanced.

In this context the conservation policy aims:

- to provide guidance to the owners of the place, regarding significance of the structure;
- to provide advice to ensure retention of the significance of Rockingham Road Board Office (fmr);
- to provide practical recommendations for conservation of significant fabric;
- to illustrate practical means by which the significance of the place can be presented through appropriate interpretation; and,
- to provide advice on the approval process for any proposed development,

The assessment of significance and recommendations for conservation should be viewed not only as constraints but also, more importantly, as opportunities. Conservation of the Rockingham Road Board Office (fmr) should be balanced against the opportunities associated with the conservation of this unique heritage structure in the Rockingham townsite and within the wider City of Rockingham area.

The policies recommended for Rockingham Road Board Office (fmr) are based on the need to conserve it as a place of aesthetic, historic and social significance. The conservation of this structure should take account of the physical changes that has occurred over time and which reflect the historical development of the place.

The Conservation Management Plan recommends the conservation of the place be carried out in accordance with the principles established in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

Key Policy Statements

- Policy 1.1** The assessed significance of Rockingham Road Board Office (fmr) and the recommendations of the Conservation Management Plan should be adopted by the owners and managers of the place, as well as relevant authorities, as a guiding document for decisions about management, maintenance and future use.
- Policy 1.2** The conservation of significant elements should be carried out in accordance with the principles outlined in the Australia ICOMOS charter for the conservation of places of cultural significance (the Burra charter). These principles are fundamental to the Conservation Management Plan.
- Policy 1.3** The Conservation Management Plan should be reviewed periodically to consider the continued applicability of the conservation policies and to assess the manner in which they have been implemented.
- Policy 1.4** All work undertaken to conserve or adapt the place should be appropriate to the assessed significance of the place and should be guided and supervised by experienced conservation practitioners.

CONTENTS

EXECUTIVE SUMMARY	3
Statement of Significance	3
Conservation Policy.....	4
CONTENTS	5
FIGURES.....	7
1.0 INTRODUCTION	11
1.1 Location	11
1.2 Heritage Listings	13
1.3 Acknowledgements	13
1.4 Methodology.....	14
1.5 Previous Studies and Research	14
1.6 Ownership.....	14
1.7 Study Team	14
1.8 Terminology	15
2.0 DOCUMENTARY EVIDENCE	16
2.1 Introduction	16
2.2 Chronology.....	16
2.3 Whadjuk Nyoongar Association	19
2.4 Settlement of the region	19
2.5 1897 Formation of the Rockingham Road Board	20
2.6 1920s and 1930s Inter War Period	21
2.7 1946 Second Rockingham Road Board Offices	25
2.8 1962 Rockingham Library and Hall	30
2.9 1978 Rockingham Museum	35
2.10 1988 -1998 Link Building	37
2.11 2000s to present	40
2.12 Associations	41
3.0 PHYSICAL EVIDENCE.....	43
3.1 Introduction	43
3.2 Site and Streetscape Context.....	43
3.3 Exterior.....	46
3.4 Interior	59
3.5 Sequence of Development.....	82
3.6 Building Condition Assessment.....	83
4.0 COMPARATIVE EVIDENCE.....	86
5.0 ASSESSMENT OF SIGNIFICANCE.....	89
5.1 Aesthetic Value.....	89
5.2 Historic Value.....	89
5.3 Scientific Value	89
5.4 Social Value.....	89
5.5 Rarity.....	89
5.6 Representativeness.....	89
5.7 Condition	90
5.8 Integrity	90
5.9 Authenticity	90
6.0 STATEMENT OF SIGNIFICANCE.....	90
7.0 ZONES AND ELEMENTS OF SIGNIFICANCE.....	91
8.0 CONSERVATION POLICY	93



8.1	Introduction	93
8.2	Guide to Conservation Policy	93
8.3	Key Policy Statements	93
8.4	Policies Arising from the Cultural Heritage Significance of the Place	94
8.5	Requirements Arising out of the Burra Charter	94
8.6	Policies Arising out of the Burra Charter	95
8.7	Policies Arising out of Graded Zones and Elements of Significance	95
8.8	Key Policies Arising from the Physical Condition of the Place	97
8.9	Conservation of Rockingham Road Board Office (fmr)	97
8.10	Policies Arising from the Physical Condition of the Place	97
8.11	Requirements for Interpretation	98
8.12	Policies Arising from External Requirements.....	98
8.13	Requirements of Statutory Authorities	98
8.14	Requirements of Owners and User of the Place	99
8.15	Future Site Development	99
9.0	POLICY IMPLEMENTATION	101
9.1	Introduction	101
9.2	Implementation and Future Management	101
9.3	Management Guidelines.....	101
9.4	Maintenance Plans	101
9.5	CONSERVATION WORKS	104
9.6	Implementation of Interpretation Policy	104
9.7	Adoption of the Policy	104
9.8	Review	104
10.0	BIBLIOGRAPHY	105

FIGURES

Figure 1:	Location of Rockingham Road Board Office (fmr) in relationship to the Perth metropolitan area	12
Figure 2:	Location of the former Rockingham Road Board Offices in relation to the new civic and retail hub	12
Figure 3:	Aerial photograph September 2020, showing cadastral boundary	13
Figure 4:	Portion of Plan Rockingham 22, showing location of Reserve 3814 and the later Reserve 14333.	21
Figure 5	Map of Group Settlement areas, 1930, and promotional booklet for the Peel Estate, 1923.	22
Figure 6:	Portion of Rockingham 22, showing location of Reserve 3814 and later Reserves 14333 and 20292.....	23
Figure 7:	Portion of Townsite of Rockingham Sheet 1, showing location of Reserve 3814 and later Reserves 14333 and 20292 with the Telephone Exchange noted.....	23
Figure 8:	View of the Rockingham Agricultural Hall, 19 July 1938 prior to the construction of the Telephone Exchange	24
Figure 9:	View of the Rockingham Agricultural Hall, and Automatic Telephone Exchange, 7 November 1940.	25
Figure 10:	Plan of Road Board Offices by E.W. Warne, 1945.	26
Figure 11:	Opening of Road Board Offices, 25 October 1946, with the hall and telephone exchange at the rear.	26
Figure 12:	Opening of Road Board Offices by Sir James Mitchell, 25 October 1946.....	27
Figure 13:	Opening of Road Board Offices, 25 October 1946, George Grigg centre, Sir James Mitchell second from right.	27
Figure 14:	Plan of additions to Road Board Offices by E.W. Warne, 1950.....	28
Figure 15:	Aerial photograph 1953 showing the Road Board Offices including the Board Room, Agricultural Hall and Fire Station to the south accessed from Flinders Lane.	29
Figure 16:	Fire Station located adjacent to the Road Board Offices, c1962.....	30
Figure 17:	Plan and elevations of new meeting hall and library by Kenneth Broadhurst and Partner, 1961	31
Figure 18:	Electrical and details of new meeting hall and library by Kenneth Broadhurst and Partner, 1961	31
Figure 19:	Details of new meeting hall and library by Kenneth Broadhurst and Partner, 1961	32
Figure 20:	Aerial view of the Road Board Office and new Library and Hall, March 1965. ...	32
Figure 21:	Exterior of Rockingham Library and Hall, 1962.....	33
Figure 22:	Interior of Rockingham Library, 1962.	34
Figure 23:	View from Kent Street of Chambers entrance and library and hall, 1970.	34
Figure 24:	View of Flinders Lane entrance showing new signage, c1970. Premier David Brand at right.	35
Figure 25:	Display within the former Council Chambers, 1979.	36
Figure 26:	Display within the former Council Chambers, 1979.	36
Figure 27:	Display within the former offices partition still in place made available to RDHS in 1979.	37
Figure 28:	Plan showing the extent of the museum extension linking the two existing buildings.....	38
Figure 29:	View of the Museum, 1989.	38
Figure 30:	View of former library prior to the occupancy by the museum and City of Rockingham. Top image showing view to link building.....	39
Figure 31:	Kent Street elevation of former Old Rockingham Road Board Offices	44
Figure 32:	Flinders Lane elevation of former Old Rockingham Road Board Offices	44
Figure 33:	View looking towards Kent Street from Flinders Lane	45
Figure 34:	View east across the Rockingham Road Board Office (fmr) towards residential development	45
Figure 35:	Phases of development Rockingham Road Board Office (fmr)	46

Figure 36:	Flinders Lane entry	47
Figure 37:	Double entry doors.....	47
Figure 38:	Pilasters flanking entry doors	47
Figure 39:	Pine board ceiling lining	47
Figure 40:	Graded entry	48
Figure 41:	Plaque commemorating the opening of the Rocking Museum October 1979 ...	48
Figure 42:	Vertical stretcher bricks above door entry and below ceiling	48
Figure 43:	Outer porch.....	48
Figure 44:	Art deco influences on entrance	49
Figure 45:	Art deco style parapet to entry feature	49
Figure 46:	Art deco design to parapet.....	49
Figure 47:	Detail of parapet.....	49
Figure 48:	Mosaic depicting the local timber industry	50
Figure 49:	Port history mosaic.....	50
Figure 50:	'Timber to Port Rockingham-Jarrahdale Timber Railway Line 1872-1908'	50
Figure 51:	'Timber to Port'.....	50
Figure 52:	Kent Street elevation of the Old Rockingham Road Board Office (fmr).....	51
Figure 53:	Stretcher bond brick construction and limestone plinth of original section	51
Figure 54:	Angled brick sills.....	52
Figure 55:	Replacement timber framed windows and lined eaves to the original section of the building	52
Figure 56:	Replacement timber framed windows.....	52
Figure 57:	Former Council Chamber (second phase of construction) – altered openings and non-original rendered finish	52
Figure 58:	Rendered and painted finish beneath altered window	53
Figure 59:	Non-original window canopy	53
Figure 60:	Painted steps to Kent Street entrance.....	53
Figure 61:	Parapet detail to Kent Street entrance	53
Figure 62:	Parapet detail to Kent Street entrance	53
Figure 63:	Kent Street entrance	53
Figure 64:	Link building.....	54
Figure 65:	Plaque on the link building	54
Figure 66:	Recess between former Council Chamber and link building.....	54
Figure 67:	Recess between link building and former Library.....	54
Figure 68:	External display area to rear elevation.....	55
Figure 69:	External display area obscuring the rear elevation of the original part of the building	55
Figure 70:	Roof of external display area cutting across the windows	55
Figure 71:	Angled brick window sills.....	55
Figure 72:	Eaves and gutters to rear elevation.....	55
Figure 73:	Eaves and gutters to rear elevation.....	55
Figure 74:	Rear of storeroom.....	56
Figure 75:	Boarded up window to storeroom	56
Figure 76:	Rear exit to link section	56
Figure 77:	View south along rear elevation (rear of link section)	56
Figure 78:	High level windows to former library	56
Figure 79:	View south along rear elevation	56
Figure 80:	Rear view of hipped roof.....	57
Figure 81:	Hipped roof behind Flinders Lane parapet.....	57
Figure 82:	Hipped roof form	57
Figure 83:	Hipped roof form	57
Figure 84:	Hipped roof viewed from Kent Street	57
Figure 85:	Replacement roof tiles.....	57
Figure 86:	Replacement roof tiles.....	57
Figure 87:	Gated entrance to court yard garden of former Library	58
Figure 88:	Kent Street elevation of the former Library	58
Figure 89:	Former Library.....	58
Figure 90:	Former Library.....	58

Figure 91:	Floor Plan	59
Figure 92:	Shelving in Lobby area	60
Figure 93:	Moulded dado	60
Figure 94:	Door from Lobby into Display Area 3 (Main Office/Reception area).....	60
Figure 95:	Display cabinet in front of location of original entrance	60
Figure 96:	Carpet over wooden floor	61
Figure 97:	Panelled ceiling	61
Figure 98:	Display Area 3 (original General Office and public reception area)	61
Figure 99:	Display Area 3 (original General Office and public reception area)	61
Figure 100:	Display Area 3 Ceiling	62
Figure 101:	Display Area 3 Ceiling	62
Figure 102:	Display Area 3 looking towards Lobby and Main Entrance.....	62
Figure 103:	Display Area 3 (original General Office and public reception area)	62
Figure 104:	Display Area 3 (original General Office and public reception area)	63
Figure 105:	Display Area 3 – Office	63
Figure 106:	Display Area 3 Office	63
Figure 107:	Display Area 3 – top of office partition	63
Figure 108:	Strong Room Door	64
Figure 109:	Reinforced concrete ceiling to Strong Room	64
Figure 110:	Concrete floor to Strong Room	64
Figure 111:	Wall thickness of Strong Room	64
Figure 112:	Hall 2 looking south towards Display Area 3	65
Figure 113:	Threshold from Display Area 2 into Hall 2.....	65
Figure 114:	Adapted cupboard for displays, Hall 2	66
Figure 115:	Ceiling Hall 2.....	66
Figure 116:	Hall 1	66
Figure 117:	Tool display in Hall 1.....	66
Figure 118:	Display Area 4	67
Figure 119:	Ceiling in Display Area 4.....	67
Figure 120:	Display Area 4	67
Figure 121:	Open doorway into Display Area 4.....	67
Figure 122:	Painted brick walls, surface mounted conduits and pull cord light switch.....	68
Figure 123:	Display Area 5	68
Figure 124:	Ceiling in Display Area 5.....	68
Figure 125:	West wall in Display Area 5.....	68
Figure 126:	North wall in Display Area 5.....	69
Figure 127:	Doorway into Room 6, south end of Display Area 5	69
Figure 128:	Displays in Room 6	69
Figure 129:	Small window in Room 6.....	69
Figure 130:	Ceiling in Room 6.....	70
Figure 131:	Wall mounted light above entry into Room 6.....	70
Figure 132:	Kitchen area.....	70
Figure 133:	Cupboards in Kitchen	70
Figure 134:	Kitchen Window.....	71
Figure 135:	Stained glass window "Picnic at White Lake"	72
Figure 136:	East wall of Display Area 2.....	72
Figure 137:	Display Area 2	72
Figure 138:	Timber door leading into Hall 2.....	73
Figure 139:	Door hardware	73
Figure 140:	Dado rail	73
Figure 141:	Double doors into Lobby 2	73
Figure 142:	Ceiling panels	74
Figure 143:	Cornice	74
Figure 144:	North wall of Display Area 2	74
Figure 145:	Double doors into Lobby 2	74
Figure 146:	Lobby 2	75
Figure 147:	Painted concrete slab floor	75
Figure 148:	Windows in east wall of Lobby 2 looking into store room accessed from Hall 2..	75

Figure 149:	Panelled ceiling	75
Figure 150:	Plaster walls	76
Figure 151:	Double doors into Display Area 2	76
Figure 152:	North and west enclosed displays, Display Area 1	77
Figure 153:	Enclosed displays along north wall	77
Figure 154:	South east corner of Display Area 1	77
Figure 155:	Emergency exit in east wall.....	77
Figure 156:	View south through Display Area 1	77
Figure 157:	Ramp to accessible toilet	77
Figure 158:	Continuation of ramp along south wall.....	78
Figure 159:	Steps at western end of ramp leading into Display Area 2	78
Figure 160:	Accessible toilet.....	78
Figure 161:	Window in accessible toilet.....	78
Figure 162:	Museum library area – south wall	79
Figure 163:	Museum library area – west wall leading into archive room	79
Figure 164:	Plasterboard ceiling to library area.....	79
Figure 165:	North wall of Museum library area leading into store in north east corner and windows looking into courtyard area	79
Figure 166:	Windows to courtyard area	80
Figure 167:	East wall of library area.....	80
Figure 168:	Archive room	80
Figure 169:	Archive room	80
Figure 170:	Archive room	81
Figure 171:	Compactus	81
Figure 172:	Sequence of Development Elevation and plan	82
Figure 173:	Zones and Elements of Significance – elevations.....	91
Figure 174:	Zones of Significance – plan view	92

1.0 INTRODUCTION

In 1897, the Rockingham Road Board was founded to serve the interests of the farming community in East Rockingham and the small settlement at Rockingham Beach. The first Road Board offices were located inland on Mandurah Road.

In 1946, a new brick and tile office was constructed at Rockingham Beach to architect E. W. Warne's design. A council chambers was added to the offices in 1950/51 and in 1962, a new library was constructed on the site to the rear of the office building. Alongside was the Council depot making this cluster of buildings at Rockingham Beach the administrative and civic heart of Rockingham.

The Rockingham administration staff relocated to new premises in 1971 to accommodate the larger staff needed for the developing region.

In 1978, after a number of tenants occupied the former Road Board office, the Rockingham District Historical Society took up occupancy and established the Rockingham Museum in the premises.

The museum collection and displays now occupy the former library and in 1988, an extension was constructed to link the museum and the former library. This new space provided the museum with additional display and storage space.

A dedicated team of volunteers from the Rockingham District Historical Society continue to maintain the collection and develop the museum displays. The former library hall is currently [2021] occupied by an arts and craft group who sell items made by local artists.

The City of Rockingham continue to maintain the premises with the cooperation of the tenants.

The former Road Board Office was included on the City of Rockingham Local Heritage Survey in 2012 and designated as deserving the highest level of protection and management. The preparation of the conservation management plan will assist in the future management of the built structures on the site through the preparation of policy to guide future development and ongoing maintenance.

1.1 Location

Rockingham townsite is located approximately 40 kilometres southwest of the Perth CBD and is the original civic hub of the City of Rockingham. The former Rockingham Road Board Offices are located on the southeast corner of Kent Street and Flinders Lane with the street address 41 Kent Street.

The land and survey information states the property is Lot 503 on Deposited Plan 52694 as designated in Certificate of Title Volume 3141 Folio 483.

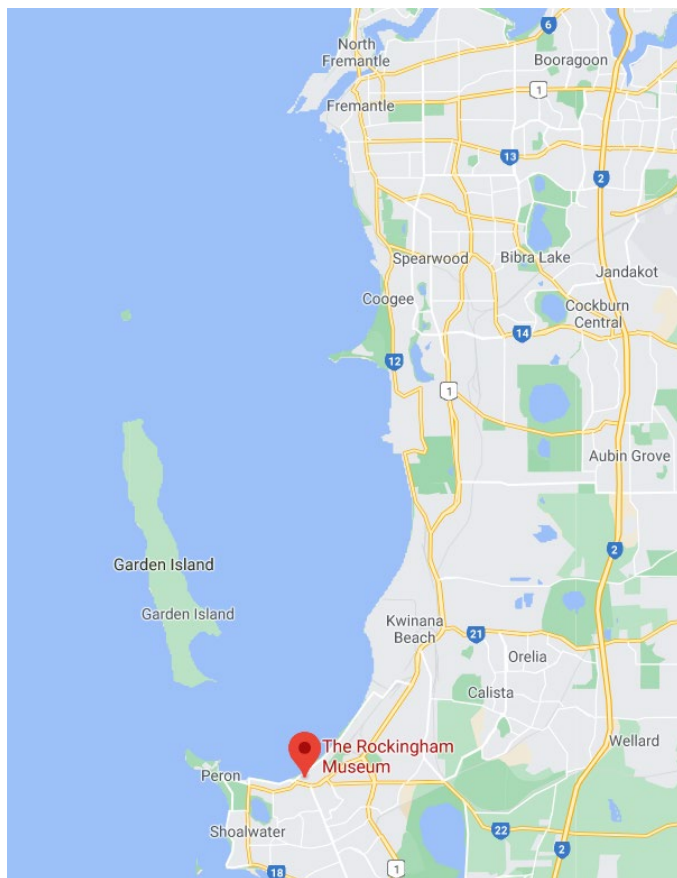


Figure 1: Location of Rockingham Road Board Office (fmr) in relationship to the Perth metropolitan area
Courtesy Google Maps

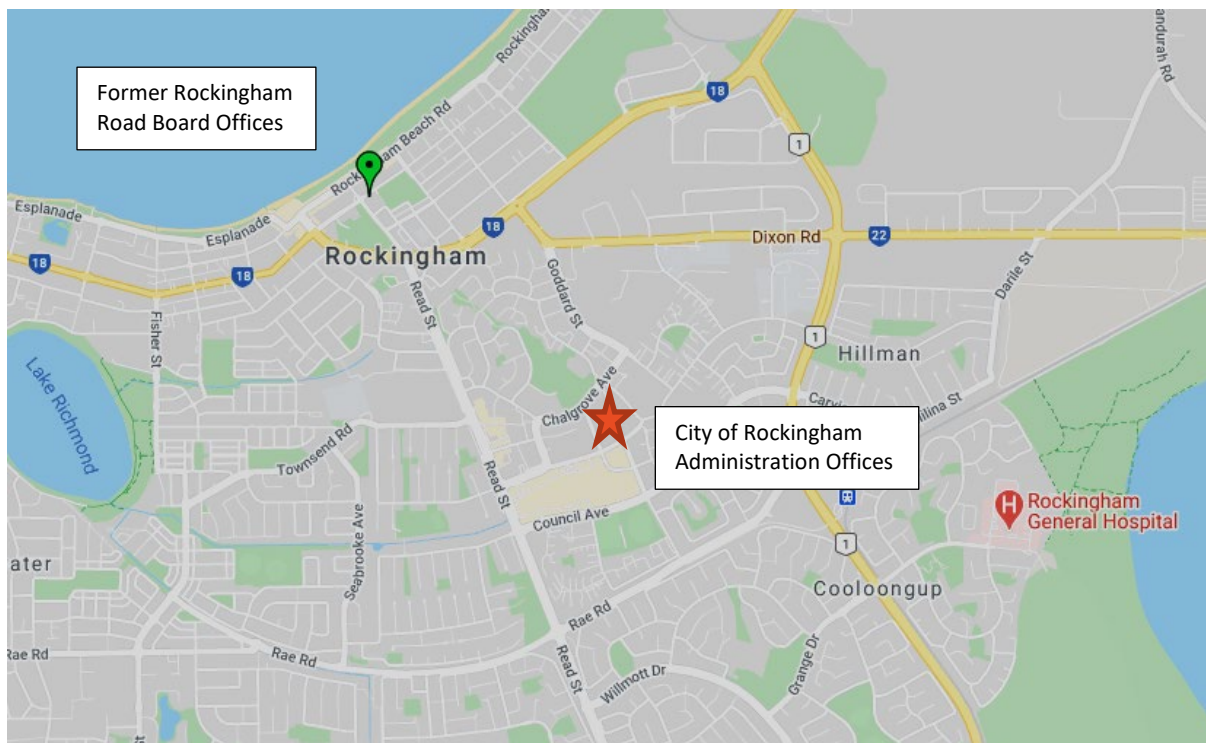


Figure 2: Location of the former Rockingham Road Board Offices in relation to the new civic and retail hub
Courtesy Nearnmap



Figure 3: Aerial photograph September 2020, showing cadastral boundary
Courtesy Nearmap

1.2 Heritage Listings

Place No. 2324

Register of Heritage Places	-----	-----
National Trust Classification	-----	-----
Town Planning Scheme (Heritage List)	Adopted	25 March 2008
Municipal Inventory	Adopted - Category A	24 April 2018
Register of the National Estate	-----	-----

This place is not included on the Department of Aboriginal Affairs database of places (AHIS). The City of Rockingham acknowledges the traditional owners of the land on which this building is located.

1.3 Acknowledgements

- Mike Ross, City of Rockingham
- Stephen Sullivan, City of Rockingham
- Wendy Durant, Rockingham District Historical Society

1.4 Methodology

This Conservation Management Plan has been prepared in accordance with the standard brief of the State Heritage Office of Western Australia.¹

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

The report has also been prepared in accordance with principles of *The Conservation Plan*³ and Criteria of Cultural Heritage Significance for Assessment of Places for Entry on to the State Register of Heritage Places.

The documentary research included the use of primary and secondary sources and includes a concise history of the former Rockingham Road Board offices, as well as the social and contextual history that relates to the use and development of the place. A complete bibliography of all sources is provided at 10.0.

Physical evidence has been prepared following a site visit in October 2020 and with reference to documentation of previous works.

The conservation and management policy have been formulated to assist with the retention and enhancement of the identified and documented cultural heritage significance of the place as determined in this research, with reference to the current condition of the place.

1.5 Previous Studies and Research

The former Rockingham Road Board office has not been the subject of any major research or study. There have been some local histories of the place that focus on the role of the building in the community. These stories and the contribution of local residents have been invaluable to the preparation of this document.

1.6 Ownership

The former Rockingham Road Board Office is owned and managed by the City of Rockingham who manage the leasing to the property to community groups.

1.7 Study Team

- Prue Griffin, BA Hist, Post Grad Dip Pub Hist, M App Cult Heritage Studies.
- Gemma Dewar, BSc (Hons) Surveying, MSc Hist Cons, Post Grad Dip Historic Building Cons, Post Grad Dip Planning Law.
- Renae Canterbury, B Env Des, M Arch, Architect Reg No. 2898.

¹ State Heritage Office, An Information Guide to Conservation Management Plans and Standard Brief, January 2013 <http://stateheritage.wa.gov.au/docs/conservation-and-development/guide-to-conservation-management-plans0CE0050FE47C.pdf?sfvrsn=2>

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

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

1.8 Terminology

The terms used in this Conservation Management Plan are those employed in the ICOMOS Burra Charter.

Adaptation means modifying a place to suit the existing use, or a proposed use

Association means the special connections that exist between people and a place

Burra Charter The Australia ICOMOS charter for places of cultural significance

Compatible Use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance

Conservation means all the processes of looking after a place, so as to retain its cultural significance

Cultural significance means aesthetic, historic, scientific/research, social or spiritual values, for past, present and future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects

Fabric means all the physical material of the place including components, fixtures, contents and objects

HERCON means the Heritage Convention model criteria developed at the National Heritage Convention in Canberra, 1998.

HCWA the Heritage Council of Western Australia

ICOMOS International Charter for the Conservation and Restoration of Monuments and Sites

Interpretation means all the ways of presenting the cultural significance of a place

Maintenance means the continuous protective care of the fabric and setting of a place and should be distinguished from repair.

Meanings denotes a place significances, indicates, evokes or expresses

Place means the site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views

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

Reconstruction means returning a place to a known earlier state and is distinguished from **restoration** by the introduction of new materials into the fabric

Repair involves the restoration or reconstruction of a place

RHP Register of Heritage Places administered by HCWA

Related Objects means an object that contributes to the cultural significance of a place but is not actually at that place

Related Place means a place that contributes to the cultural significance of another place

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

Setting means the area around a place which may include the visual catchments

Use means the function of a place, as well as the activities and practices that may occur at such a place

2.0 DOCUMENTARY EVIDENCE

2.1 Introduction

The following information has been compiled from primary source material where possible and supplemented by secondary source material. No responsibility is taken for the accuracy of the secondary source material.

2.2 Chronology

This chronology has been prepared with the assistance of Wendy Durant of the Rockingham District Historical Society and acknowledge is extended for her efforts in reviewing the council minutes and contribution to the preparation of this document.

DATE	EVENT
60000BC – present	Binjareb-Nyoongar occupy Gnarla Karla Booja, the land now named the City of Rockingham.
1829	Establishment of the Swan River Colony and exploration of the region. <ul style="list-style-type: none"> November, exploration of the Peel region by Dr Alexander Collie and Lieut William Preston. December, arrival of Thomas Peel and party of settlers.
1830	Peel allocated 250,000 acres within Gnarla Karla Booja. <ul style="list-style-type: none"> Binjareb-Nyoongar resist the new settlers. Rockingham wrecked on 13 May 1830 The extent of Peels land grant limited other settlers in the region
1847	Rockingham townsite opened for selection with the safe anchorage a feature of the town. There was limited take up of the land.
1850s	Settlers establish properties (typically 10 acres) in East Rockingham in the belt of fertile swamp and woodland too small to attract large-scale landowners.
1850-68	Convicts transported to the Swan River Colony
1865	School room built in East Rockingham on the corner of Mandurah and Wellard Roads
c1869-72	First jetty built at Rockingham and replaced by a longer jetty in 1872 to enable larger vessels to access the port. Subsequent jetties built in 1882 and 1898.
1872	Beginning of the development of Rockingham Beach Town Site
1870s-1890s	Timber exported from Rockingham jetty, most timber brought by rail from Jarrahdale.
1890s	Development of the Rockingham Beach townsite
1897	Rockingham District Road Board established
1897	Reserve 20292 of 15 acres was created for the Recreation and Agriculture on the site of the future Road Board building
1898	Agricultural Hall built by Mr J.J. O'Shea on Reserve 20292. Opening ceremony and ball held on 24 May.
1900s	Decline of Rockingham port because of silt build up making it difficult for larger ships to sail over Parmelia Banks, also the opening of the Port of Bunbury and construction of the Fremantle inner harbour.

DATE	EVENT
1905	Rockingham Road Board Office built in Office Road
1923	Beginning of the Soldier Settlement and Group Settlement Schemes in the adjacent areas such as Mandogalup and Karnup bringing over 100 families to the district.
1939	Rockingham 1 st Automatic Telephone Exchange build
1940	Design for new Rockingham Road Board Offices prepared by architect E.W. Warne.
1946	Road Board Offices built by McMally and Barker to design by architect E. W. Warne
1949	Additional toilet proposed for the Road Board offices but did not go ahead.
1950	Sketch plans prepared by architect E W Warne for new council chamber.
1951/52	New Road Board Chambers built and parapet and flashing installed around the walls of the office. Board Room opened by Premier Ross McLarty 4 June 1952.
1951	New brick wall built around the perimeter of the building grounds
1952	Grounds upgraded with new planting and reticulation.
1956	Vestibule constructed at the building entry
1957	New Depot shed and fencing constructed
1957	Internal and external painting of the Board Offices
1962	Completion of new library and library hall construction on the site to the rear of the Road Board offices.
1962	Name of the building changed to Shire of Rockingham Council Chambers
1965	Heaters, fluorescent lighting installed
1966	Scheme water connected and brickwork repairs
1968-72	Fire Station built adjacent
1971	Shire of Rockingham move their offices to new premises in Council Ave and the building occupied by the Public Works Department of WA and Tourist bureau
1972	Fire Station services relocated
1978	Rockingham District Historical Society (RDHS) occupy the Council Chamber and open the Rockingham Museum. Child Welfare officers occupy former council offices.
1979	Rockingham Museum occupy the whole building as Child Welfare officers relocate to different premises.
1988	New works funded by Bicentennial grant. <ul style="list-style-type: none"> • Link building constructed joining the former library to museum. • Internal modifications including a disability toilet and new door through former external wall. • Stain glass window installed in former chambers • Store room extended
1989	Shire of Rockingham fund the construction of a new kitchen sink and alterations to the toilet wall.

DATE	EVENT
1998	Kent Street library moved to new Murdoch University premises in Dixon Rd and the museum occupies a portion of the library building, the Shire of Rockingham uses the remainder of the former library for storage. Tourist Authority occupies the Library Hall.
2008	<ul style="list-style-type: none"> Tourist Authority relocates to different premises and the Rockingham Arts and Crafts group take up occupancy of the former library hall. March - Rockingham Road Board Offices (fmr) entered on the Heritage List of the City of Rockingham Town Planning Scheme.
2009/10	Archives removed from the premises and RDHS establish archive room after renovations.
2011	Asbestos roof of the former Library and Library Hall replaced with corrugated zinc coated sheeting.
2012	<ul style="list-style-type: none"> February – front porch replaced April/May – windows facing Kent Street replaced with fixed windows that reflect the original design but do not open.
2013	Roof Tiles on Road Board building replaced
2018	Final stage of asbestos removal from all buildings included replacement of kitchen sink.
2020	Preparation of Conservation Management Plan commences.

2.3 Whadjuk Nyoongar Association

The Aboriginal peoples who occupied the lands in the south west corner of Western Australia are collectively known as the Nyoongar peoples.⁴ The City of Rockingham falls across the boundary of the Whadjuk and Binjareb Nyoongar peoples territories.⁵ It is completely encompassed by the Gnaala Karla Booja (GKB) Indigenous Land Use Agreement area of the South West Native Title Settlement.⁶

Given the many plentiful resources in the area, particularly around the lakes system, the land and water has sustained many people over many thousands of years. The City of Rockingham has 10 registered Aboriginal Sites recorded within its boundaries and others have been identified for future assessment. The site of the Rockingham Road Board Offices (fmr) is not identified as a place of aboriginal heritage significance..

Contemporary Nyoongar people consider the City of Rockingham as Nyoongar land despite radical changes to the landscape. The connections between the land and the Whadjuk Nyoongar are kept alive by an oral tradition.

In the early 21st century, the City of Rockingham have undertaken significant steps to recognise the Nyoongar community of the past and the present and have developed Reconciliation Action Plans in 2011, 2014 and 2021.⁷

A Reconciliation Action Plan (RAP) is a formal document, which provides a way forward and acknowledges the gap in the health and wellbeing between Aboriginal and Torres Strait Islander people, and other Australians.

2.4 Settlement of the region

Rockingham received its name from the sailing ship *Rockingham*, one of the three vessels that Thomas Peel had chartered to carry settlers to Western Australia (the others being *Gilmore* and *Hooghly*). *Rockingham* arrived on 14 May 1830, and was blown ashore and eventually abandoned after failed attempts to refloat her. She eventually broke up, having sunk in shallow waters. Settlers supposedly camped near the wreck and used the name "Rockingham Town" as their address.

The town of Rockingham was first surveyed and lots offered for sale in 1847. However, few lots were sold until the development of a railway and jetty in 1872 to transport jarrah timber and sandalwood from Jarrahdale overseas. Rockingham prospered until the construction of the Inner Harbour of Fremantle in 1897, which caused Rockingham as a timber port to steadily decline.

⁴ Nyoongar means 'a person of the south-west of Western Australia', or the name of the 'original inhabitants of the south-west of Western Australia'. Rockingham sits within this region. There are several ways of pronouncing Nyoongar and this is reflected in multiple spellings being used. The approved City spelling is Nyoongar.

⁵ Innovate Reconciliation Action Plan (RAP) April 2021-2023, City of Rockingham, 2021, <https://rockingham.wa.gov.au/forms-and-publications/community/community-support/reconciliation-action-plan-2021-2023> accessed January 2022.

⁶ The registration of this agreement is pending as at January 2022.

⁷ Innovate Reconciliation Action Plan (RAP) April 2021-2023, City of Rockingham, 2021, <https://rockingham.wa.gov.au/forms-and-publications/community/community-support/reconciliation-action-plan-2021-2023> accessed May 2021.

Separate to the settlement of the town and port of Rockingham, was the establishment of several small farms in East Rockingham from the 1850s. Families who made a major contribution to the development of the region established these farms. The majority of these early farm buildings were constructed from the distinctive local limestone.⁸

The decline of the port's importance for timber export was accelerated by the opening in 1893 of the South Western Railway, the line of which intersected the Jarrahdale-Rockingham line and created the possibility of taking timber north to Fremantle or south to Bunbury where the ports were capable of taking larger ships with deeper draughts. Most of the Rockingham timber exports shifted to Bunbury after the main breakwater was finalised in 1908 creating a safe and deep harbour.⁹

By the turn of the century, the international timber trade was being handled by larger ships. The merchants who managed this trade determined that they could not justify the expense of dredging access to the port of Rockingham therefore timber exports shifted to Fremantle and Bunbury. After 1908, the port saw no further timber exports.¹⁰

2.5 1897 Formation of the Rockingham Road Board

The decline of the timber trade in Rockingham saw a shift of emphasis to the farmers settling the lands between the coast and the Darling Ranges. From the 1850s, settlers had established properties at East Rockingham, they were attracted to the smaller more affordable parcels of land.

With the decline of the timber exports from the port of Rockingham, the town took on the role of service provision to the farming community which was the major employer and industry in the region.

In 1896, the first police station was built, in Kent Street, and the Rockingham Beach School was established on the corner of Kent Street and Patterson Road.

In December 1896, a group of residents met in Rockingham to select a site for an Agricultural Hall for which the state government granted £250. The site was to include space for a future recreation ground.¹¹

In 1897, the Rockingham Roads Board District was established, with the first meetings of the Board held on 21 May 1897. The inaugural members were John Thorpe, William Day, George Mead, John and James (Jnr) Bell, Daniel Hymus and Charles Parkin, J.P. Charles Parkin was elected the inaugural Chairman.

In September 1897, Reserve 3814 of 15 acres, on the corner of Kent Street and Flinders Lane, was gazetted for recreation and agricultural hall.¹²

⁸ Several of these farm buildings have survived although some are in ruinous condition. A group of these places have been identified by the City of Rockingham as the East Rockingham Heritage Precinct in Herit Place 3841.

⁹ Southern Ports Authority, Port of Bunbury Historical Timeline, Southern Ports Albany Bunbury Esperance, <https://www.southernports.com.au/bunbury/historical-timeline> accessed May 2021.

¹⁰ Draper, R. (1997). *Rockingham - The Vision Unfolds: The History of the Rockingham District to 1997*. Rockingham: City of Rockingham.

¹¹ *The West Australian*, 1 December 1896, p. 9.

¹² Reserve 3814, Details Report, Landgate



Figure 4: Portion of Plan Rockingham 22, showing location of Reserve 3814 and the later Reserve 14333. Courtesy State Records Office of WA Cons_3868_item_372.

Soon after the Agricultural Hall was built and opened in May 1898. The hall was located parallel to Kent Street behind the location of the present day Road Board Building, and built by Mr J.J O'Shea.¹³

While the recreation centre was established in Rockingham, in 1905 the Road Board built a small one roomed timber Road Board Office building, with a stone frontage on the corner of Office Road and Mandurah Road in East Rockingham. This building gave the name to the road it was located on.

To formalise the allocation of the land, in 1912, Reserve 14333 of approximately 2 acres was created from the larger reserve for the purpose of Agricultural Hall.¹⁴

2.6 1920s and 1930s Inter War Period

During the Inter War period, Rockingham developed as a holiday destination for Perth families as it was a comfortable day trip by motorcar from Perth. Fortuitously, Rockingham was a sufficient distance from those centres for the 'travellers' to legally purchase alcoholic beverages at the Rockingham Hotel on Sundays during an era when such sales were strictly regulated to protect the sanctity of that day.

As Rockingham grew as a tourist centre, East Rockingham was developing through the establishment of the Peel Estate and Soldier Settlement Schemes. These government sponsored schemes were established in the early 1920's, to accommodate ex-servicemen and

¹³ Notes from the Rockingham District Historical Society, Chronological Notes on the Rockingham Museum Building, September 2020.

¹⁴ Reserve 14333, Details Report, Landgate.

eventually British migrants, to establish a dairy industry. The Peel Estate was part of a larger Group Settlement scheme, which included groups in other sectors of the southwest.

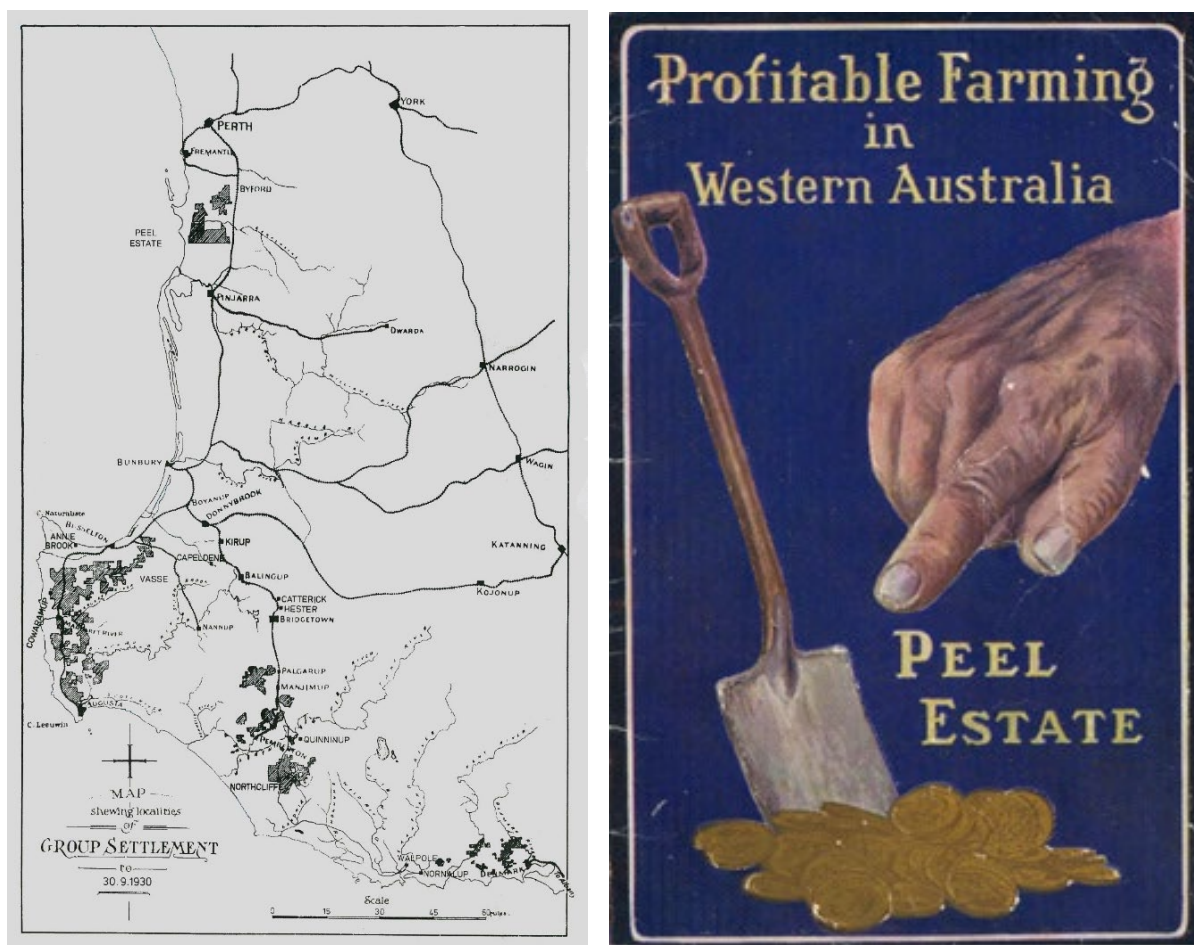


Figure 5 Map of Group Settlement areas, 1930, and promotional booklet for the Peel Estate, 1923.
 Courtesy J.P Gabbedy 'Group Settlement: Its Origins: Politics and Administration; slwa PR1377 online image 005819d.

The growth of the community through tourism and the settler schemes, lead to a demand for improved services and facilities. The Road Board members must have been considering moving their offices into Rockingham townsite because in 1929 another reserve was excised from the larger recreation reserve for the purpose of a road board office site.¹⁵

¹⁵ Reserve 20292, Details Report, Landgate.

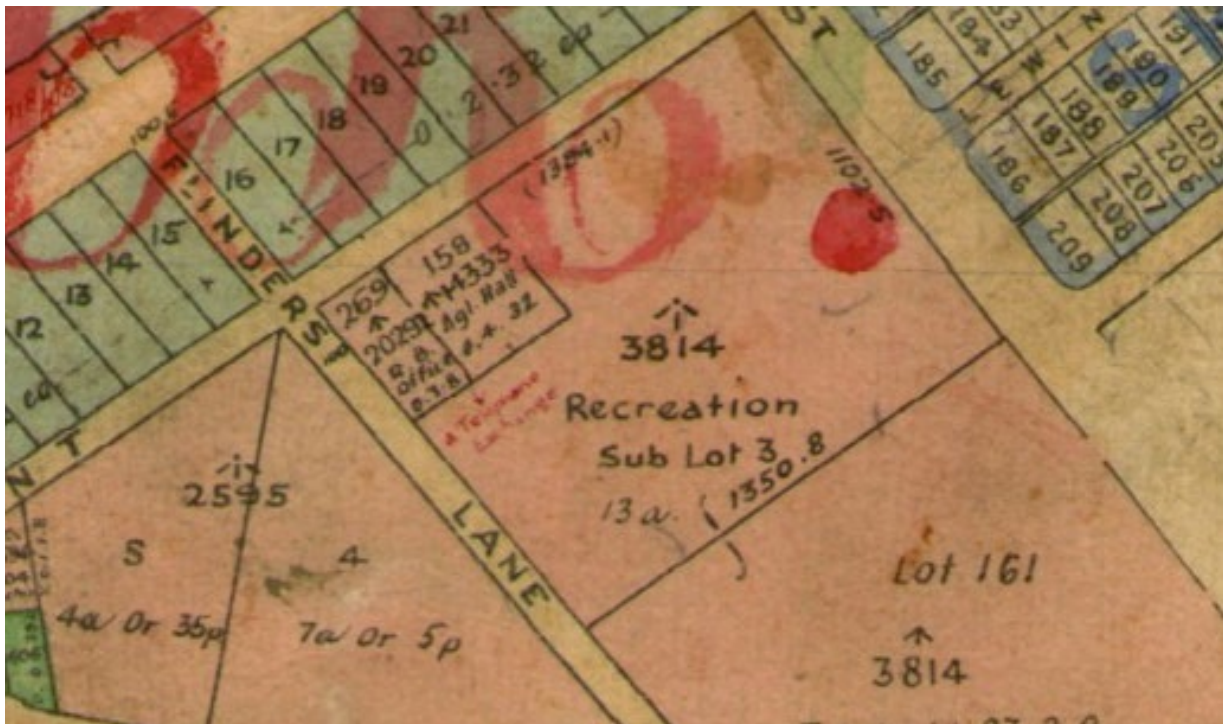


Figure 6: Portion of Rockingham 22, showing location of Reserve 3814 and later Reserves 14333 and 20292.
Courtesy State Records Office of WA Cons_5698_Item_1476 Sheet 4

The original Road Board Office in East Rockingham was still in use until 1933 when the members resolved to meet at rented premises in the Rockingham townsite.

In 1939, a telephone exchange was built on the Road Board Reserve and the reserve purpose was altered to reflect that change.¹⁶



Figure 7: Portion of Townsite of Rockingham Sheet 1, showing location of Reserve 3814 and later Reserves 14333 and 20292 with the Telephone Exchange noted.
Courtesy State Records Office of WA Cons_5698_Item_1477 Sheet 5.

¹⁶ Reserve 20292, Details Report, Landgate.

Prior to the construction of the Telephone Exchange, the Post Master General's Department of the Commonwealth Government visited the site and took photographs of the location. These photographs taken on 19 July 1938 show the recreation ground behind the hall and the sparse development in the vicinity. The small automatic telephone exchange building was constructed in 1939 and photographs taken on 7 November 1940 show that the area had not changed significantly since mid-1938.



Figure 8: View of the Rockingham Agricultural Hall, 19 July 1938 prior to the construction of the Telephone Exchange
Courtesy National Archives K1131, W357C



Figure 9: View of the Rockingham Agricultural Hall, and Automatic Telephone Exchange, 7 November 1940.
Courtesy National Archives K1131, W357C

During the Second World War, the Rockingham community experienced a period of stability but it was the years after that saw the town and region undergo significant development and population growth.

2.7 1946 Second Rockingham Road Board Offices

One of the key drivers of change in Rockingham was businessman and councillor George Grigg. A skilful promoter who was committed to the town, George Grigg invested in real estate, purchased and renovated the Rockingham Hotel and served as Chairman of the Rockingham Road Board. Grigg, was Chairman of the Road Board when the decision was made to commit to building the new offices and oversaw its eventual construction.¹⁷

In 1940, the Rockingham Road Board engaged architect E. W. Warne to design a Road Board Office for the site which had been reserved for this purpose since 1929. However, because of the war effort the project was delayed. In 1945, Warne was requested to modify the plans he had prepared to suit the 1946 budget. He undertook this task for a fee of £17 9s 9p.¹⁸

¹⁷ George Grigg was Chairman of the Road Board, 1925-1938 and 1940-1947.

¹⁸ Rockingham District Historical Society, Chronological Notes on the Rockingham Museum Building, September 2020.

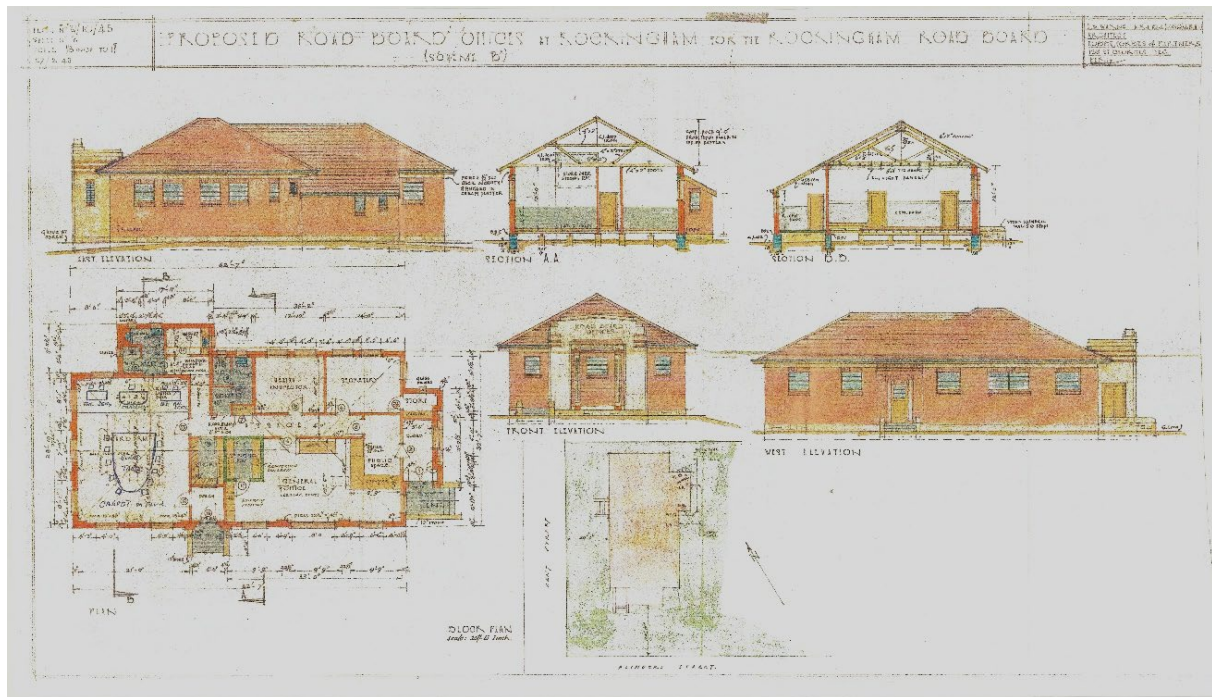


Figure 10: Plan of Road Board Offices by E.W. Warne, 1945.
Courtesy City of Rockingham

The offices were constructed by McNally and Barker for £1920,¹⁹ and opened by the Lieutenant-Governor Sir James Mitchell on Friday 25 October 1946.²⁰



Figure 11: Opening of Road Board Offices, 25 October 1946, with the hall and telephone exchange at the rear.
Courtesy Rockingham District Historical Society.

¹⁹ Information from the Rockingham District Historical Society.

²⁰ *The West Australian*, 26 October 1946, p. 18.



Figure 12: Opening of Road Board Offices by Sir James Mitchell, 25 October 1946.
Courtesy Rockingham District Historical Society.



Figure 13: Opening of Road Board Offices, 25 October 1946, George Grigg centre, Sir James Mitchell second from right.
Courtesy Rockingham District Historical Society.

The telephone exchange and the Agricultural Hall remained in situ.

In 1949, funds were allocated to build a new toilet, and the following year a loan for £2000 was secured to build the Council Chambers.²¹ The design by E.W.Warne closely followed the original although there were some minor differences, such as the detail of the western entry from Kent Street.

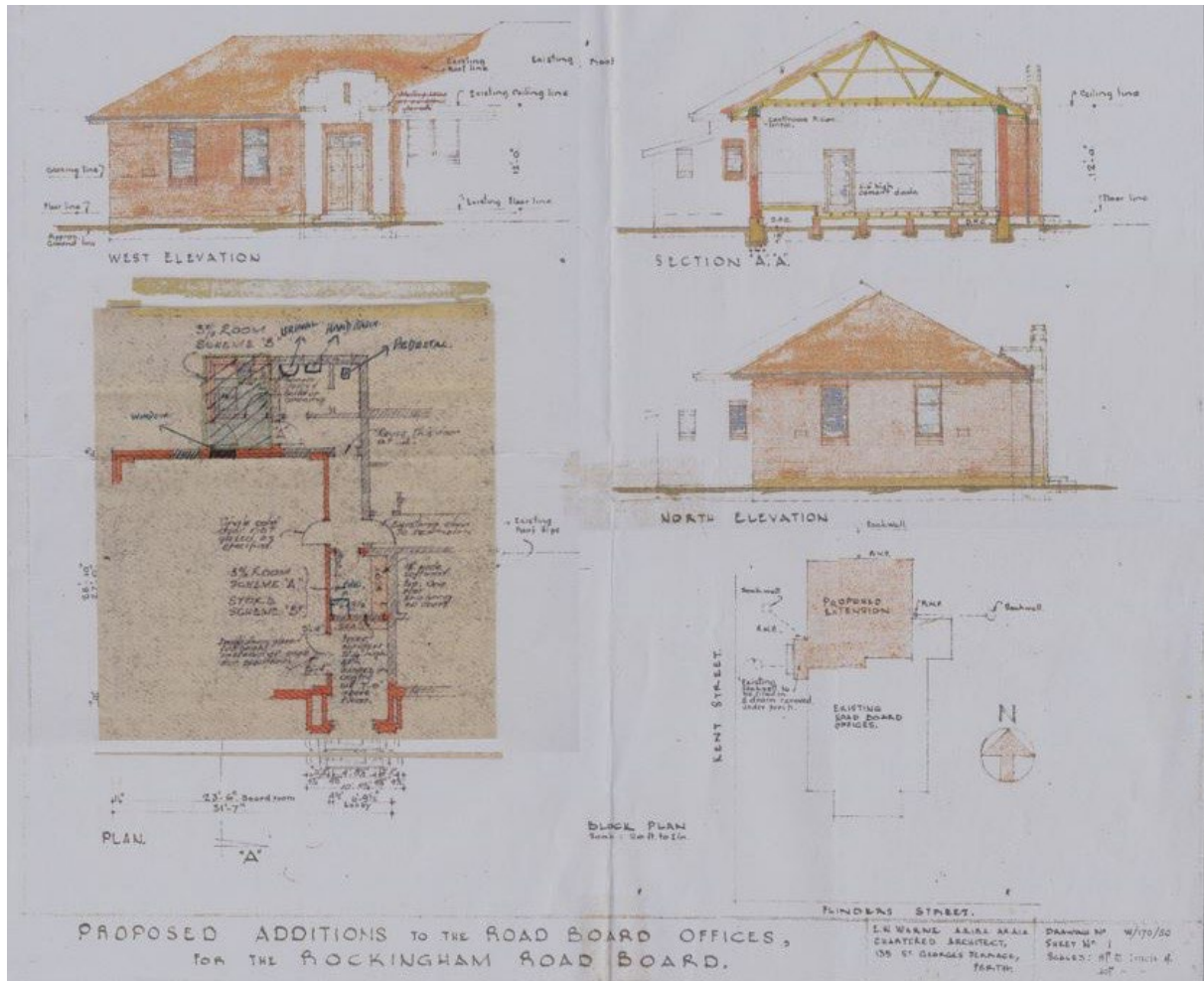


Figure 14: Plan of additions to Road Board Offices by E.W. Warne, 1950.
Courtesy City of Rockingham

The new Board Room was opened on 4th June 1952 by Premier Ross McLarty. It was noted in the local newspaper *South Western Advertiser* that the decision to build the Board Room was made before the state government decision to build an oil refinery at Kwinana. This project was predicted to lead to significant expansion of the district and it was proposed that the Road Board was forward thinking in its commitment to the future of the district. The article in the newspaper described the new rooms.

Spaciousness and tasteful furnishings are the first impressions one receives when entering the new board room and the architect, Mr. E. W. Warne, is to be congratulated on the dignity and beauty of his design.

Room is large, well lit and ventilated by five large windows.

A raised dais fills one end of the room and here stand polished desks on either side of a polished table for the chairman of the board, the secretary and inspector.

²¹ Information from the Rockingham District Historical Society.

In the centre of the room stands a large polished oval table for the board members, beautifully grained maple, featuring a chrome foot railing and individual drawers for each member for notes and papers, etc.

Designer of this table was Mr. Ireland, who designed a similar table for the Bassendean board room. Walls are deep cream setting off to perfection the heavy rust-coloured chenille drapes at the windows and the multi-coloured small floral pattern of the carpet. Fluorescent lighting ensures ample light without eye strain for night meetings.

A picture of the late King decorates the wall facing the chairman's table and it is the board's intention to purchase a suitable picture of the Queen in the near future.

Builders of the room were Messrs Barker and McNally.²²

Throughout the 1950s, minor alterations and additions were undertaken at the premises and each were noted in the council minutes.

New flashing and parapet around the walls of the office.

Brick wall around the perimeter of the office building grounds

Trees and shrubs planted in the grounds

Shed built in fenced area designated for the Road Board depot on area adjacent on Flinders Lane.

Painting of interior and exterior.²³

An aerial view of the site in 1953 shows the Road Board offices and the Agricultural Hall behind and the building alongside accessed from Flinders Lane was the former was a timber building used as a fire station.



Figure 15: Aerial photograph 1953 showing the Road Board Offices including the Board Room, Agricultural Hall and Fire Station to the south accessed from Flinders Lane.
Courtesy Landgate

²² South Western Advertiser 19 June 1952, p. 1.

²³ Information from the Rockingham District Historical Society.



Figure 16: Fire Station located adjacent to the Road Board Offices, c1962.
Courtesy City of Rockingham

2.8 1962 Rockingham Library and Hall

In the 1950s, the population of Rockingham grew, as did much of the greater Perth metropolitan area. The 'baby boom' of the post war period was supplemented by many migrants from Europe in search of new beginnings. The industrial developments in Kwinana lead to the release of housing subdivisions in the region. Consequently, many new services were built in the vicinity.

A new Library and Meeting Hall was built behind the Road Board Offices with the support of the state government as part of a wider scheme of creating a state wide public library network overseen by the Executive Officer of the State Library F. A. Sharr.²⁴

Construction of the new building designed by architect Kenneth Broadhurst was undertaken in 1961 and formally opened by the Minister for Works Hon G.P. Wild M.B.E., M.L.A. on 8th June 1962.

²⁴ Gregg, Alison 'Libraries', in Gregory Jenny; Gothard, Jan, *Historical Encyclopaedia of Western Australia*, UWA Press, 2009, pp 530-532,

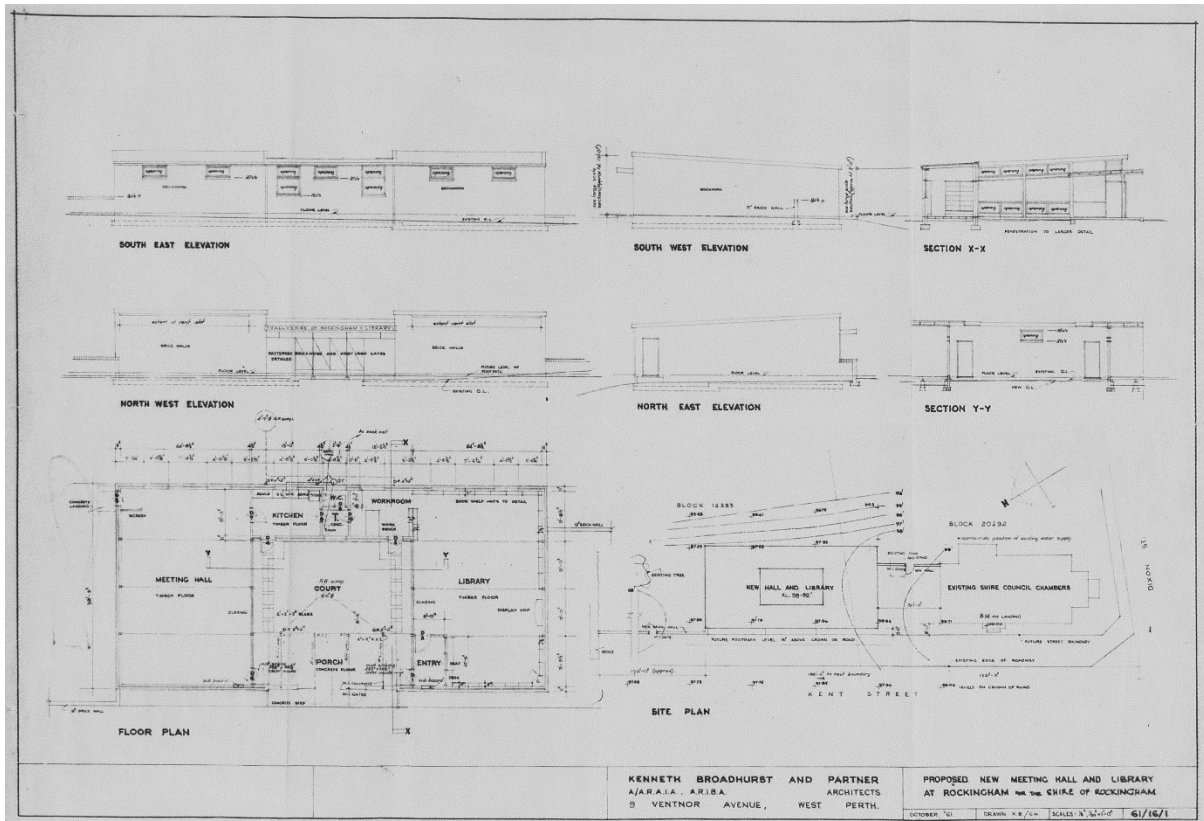


Figure 17: Plan and elevations of new meeting hall and library by Kenneth Broadhurst and Partner, 1961
Courtesy State Records Office Cons 5094 item 1851.

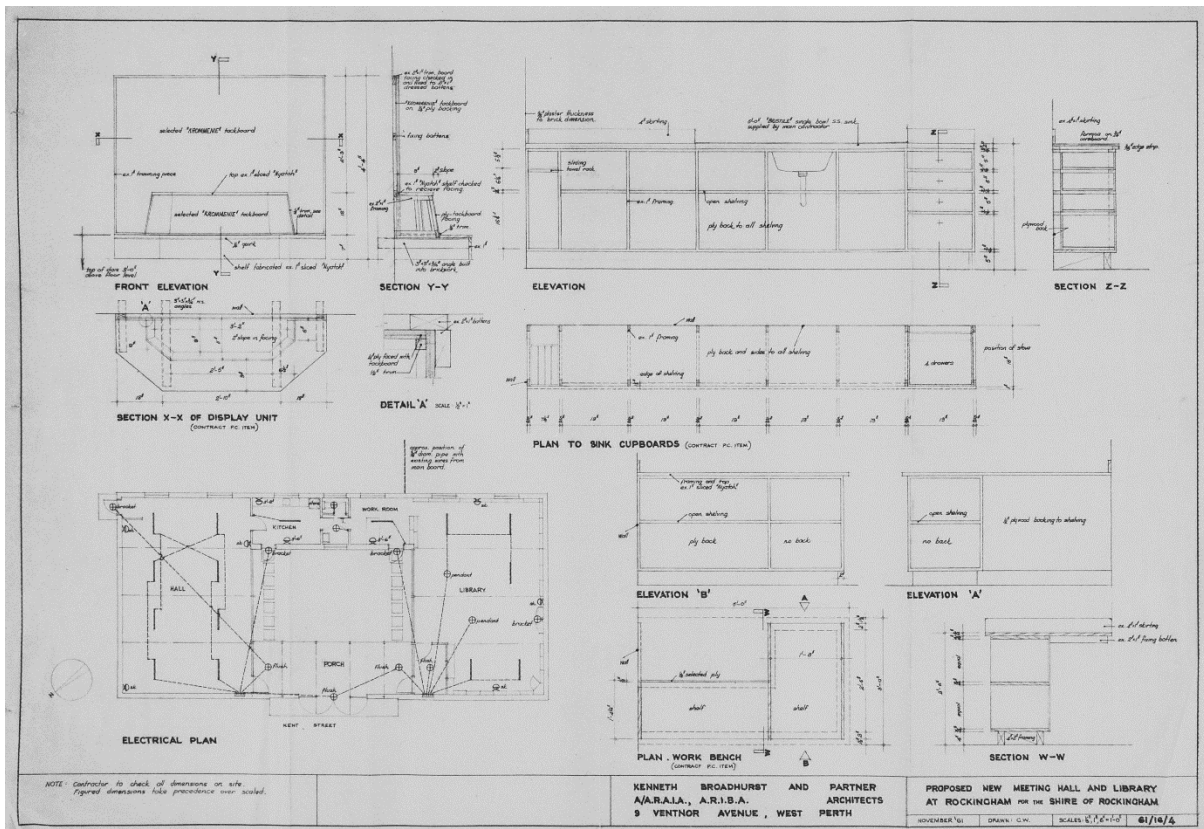


Figure 18: Electrical and details of new meeting hall and library by Kenneth Broadhurst and Partner, 1961
Courtesy State Records Office Cons 5094 item 1851.

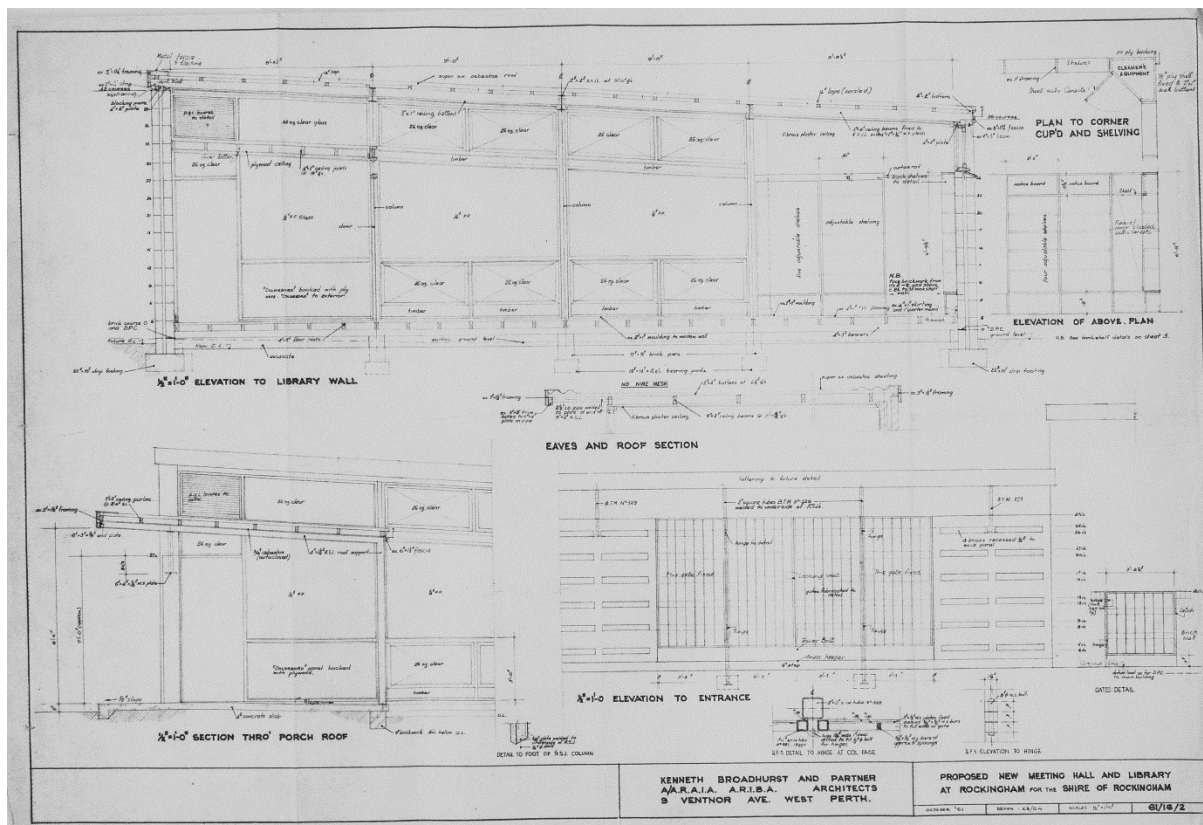


Figure 19: Details of new meeting hall and library by Kenneth Broadhurst and Partner, 1961
Courtesy State Records Office Cons 5094 item 1851.



Figure 20: Aerial view of the Road Board Office and new Library and Hall, March 1965.
Courtesy Landgate

Note the new brick wall between the Office and Library which is visible in Figure 16.

At the completion of the construction, F.A. Sharr took photographs of the interior and exterior of the place.

The new building included a hall, which served the function of the former Agricultural Hall. Between the two buildings was a formal garden with a decorative brick frieze wall located at the rear of the garden which can be seen behind the Fire Station in Figure 16.



Figure 21: Exterior of Rockingham Library and Hall, 1962.
Courtesy State Library of WA, online image b3430697_1



Figure 22: Interior of Rockingham Library, 1962.
Courtesy State Library of WA, online image b3430697_2

In 1961, The Rockingham Road Board became the Shire of Rockingham and the following year, the councillors resolved to change the wording on the front of the building to read 'Shire of Rockingham'.

Throughout the 1960s, the buildings underwent minor additions and alterations but none made significant impact on the form or detail.



Figure 23: View from Kent Street of Chambers entrance and library and hall, 1970.
Courtesy Rockingham District Historical Society.



Figure 24: View of Flinders Lane entrance showing new signage, c1970. Premier David Brand at right. Courtesy Rockingham District Historical Society.

As the Rockingham region grew in the 1960s it became necessary to increase the administration staff and the offices became inadequate for their purpose. In 1971, the administration staff and Council Chambers relocated to new premises in Council Avenue.

The vacated shire offices were divided into two premises; staff of the Public Works Department moved into the former Council Offices, and the Rockingham Tourist Bureau occupied the former Council Chamber. During this period, the original sash windows to the Council Chambers were removed and a canopy was added over the windows.

2.9 1978 Rockingham Museum

In early 1978, the Rockingham District Historical Society (RDHS) moved into the former Council Chamber beginning its long association with the place. At that time, state government officers from the former Child Welfare department occupied the former council offices.

The RDHS was formed in 1969 and established a museum at premises in Marine Terrace Rockingham in 1974. When granted the former Road Board building the volunteers of the

society prepared displays within the former Council Chambers using items from their collection and very limited funds. By the end of 1978, the RDHS were granted access to all of the building and established additional displays within the former office spaces.



Figure 25: Display within the former Council Chambers, 1979.
Courtesy Rockingham District Historical Society.



Figure 26: Display within the former Council Chambers, 1979.
Courtesy Rockingham District Historical Society.



Figure 27: Display within the former offices partition still in place made available to RDHS in 1979.
Courtesy Rockingham District Historical Society.

Since the foundation of the Rockingham Museum at these premises, the small team of dedicated volunteers has continued to enhance their collection and displays, provide an interesting and educational destination for schools, tourists and locals.

2.10 1988 -1998 Link Building

In 1988, the RDHS and the Shire of Rockingham secured a Bicentennial grant to construct a new building to join the museum premises to the library building. The building was designed by architect Kenneth Broadhurst and construction was completed in 1988. The new addition provided valuable storage and display space.

A key element in this program of work was the installation of the stain glass window within the former Council Chamber. The design was inspired by an image in the museum collection titled 'A picnic at White Lake'; the woman on the left of the window, viewed from the inside, is schoolteacher Margaret Simpson.

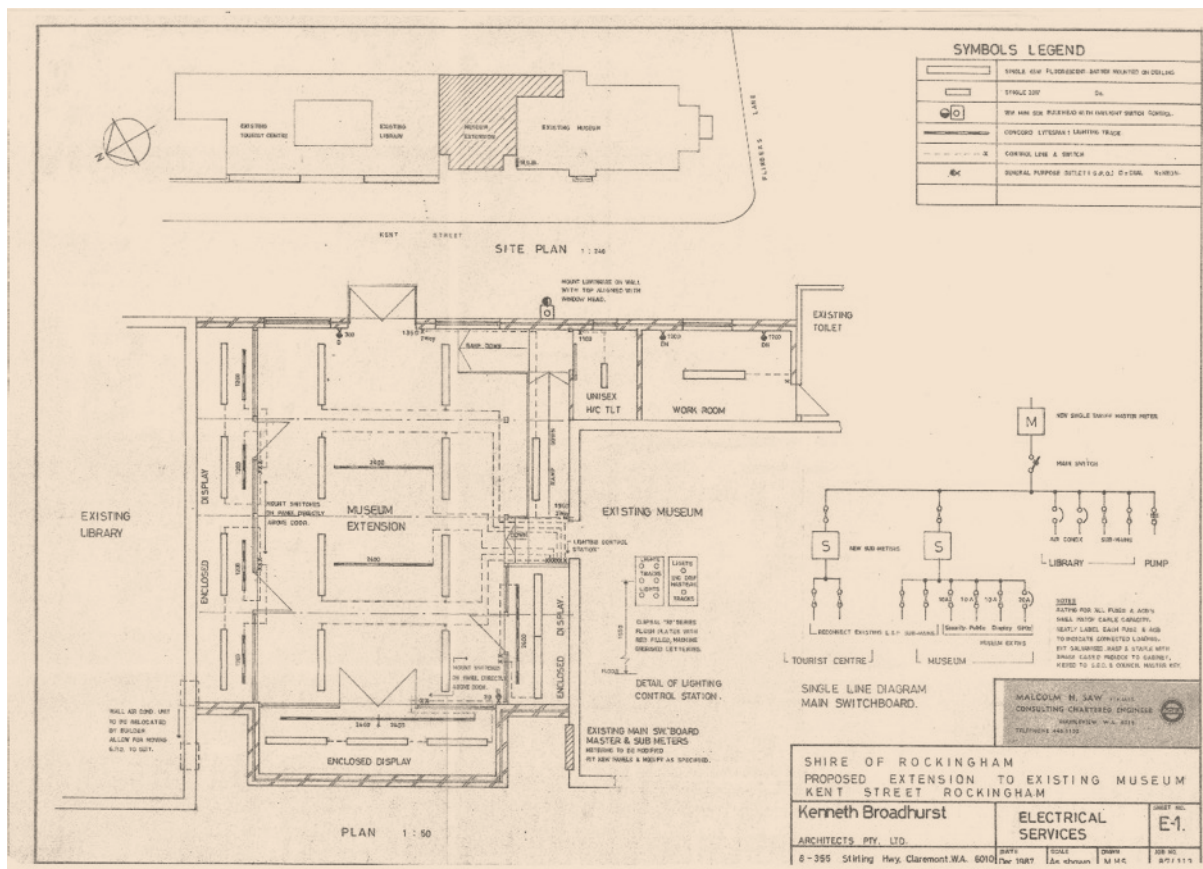


Figure 28: Plan showing the extent of the museum extension linking the two existing buildings.
Courtesy City of Rockingham.



Figure 29: View of the Museum, 1989.
Courtesy State Library of WA, online image_b3699114_5

In 1998, a new library was built in Dixon Road and the Kent Street library services were relocated to those premises. This space was subsequently split into two areas, one area closest to the Kent Street elevation was used by the City of Rockingham for archive storage and the other area was adopted by the museum as a library research area.

A door was created into the former library space from the museum link building.



Figure 30: View of former library prior to the occupancy by the museum and City of Rockingham. Top image showing view to link building.
Courtesy Rockingham District Historical Society.

2.11 2000s to present

The museum collection and services continued to prosper with the adoption of the majority of the buildings.

In 2008, the Tourist Bureau relocated from the former hall to new premises in the Gary Holland Building. The Rockingham Arts and Crafts group moved into the space and continue to occupy those premises.

In 2009, the City of Rockingham relocated their archives and the museum took over that area for additional storage. The creation of a dedicated archive space lead to the removal of the windows in this space for climate control.

In 2011, the asbestos roof cladding of the former Library and Hall were replaced with corrugated zinc coated sheeting.

In 2012, the porch structure facing Flinders Lane was replaced and in the same year, the timber windows on the Kent Street elevation of the former Road Board building were replaced with windows of a similar design and materials. Although of the same design, these windows are fixed and cannot be opened. This prevents dust entering the building and better climate control for the collection.

In 2013, the roof cladding of the former Road Board office was replaced with new Marseille tiles. The asbestos roof over the Link, former library and former hall were replaced with Colorbond.

In 2018, an asbestos removal program was undertaken within the complex of buildings and other maintenance tasks were completed including the replacement of the kitchen sink in the museum.

The City of Rockingham and its predecessor organisations have maintained all the buildings on the site since their construction. This has been done competently overall, although there have been episodes of water ingress that have been slow to resolve on occasion.

In 2021, all the buildings on the site are owned and maintained by the City of Rockingham.

2.12 Associations

George Edward Grigg (1879-1953)

Rockingham Road Board Chairman



George Grigg and his extended family were well known business people and promoter in the Rockingham community who made a contribution to the development of the town.

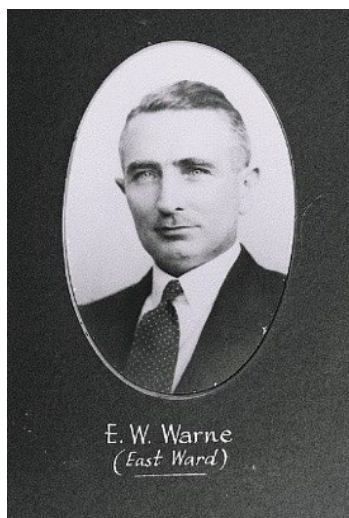
George Grigg was born in Hotham Victoria and settled in Western Australia in the early 20th century with his wife Florence May, nee Goad. In the early 1920s, the family moved to Rockingham where George became the licensee of the Rockingham Hotel and oversaw the expansion of the hotel. He purchased land adjacent to the former port which had been part of the timber company and developed the land for residential subdivision. Grigg was a generous donor to community groups and churches despite some controversial incidents.

In 1924, Grigg was elected to the Road Board and in 1925, was appointed Chairman. He achieved that position until 1938 and again between 1940 and 1947.

It was during his occupancy of the Chairman role that the Road Board Office was built in 1946.

Ernest William Warne (c1893 - 1968)

Architect



E.W. Warne, c1940. Courtesy Claremont Freshwater Bay Museum,

Ernest William Warne was born in Ireland and settled in Western Australia in the 1920s he married Maud Bull in 1930. It has not been established where he did his training but is likely to have been in the United Kingdom.

Warne appears to have worked predominantly as a sole trader and was very active in the 1940s, particularly in local government in commercial and civic buildings. He also undertook an educative role in the profession by presenting lectures to architecture students at the University of WA. Amongst his staff was trainee Kenneth Broadhurst who took over some of his clients when he relocated to New South Wales in the early 1950s. E.W. Warne worked in NSW before his death in 1968.

Kenneth Broadhurst (1923-2010)

Architect

Kenneth Broadhurst was born in April 1923 in Perth, the son of bricklayer and a Sunday school teacher. At the age of 15 he was articled to architect, E. W. Warne before joining up to serve during World War II. He served in the engineers stationed in the Northern Territory for some time, repairing Darwin after the devastating bombing raids and building airstrips. After the war, he completed his architectural training, married and moved to the United Kingdom where he worked and became an Associate of RIBA before returning to Perth in 1951 with two infant children to take up the post of design architect with the State Housing Commission.

In 1955, Kenneth Broadhurst went into private practice and secured several long-term clients including the chain of 'Line' drive-ins. These drive-ins were built in a number of metro and rural locations. In 1969, he designed the 3-tier stand at Subiaco, which was originally designed to seat 75,000, surround the ground, and be linked to a railway station on the northern side.

Kenneth Broadhurst had a long-term association with the RSL. His work included aged care facilities such as the War Veterans' Home and the design and maintenance of memorials. A key project was the War Memorial in Kings Park where he designed the Flame of Remembrance and Pool of Reflection in the Court of Contemplation.

Two projects he was involved with are included on the State Register of Heritage Places; the *Subiaco Theatre Centre* (Place 4653) and *Northam Senior High School* (Place 1883)

Rockingham District Historical Society

Since 1978, the former Road Board Building has been the location and hub of the Rockingham District Historical Society. From this venue RDHS maintains an historical library, and reading and research areas. Members conduct public meetings, hold exhibitions, and provide speakers for local groups. The organisation is also a member of the City's Heritage Reference Group, providing input on heritage matters. The organisation has entered into a partnership with Edith Cowan University as a learning destination.

RDHS also operates the Rockingham Museum on a volunteer basis and is regularly open to visitors for a nominal entry fee.

The organisation has previously advised the City that it estimates in excess of 2000 visitors of all ages engage with the Museum over the course of the annual program. Short-term benefits include student education, the maintenance of valuable research and community materials and information, staging of culturally important exhibitions, and promotion of the heritage and history of Rockingham.

3.0 PHYSICAL EVIDENCE

3.1 Introduction

Rockingham Road Board Office (fmr) is located on the south side of Kent Street and to the east of the Flinders Street Lane intersection. The area is of mixed use character with the Rockingham Road Board Office (fmr) being opposite the Village Green park to the west of Flinders Lane, residential accommodation immediately to the south of the Rockingham Road Board Office (fmr) and commercial and residential uses to the north side of Kent Street.

3.2 Site and Streetscape Context

Rockingham Road Board Office (fmr) is located at the eastern corner of Kent Street and Flinders Lane, Rockingham. The Rockingham Road Board Office (fmr) has a strong relationship with the foreshore development of Rockingham which is located to the north west of the Museum and a more distant relationship with the civic and commercial centre of Rockingham which is located approximately 2kms to the north of the Museum (measured to Council Avenue). The Rockingham Road Board Office (fmr) and some remaining civic services are evidence of the period in which the town centre was located in this vicinity close to the foreshore.

Due to different building forms, positions of buildings on lots, use of land along the immediate sections of Kent Street and Flinders Lane that create a streetscape context for Rockingham Road Board Office (fmr), there is no coherent character to the area.

Village Green to the west of Rockingham Road Board Office (fmr) is a large open green space and contains the War Memorial. An area of hard landscaping adjoins the park to the north providing an events space for the Gary Holland Community Centre.

A multi-storey residential building is located immediately to the south of the Rockingham Road Board Office (fmr), the scale of which dominates the domestic scale Rockingham Road Board Office (fmr).

Opposite the Rockingham Road Board Office (fmr) on the north eastern side of Kent Street are single storey commercial buildings set behind parking areas. To the west of the Museum along Kent Street is a bottle shop and petrol station with an angled relationship to the street and the Rockingham Hotel beyond.

The setting of the Rockingham Road Board Office (fmr) is a largely open with green space behind the Museum creating a buffer between the Rockingham Road Board Office (fmr) and the multi-storey building behind to the east. The south and west elevations are built hard to the boundary opening directly onto the pavement creating a harder urban edge. To the north and east of the former Library building is parking. A number of street trees along the pavements and median strips soften the harder urban landscape in the immediate vicinity of the Rockingham Road Board Office (fmr).



Figure 31: Kent Street elevation of former Old Rockingham Road Board Offices



Figure 32: Flinders Lane elevation of former Old Rockingham Road Board Offices



Figure 33: View looking towards Kent Street from Flinders Lane



Figure 34: View east across the Rockingham Road Board Office (fmr) towards residential development

3.3 Exterior

The Rockingham Road Board Office (fmr) is a simple brick and tile building displaying elements of the Art Deco architectural style.

The building as it presents today was constructed in four phases with the former Rockingham Road Board Office, constructed in 1946 being the first phase, representing the south western section of the building facing Flinders Lane. The Council Chambers were constructed in 1950/51 forming the northern entry on Kent Street and was designed in similar style to the original main section of the building. The Library which forms the north eastern section of the larger building was constructed in 1962 in a utilitarian style complementing the Rockingham Road Board Office (fmr). The 'Link' structure was built in 1988 linking the former Library and the Rockingham Road Board Office (fmr).

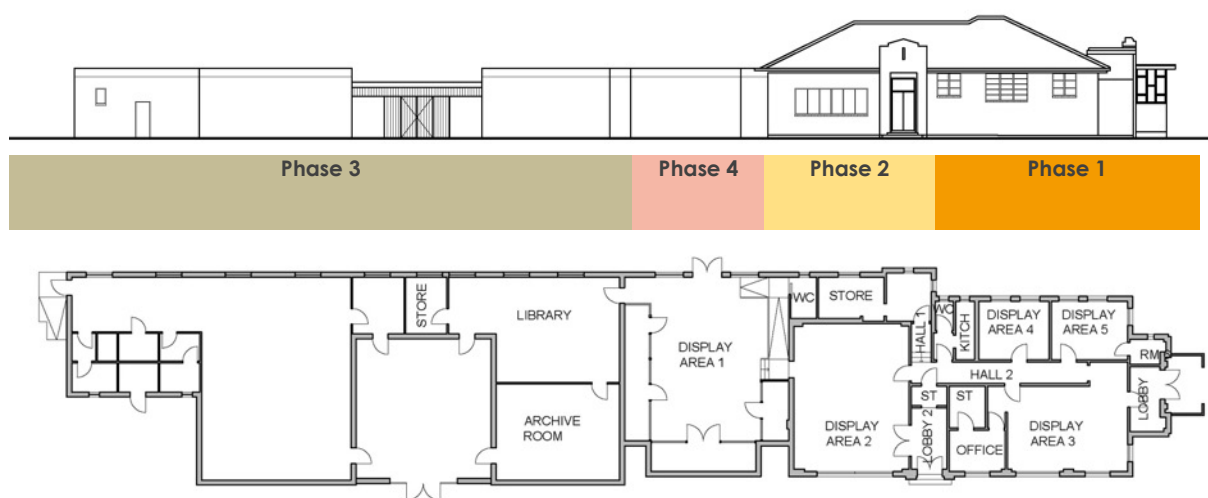


Figure 35: Phases of development Rockingham Road Board Office (fmr)

Rockingham Road Board Office (fmr) is constructed of a simple palette of materials which are clearly reflective of the era of construction in the 1940s and 1950s.

The Rockingham Road Board Office (fmr) is of face brick construction utilising the stretcher bond method of construction. A limestone plinth forms a contrast to the red of the main material. The two entrances are rendered to the street frontages with parapet walls and all windows are timber framed. The roof is hipped in form with a raised ridge towards the main entrance, clad in glazed terracotta tiles of traditional red/brown colour range creating a varied aesthetic to the roof.

The rendered entry statements both incorporate prominent parapets with art deco style detailing in the step of the parapet and the decorative detailing. The entrances have been painted a pale mint green with the Flinders Lane entrance incorporating vertical brick panels creating a contrasting detail to the render.

The main entrance to the building is from Flinders Lane through a two section porch entry including a timber framed open porch with fibre cement cladding and geometric windows. The canopy is flat with pine board lining, a replacement of the original Mini orb corrugated sheeting. The entry has been graded with cement and enclosed by metal palisade fencing style gates. This section of the entry is a later addition, constructed originally in the 1950s and replaced in 2012.

A pair of timber double doors are flanked by rendered pilasters. The bricks forming the head to the opening have been laid as vertical stretcher bricks forming a distinctive line above the opening and contrasts with the stretcher bond of the elevation. A second row of stretcher bricks are located directly below the ceiling of the porch entry which is likely to be the remnants

of the original window opening in this section of the elevation prior to the entry into the building being altered in the 1950s. The entry doors are timber with glazed lights.

The original entrance into the Old Rockingham Road Board Office was via double doors on the Kent Street (west) side of the lobby/porch area. This door was blocked up in the 1950s when the porch addition was constructed, moving the entry doors to the Flinders Lane elevation.



Figure 36: Flinders Lane entry



Figure 37: Double entry doors



Figure 38: Pilasters flanking entry doors



Figure 39: Pine board ceiling lining

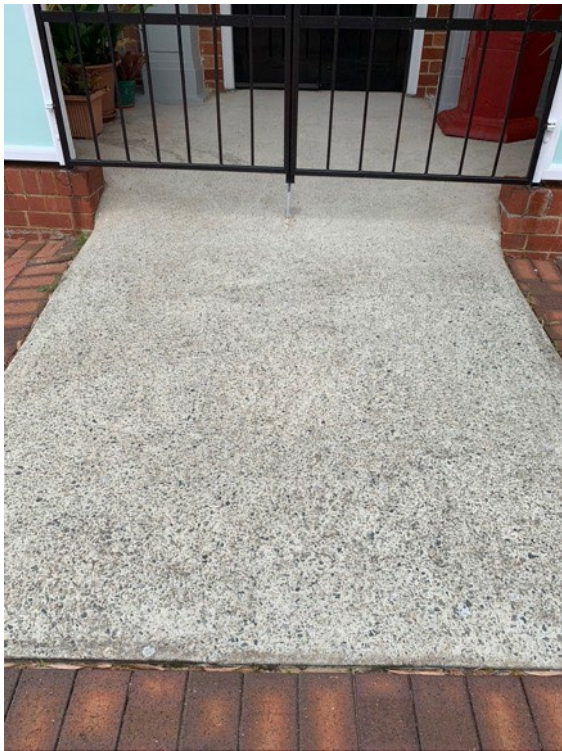


Figure 40: Graded entry



Figure 41: Plaque commemorating the opening of the Rocking Museum October 1979



Figure 42: Vertical stretcher bricks above door entry and below ceiling



Figure 43: Outer porch



Figure 44: Art deco influences on entrance



Figure 45: Art deco style parapet to entry feature



Figure 46: Art deco design to parapet



Figure 47: Detail of parapet



Figure 48: Mosaic depicting the local timber industry

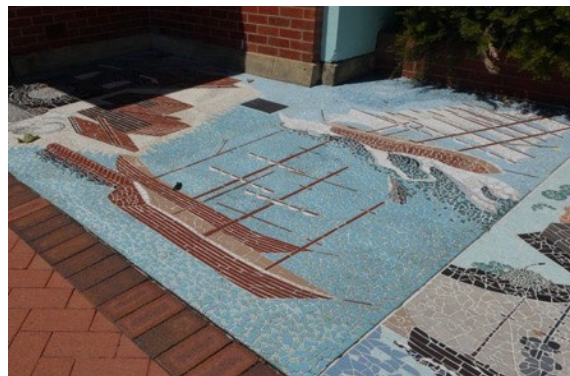


Figure 49: Port history mosaic



Figure 50: 'Timber to Port Rockingham-Jarrahdale Timber Railway Line 1872-1908'



Figure 51: 'Timber to Port'

The west elevation along Kent Street demonstrates all phases of development of the Old Rocking Road Board Office (fmr) and former Library. The original section of the Road Board building is of face brick construction whilst the addition forming the Council Chambers has been rendered and painted pale mint green. The later phases of the Library and link building are constructed of different brick. The former Library has been painted pale mint green to the Kent Street and north elevations whilst the link building is face brick. Plaques have been erected on both additions marking their date of construction.

The original section of the Old Rockingham Road Boards Office (fmr) building contains three groups of timber framed openings, all of which are located directly under the eaves. The central window is larger than the two flanking openings but all are of similar design incorporating horizontal glazing bars dividing the casements into a series of smaller panes. These fixed windows are replacements based on the original design. The window sills are of angled brick construction.

The eaves are enclosed and lined with fibro sheeting.

With the exception of the limestone plinth, the rest of this section of the building is plain brick.

The former Members entrance presents in a similar manner to the main entrance on Flinders Lane. Painted concrete steps lead to double timber doors with an enclosed former 4-pane fanlight above. The door opening is surrounded by brick creating a stark contrast to the render of the entry feature. A similar stepped parapet completes the entry statement but unlike the original porch, does not incorporate the same parallel line motif and is a simpler version of the main entrance.

The former Council Chambers section is brick construction which has been subsequently rendered and painted. The original timber framed sash windows have been removed being replaced by a wide window consisting of six aluminium framed openings with a non-original awning canopy above. The canopy dates from the 1970s when the Tourist Bureau occupied the former Council Chambers. The rendered finish obscures all evidence of the original openings.

The brick link section has been articulated in such a way to include recesses that help break up the massing of the Kent Street elevations and create some separation between the different uses as well as the phased construction of the building. The face brick section adjacent to the former Council Chambers is the link section constructed in c.1988 connecting the Old Rockingham Road Board Office to the former Library and created additional space for the Museum by adding an additional display area. The Kent Street elevation is a brick wall incorporating a plaque commemorating the construction of the link section. The design of the link section reflects the design of the former Library being of simple brick construction with a flat roof and no decorative elements.



Figure 52: Kent Street elevation of the Old Rockingham Road Board Office (fmr)



Figure 53: Stretcher bond brick construction and limestone plinth of original section



Figure 54: Angled brick sills



Figure 55: Replacement timber framed windows and lined eaves to the original section of the building



Figure 56: Replacement timber framed windows



Figure 57: Former Council Chamber (second phase of construction) – altered openings and non-original rendered finish



Figure 58: Rendered and painted finish beneath altered window



Figure 59: Non-original window canopy



Figure 60: Painted steps to Kent Street entrance

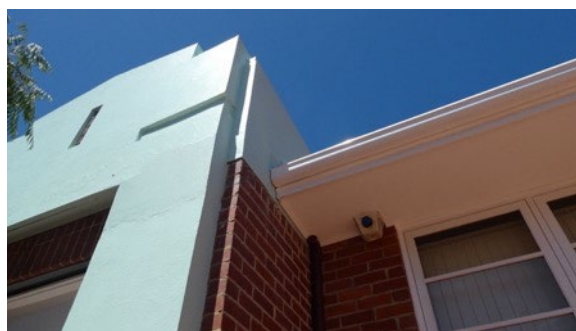


Figure 61: Parapet detail to Kent Street entrance



Figure 62: Parapet detail to Kent Street entrance



Figure 63: Kent Street entrance



Figure 64: Link building



Figure 65: Plaque on the link building

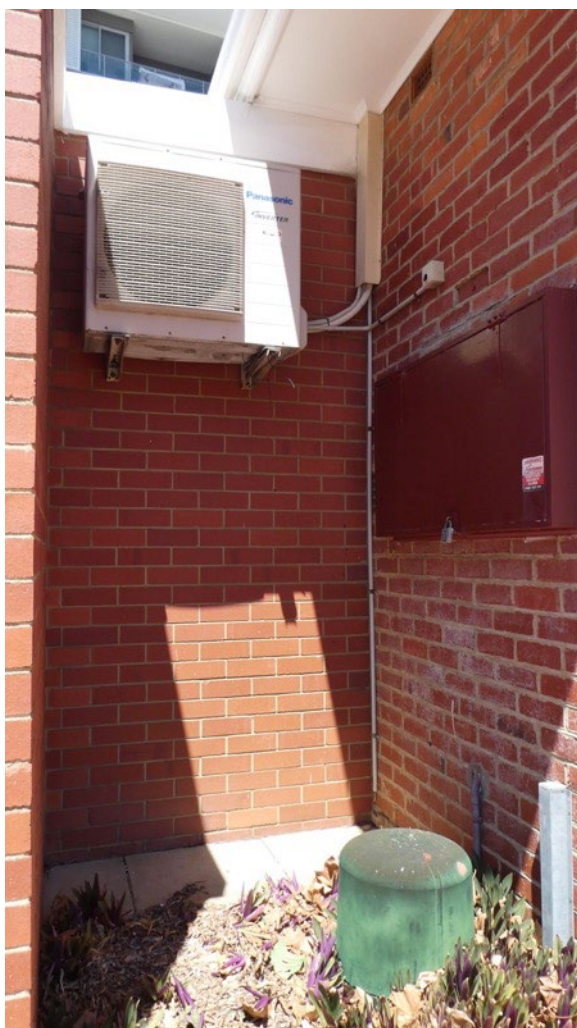


Figure 66: Recess between former Council Chamber and link building



Figure 67: Recess between link building and former Library

The rear elevation of the Old Rockingham Road Board Office (fmr) is very plain in comparison to the two principal facades of the building. For the most part, the rear elevation is plain brick with only small high level windows and a door to break up the monotony of the brick.

The south east corner of the building is obscured by an external display area constructed of steel and Colorbond with cyclone fencing panels. The actual elevation of the building reflects

the Kent Street elevation incorporating the same style timber framed windows with angled brick sills. It is noted that these windows are from the original period of construction. The roof of the external display area cuts across the top section of the windows interrupting the presentation of the elevation. A painted "Rockingham Museum" sign sits below the windows.

The link section is plain brickwork with a boarded up window with a tiled sill and a series of smaller high level windows all with security grilles attached. The roof above this section is flat.



Figure 68: External display area to rear elevation



Figure 69: External display area obscuring the rear elevation of the original part of the building



Figure 70: Roof of external display area cutting across the windows



Figure 71: Angled brick window sills



Figure 72: Eaves and gutters to rear elevation



Figure 73: Eaves and gutters to rear elevation



Figure 74: Rear of storeroom



Figure 75: Boarded up window to storeroom



Figure 76: Rear exit to link section



Figure 77: View south along rear elevation (rear of link section)



Figure 78: High level windows to former library



Figure 79: View south along rear elevation

The roof above the first two phases of the Old Rockingham Road Board Office (fmr) is hipped with a raised ridge line towards the main entrance. The roof has been reclad with glazed terracotta tiles. The roof to the link building and former library is flat.



Figure 80: Rear view of hipped roof



Figure 81: Hipped roof behind Flinders Lane parapet



Figure 82: Hipped roof form



Figure 83: Hipped roof form



Figure 84: Hipped roof viewed from Kent Street



Figure 85: Replacement roof tiles



Figure 86: Replacement roof tiles

The library building does not form part of this conservation plan but forms part of the context for the Old Rockingham Road Board Office (fmr) building given that the museum function now occupies part of this space.

The Library is of simple brick construction with a flat roof and presents as a series of blank elevations to Kent Street enlivened only by the gated access to the internal courtyard garden. There are no openings or decorative features to the main section of the elevation. Two small windows and flush panel door are located in the northern section which is set back from the main building line. The north elevation is also blank with a single flush panel door with ramped access. The rear elevation continues the theme of blank elevation enlivened only by high level windows. Whilst the former library is compatible in terms of scale and building materials to the former Roads Board Building, it is of a much simpler Late Twentieth Century institutional design.



Figure 87: Gated entrance to court yard garden of former Library



Figure 88: Kent Street elevation of the former Library



Figure 89: Former Library



Figure 90: Former Library

3.4 Interior

Internally the planform of the Old Rockingham Road Board Office (fmr) has altered little to the first two phases of construction.

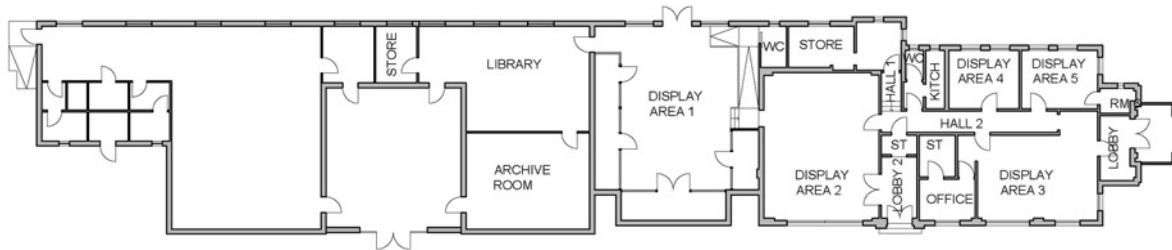


Figure 91: Floor Plan

The main entrance from Flinders Lane opens into a lobby area which is a rectangular space with shelving to the east end, display cabinet to the west wall, single entrance door into Display Area 3 and the external doors in the south wall. The walls are hard plaster with dado, the ceiling is panelled with cover battens and the floor is carpet over wooden floors. The original entrance was located to the west of Lobby with the external doorway in the west wall leading into the Lobby. A window was in the position of the current double doors.

The Lobby in turn opens into the main reception area and one of the display areas (Display Area 3). This area was originally the general office with a public counter. The strong room was, and still is, located in the north east corner of this room. The original public counter has been removed opening the room up and a small office is located adjacent to the strong room with a $\frac{3}{4}$ height stud partition which was in evidence prior to RDHS occupation. Piers have been constructed between the windows breaking the west wall into bays.

The walls are hard plastered and painted with a dado just below the windows. The ceiling is panelled with cover battens and air vents, suspended and fixed strip lighting, ceiling fan and fire detection equipment. A simple art deco styled cornice extends around the room.

The wooden floor is covered with carpet and has a shallow stained timber skirting.

The strong room is constructed of reinforced concrete with traditional safe door. There is a small storage area above the strong room access via ladder through double hatch doors.



Figure 92: Shelving in Lobby area



Figure 93: Moulded dado



Figure 94: Door from Lobby into Display Area 3 (Main Office/Reception area)



Figure 95: Display cabinet in front of location of original entrance



Figure 96: Carpet over wooden floor



Figure 97: Panelled ceiling

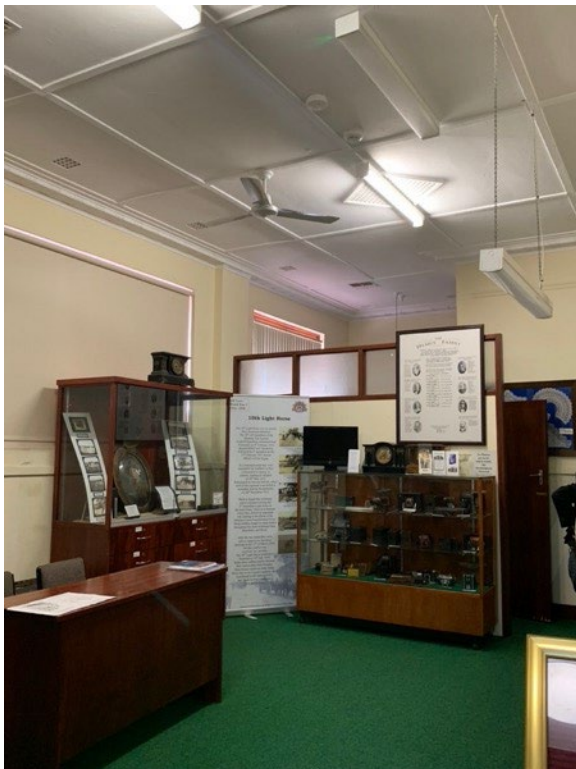


Figure 98: Display Area 3 (original General Office and public reception area)

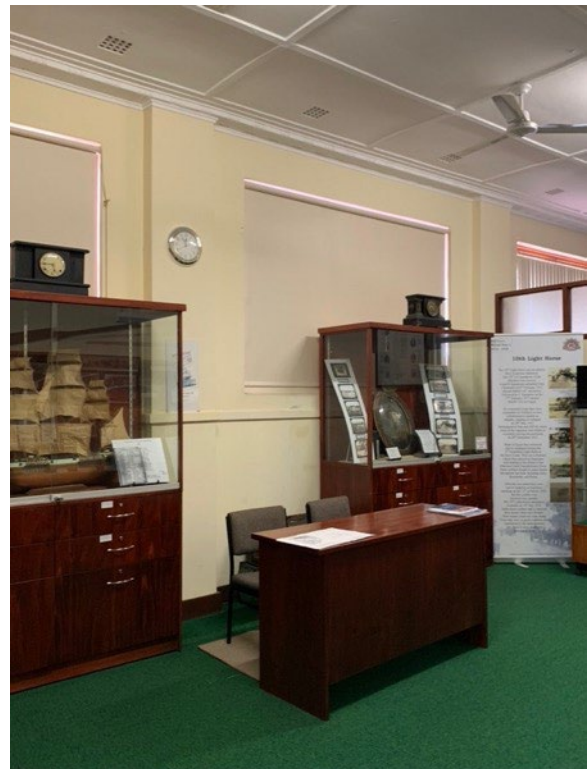


Figure 99: Display Area 3 (original General Office and public reception area)



Figure 100: Display Area 3 Ceiling



Figure 101: Display Area 3 Ceiling



Figure 102: Display Area 3 looking towards Lobby and Main Entrance



Figure 103: Display Area 3 (original General Office and public reception area)



Figure 104: Display Area 3 (original General Office and public reception area)



Figure 105: Display Area 3 – Office



Figure 106: Display Area 3 Office



Figure 107: Display Area 3 – top of office partition



Figure 108: Strong Room Door



Figure 109: Reinforced concrete ceiling to Strong Room



Figure 110: Concrete floor to Strong Room



Figure 111: Wall thickness of Strong Room

Hall 2 is a central hallway that provides access to Display Area 3 to the western side of the hall and Display Areas 4 and 5 and Room 6 on the eastern side. At the northern end of the hall is a small kitchen and a WC which is a reconfigured space that originally contained the female

bathrooms. The doorway at the northern end of Hall 2 leads into Display Area 2, the former Council Chambers and the hall to the east of this doorway leads to storerooms (formerly the Men's toilet and cloakroom) via two shallow steps. The timber and glazed door at the end of Hall 1 is an original door.

The display spaces and hall are treated in a similar manner in terms of construction and presentation. The walls painted brickwork and are not plastered. The ceilings are panelled with cover battens incorporating ceiling vents, lighting and fans. The floors are wood floorboards covered with carpet and with the shallow stained timber skirting. The doors into the display areas have been removed to aid access however the framing remains extant.

Hall 2 has no access to natural light being lit entirely by suspended strip lighting. Display Areas 4 and 5 each have two high level windows with blinds and Room 6, accessed through Display Area 5, has a small window in the east wall. The lighting in these spaces is switched on by pull cords and cables are in surface mounted conduits.

The display areas were former offices or store rooms which now contain a variety of exhibits in display cabinets or on shelving. The integral display cabinet towards the northern end of Hall 2 is an adapted cupboard.



Figure 112: Hall 2 looking south towards Display Area 3



Figure 113: Threshold from Display Area 2 into Hall 2



Figure 114: Adapted cupboard for displays, Hall 2



Figure 115: Ceiling Hall 2



Figure 116: Hall 1



Figure 117: Tool display in Hall 1



Figure 118: Display Area 4



Figure 119: Ceiling in Display Area 4



Figure 120: Display Area 4



Figure 121: Open doorway into Display Area 4



Figure 122: Painted brick walls, surface mounted conduits and pull cord light switch



Figure 123: Display Area 5



Figure 124: Ceiling in Display Area 5



Figure 125: West wall in Display Area 5



Figure 126: North wall in Display Area 5



Figure 127: Doorway into Room 6, south end of Display Area 5



Figure 128: Displays in Room 6



Figure 129: Small window in Room 6



Figure 130: Ceiling in Room 6

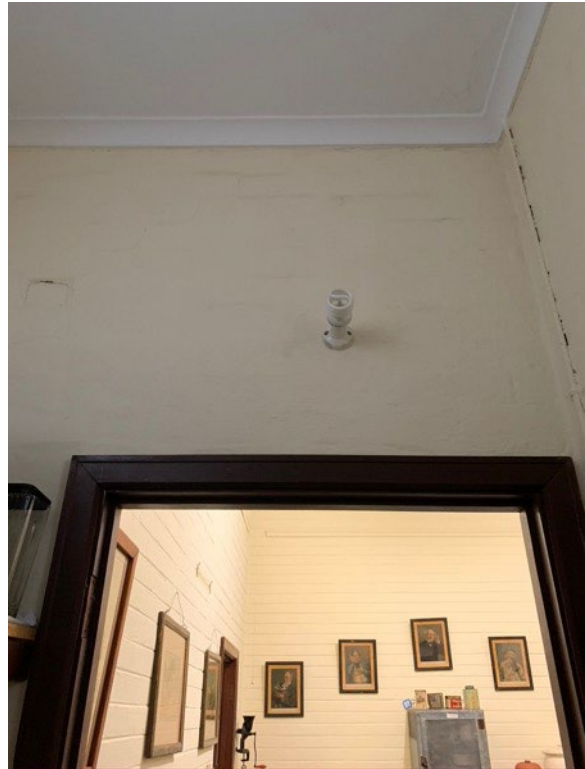


Figure 131: Wall mounted light above entry into Room 6



Figure 132: Kitchen area



Figure 133: Cupboards in Kitchen



Figure 134: Kitchen Window

Display Area 2 is the former Council Chambers which has experienced some alterations. The room is a large rectangular space with the eastern side of the room enclosed by full height glazing to create display cabinets with curtains over the former openings in the wall. The windows to the west wall are not original with the current two large openings replacing the two sash windows.²⁵ The glass in these windows was replaced in 1988 with the stained glass window called "A Picnic at White Lake".

The walls are predominantly hard plaster with a scribed dado rail and corner piers. Below the dado rail is a rough cast finish and smooth above. The wall adjoining Hall 2 and the lobby was the original external wall which was rendered with concrete and painted.

The ceiling is plaster with cornice and dropped ceiling panels.

The door leading into Hall 2 is a flush panel timber door with original 1950s hardware. The double doors leading into Lobby 2 are timber framed glazed doors with frosted glazing and original hardware.

The floor is timber with carpet, its condition was not able to be determined during the inspection.

The double doors in the south wall lead into Lobby 2 which was constructed at the time the Council Chambers addition was built. The lobby has a concrete slab floor, panelled ceiling with cover battens and plastered walls. The concrete slab extends through to Hall 2 and the store accessed by steps in Hall 1.

The three windows in the east wall of Lobby 2 look into the store room accessed from Hall 2.

²⁵ The original sash windows were replaced in the 1970s when the Tourist Authority occupied this space.



Figure 135: Stained glass window "Picnic at White Lake"



Figure 136: East wall of Display Area 2



Figure 137: Display Area 2



Figure 138: Timber door leading into Hall 2



Figure 139: Door hardware

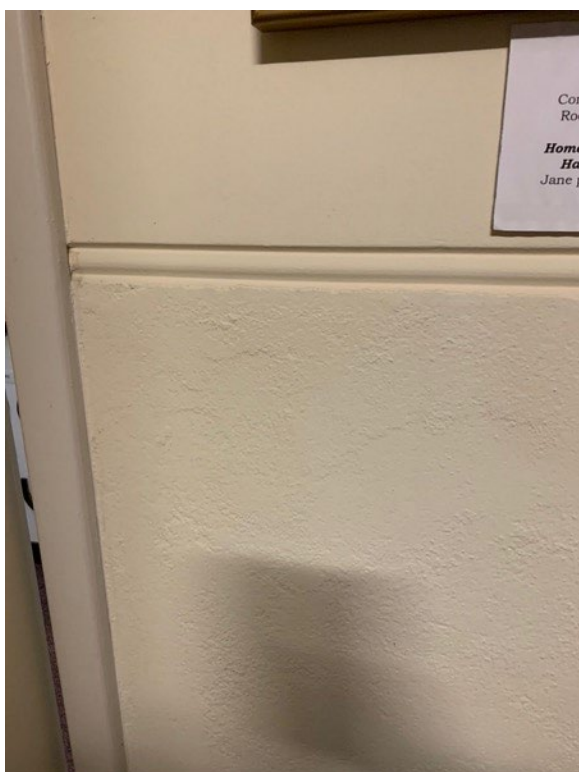


Figure 140: Dado rail



Figure 141: Double doors into Lobby 2



Figure 142: Ceiling panels

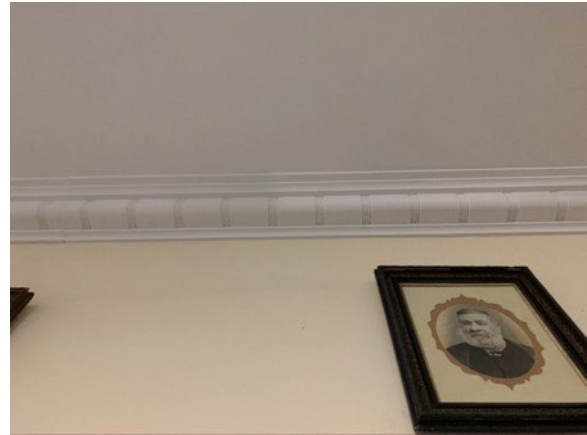


Figure 143: Cornice



Figure 144: North wall of Display Area 2



Figure 145: Double doors into Lobby 2



Figure 146: Lobby 2



Figure 147: Painted concrete slab floor



Figure 148: Windows in east wall of Lobby 2 looking into store room accessed from Hall 2



Figure 149: Panelled ceiling

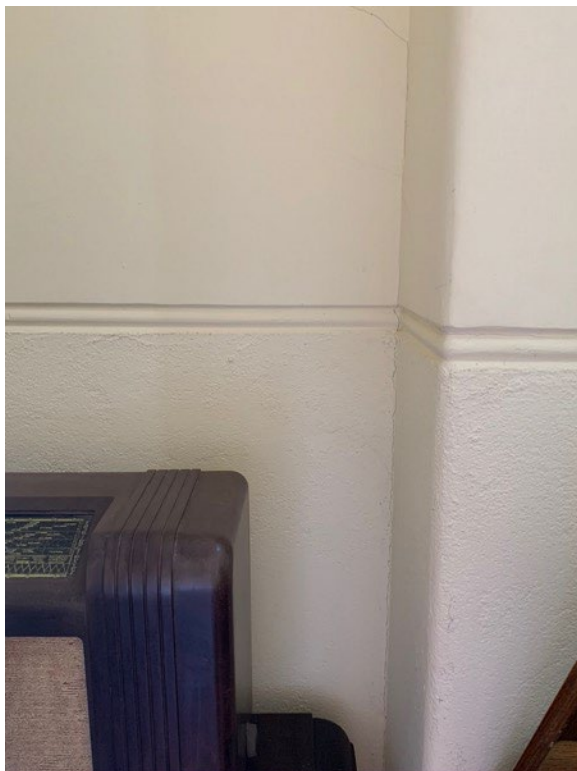


Figure 150: Plaster walls



Figure 151: Double doors into Display Area 2

Display Area 1 is the link room constructed in 1988. The room is a large open space, rectangular in shape with purpose built display cabinets along the north, west and part of the south walls. Free standing display cabinets fill the remainder of the room.

Ramped access to the toilet and Display Area 2 is provided in the south east corner. The ramp starts by the double doors in the east wall and leads directly into the accessible toilet in the south east corner, before returning along the south wall to the entrance into Display Area 2. Tubular steel handrails line both sides of the ramp.

The walls are painted brickwork with gyprock plasterboard above the display windows. The floor is concrete with carpet. The ceiling is gyprock ceiling panels with strip lighting and ceilings fans with surface mounted conduits.

The accessible toilet area is a standard space with plastered walls and plasterboard ceiling, tiled floor and standard bathroom fittings.



Figure 152: North and west enclosed displays, Display Area 1



Figure 153: Enclosed displays along north wall



Figure 154: South east corner of Display Area 1



Figure 155: Emergency exit in east wall



Figure 156: View south through Display Area 1

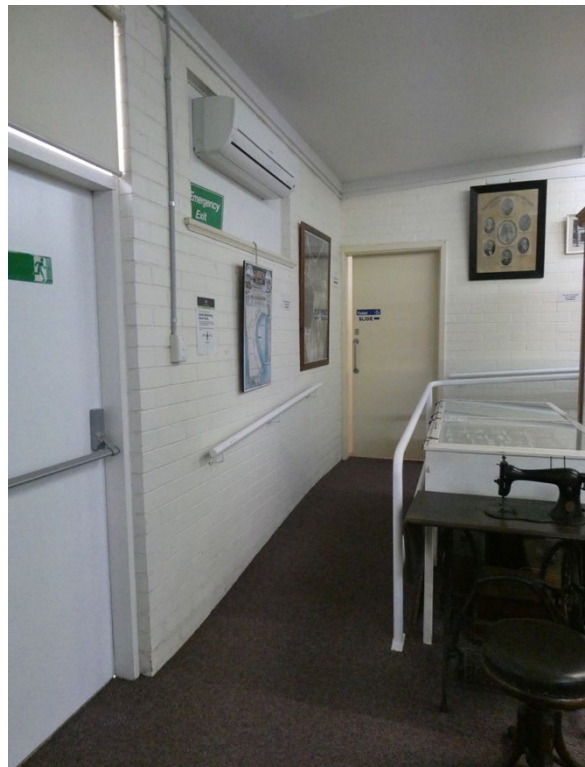


Figure 157: Ramp to accessible toilet

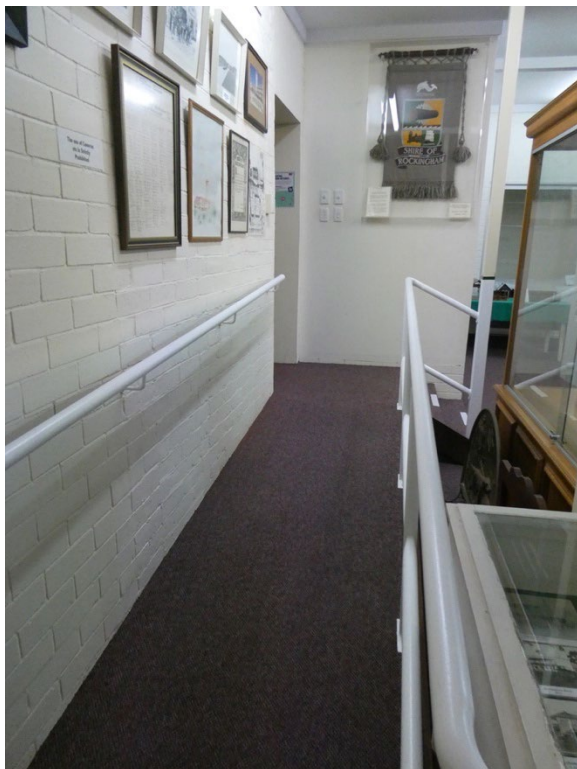


Figure 158: Continuation of ramp along south wall



Figure 159: Steps at western end of ramp leading into Display Area 2



Figure 160: Accessible toilet



Figure 161: Window in accessible toilet

The door in the north east corner of Display Area 1 leads into the museum library and archive space. These two rooms originally formed part of the Rockingham Library built in 1962. The

Museum Library space is of brick construction, most of which remains in the original pale liver brick colour above the shelves and painted below. Removal book cabinets line much of the wall space with free standing furniture in the middle of the room. There is store access in the north east corner and windows in the north wall looking into the courtyard area. This store was the former library and toilet and these are still in evidence with the storeroom.

The archive room has been partitioned off from the Museum Library by stud partitioning to create a fully enclosed space with a fire rated wall and door.²⁶ The archive room has gyprock walls and ceiling, carpeted wooden floors, compactus storage, shelving and emergency exit in the north west corner.



Figure 162: Museum library area – south wall



Figure 163: Museum library area – west wall leading into archive room



Figure 164: Plasterboard ceiling to library area



Figure 165: North wall of Museum library area leading into store in north east corner and windows looking into courtyard area

²⁶ Information from RDHS in correspondence dated 28 April 2021 to City of Rockingham.



Figure 166: Windows to courtyard area



Figure 167: East wall of library area



Figure 168: Archive room



Figure 169: Archive room



Figure 170: Archive room



Figure 171: Compactus

3.5 Sequence of Development

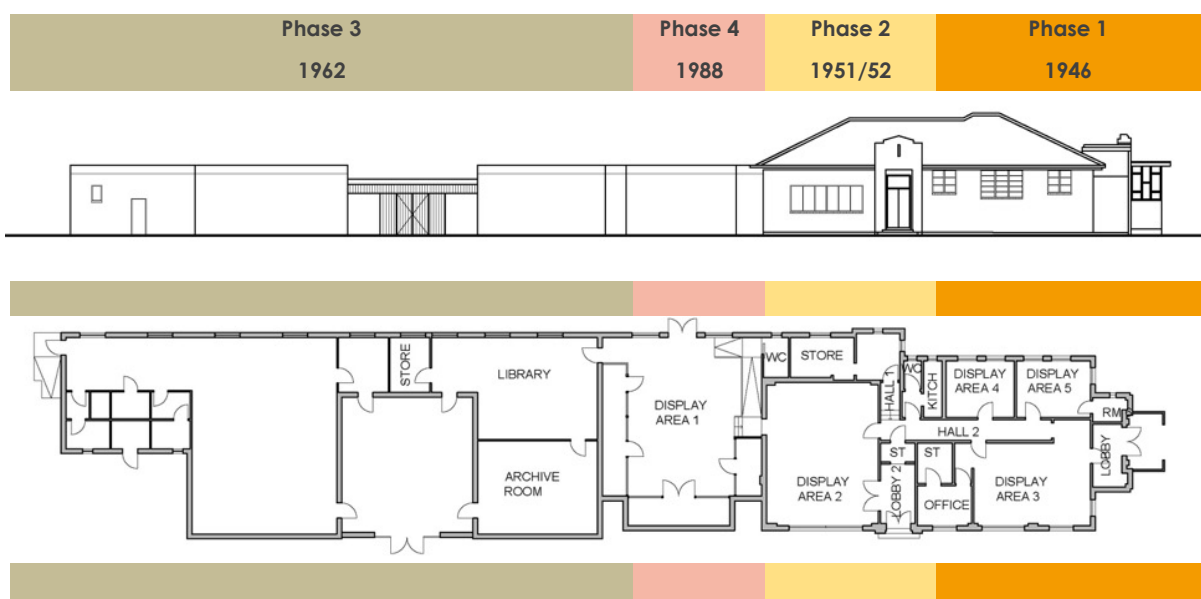


Figure 172: Sequence of Development Elevation and plan

The main phases of development are:

DATE	EVENT
1946	Rockingham Road Board Offices Constructed
1951/52	Council Chambers constructed to the northern end of Rockingham Road Board Offices
1956	Timber framed porch constructed to Flinders Lane entry, moving main entrance doors from the Kent Street wall of porch to south elevation facing Flinders Lane
1962	Library constructed to the north of Rockingham Road Board Offices
1988	Link building constructed connecting the Library to the Old Rockingham Road Board Office (fmr)
1998	Museum occupies part of the former library building undertaking slight modifications to these spaces to suit museum use
2009	Archive room constructed in the former library space occupied by the Museum
2012	Front porch facing Flinders Lane was replaced, built to match existing Kent Street timber windows replaced to match originals
2013	Tiles to the former Road Board Building roof replaced to match originals Asbestos roof of Library, Display Area 1 and Arts and Crafts centre replaced with Colorbond.
2018	Asbestos removal from the building

3.6 Building Condition Assessment

The following building condition assessment was prepared as part of the site inspection of the former Rockingham Road Board Offices undertaken on 29 September and 15 October 2020.

General Comment

Rockingham Road Board Offices (fmr) generally are in good condition. The roof cladding has been replaced and appears to be in good condition. It is recommended that a closer inspection of the roof and roof structure is undertaken when opportunity permits.

The windows on the north side of the original section of the Kent Street elevation have been replaced and are in good condition. The windows on the other side of the building (south) are original and in fair condition.

There is evidence all around the exterior of missing mortar, poorly applied mortar and potentially the incorrect use of cement mortar.

There is evidence of fretting brickwork however the fabric is mainly in good condition.

The downpipes to the rear of the property are in a variable condition with repairs being required. It has not been possible to determine the presence of soakwells as part of this inspection. Advice from the occupants is that soak wells are present at the base of all downpipes except at one corner of the Arts and Crafts Centre.

Where downpipes are not connected to soakwells and allowed to discharge onto the grass has the potential to cause damp related issues within the building. The gutters look generally to be in fair condition.

Joinery is in good condition but requires repainting on a regular basis, particularly within the marine environment the building is located in.

Internally the ceilings are showing evidence of flaking paint which may be a result of previous leaks from the roof and the ceilings have not been remediated or there is an on-going issue. Some of the ceilings are showing some signs of damage – sagging and slight cracking.

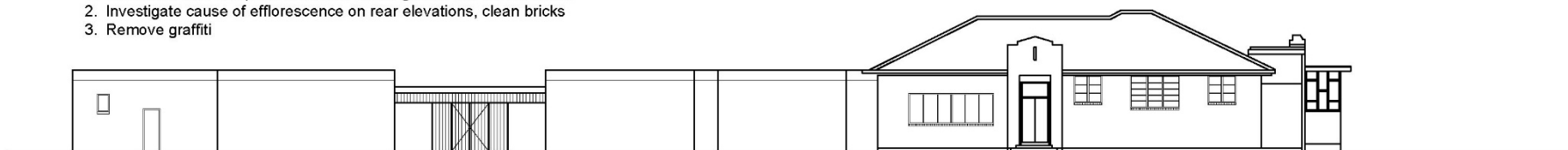
Evidence of earlier crack repairs which have been poorly executed.

EXTERNAL CONSERVATION WORKS - GENERAL

1. Check all ground conditions, ensure no trip hazards
2. Rake out all cement mortar repairs, repoint with lime based mortar to match original, clean up brickwork from previous repairs
3. Undertake roof inspection (internal and external), checking cladding and all flashings
4. Ensure all downpipes are connected to soakwells, do not allow rainwater to pool at base of building, including rainwater spout on Flinders Lane parapet
5. Check gutters, repairing or replacing where rusted out. Keep gutters clear of leaf debris
6. Repair or replace damaged downpipes to match, ensure all downpipes are securely fixed to the wall
7. Repaint all joinery on a regular basis, prepping woodwork prior to repainting

REAR ELEVATION

1. Undertake timber repairs to timbers under gutters on rear elevation
2. Investigate cause of efflorescence on rear elevations, clean bricks
3. Remove graffiti



OLD ROCKINGHAM ROAD BOARD OFFICE KENT STREET ELEVATION

1:200

KENT STREET ELEVATION

1. Remove redundant service installations and make good
2. Ensure the garden beds are not causing damp to the building, do not allow watering to spray onto the building
3. Remove weeds from base of building
4. Rust treat window canopy to Kent Street window
5. Repair fretting brickwork below original windows

FLINDERS LANE ELEVATION

1. Replace missing weather strip to door
2. Ensure water spout discharging rainwater from parapet does not pool at base of building
3. Ensure garden beds at base of 1950s porch are not causing damage to the structure
4. Investigate cause of moss growth to base of original porch
5. Repair damaged concrete at base of west wall to original porch
6. Ensure all mosaic tiles are securely fixed



OLD ROCKINGHAM ROAD BOARD OFFICE FLINDERS LANE ELEVATION

1:200

General Works to Old Rockingham Road Board Office

1. Repaint to all rooms: walls, ceilings and joinery
2. Ensure all handrails are securely fixed
3. Install appropriate stair nosings/tactile strips
4. Undertake roof inspection and roof void inspection to determine condition of roofing cladding, structure and undertake repairs where necessary
5. Consult engineer regarding the cracks prior to undertaking any repair

Room Specific Conservation Works

Display Area 1

1. Repair cracks in abutment of walls

Hall 1

1. Refit handrail

Display Area 2

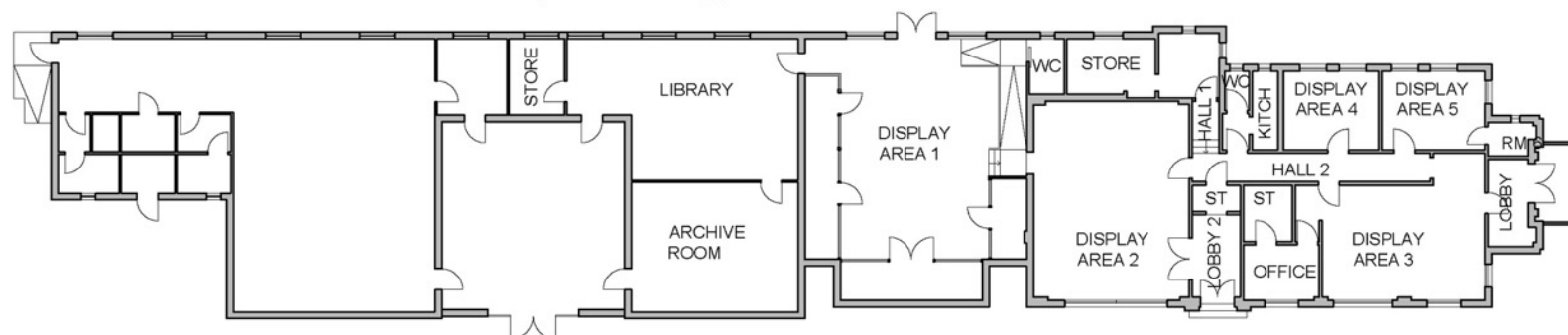
1. No specific conservation works

Display Area 3

1. Undertake ceiling repairs prior to repainting
2. Crack repairs to walls for both new and previously repaired areas
3. Remove redundant fixings from around windows and make good

Display Area 4

1. Repair damaged cornice
2. Investigate sources of damp to top of wall
3. Replace cracked ceiling panel



Display Area 5

1. Rake out previous crack repair to east wall and undertake appropriate crack repairs prior to repainting
2. Remove redundant fixings around windows and make good
3. Inspect for roof leaks to determine cause of flaking paint
4. Investigate cause of crack to west wall of Room 6 (off Display Area 5)

Office

1. Ceiling repair prior to repainting
2. Crack repairs to south and west walls of safe

Lobby 1

1. Remove all flaking paint from ceiling prior to repainting
2. Undertake rust treatment to door lintels
3. Investigate cause of flaking paint to wall above entrance prior to repainting
4. Crack repairs on south wall above entry

Lobby 2

1. Remove all flaking paint from ceilings prior to repaint
2. Undertake crack repairs above main entrance doors
3. Undertake crack repairs to north and south walls

Library

1. Remove paint from windows and apply UV or security film

Archive Room

1. No conservation works

WC

1. Rust treat lintels
2. Undertake crack repairs above window and by entry door

4.0 COMPARATIVE EVIDENCE

The construction of a Road Board office, often with an adjoining or adjacent hall, represented when a community was established and there was confidence in the future of the settlement.

While Rockingham is now part of the greater Perth metropolitan area when the Roads Board Office was built it was considered to be a regional centre and has similarity to remaining regional centre buildings of that period.

The Rockingham Road Board Office (fmr) is one of the former Road Board Offices included on heritage lists that is built in the 1940s. There are a few comparable road board offices identified in the State Heritage Office database inHerit of similar use, age and materials.



Former Darling Range Road Board Offices built 1934, later the Shire of Kalamunda Offices and now a café.



Mundijong Library, the former Shire of Serpentine Jarrahdale Road Board Offices built in 1949.



Shire of Wickepin Road Board Offices and Hall, the offices adjoining the hall were built c1939



Shire of Victoria Plains Road Board Offices built c1937, now a commercial café.



City of Nedlands Road Board Offices built 1937, now incorporated within contemporary offices.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Aesthetic Value

The place is a simple expression of the Inter war Art Deco style most clearly demonstrated in the stepped main façade and the secondary entrance from Kent Street. The addition to the rear which was built in 1962 demonstrates the Post War international style executed in brick.

The building is a landmark on the junction of Kent Street and Flinders Lane.

5.2 Historic Value

The former Rockingham Road Board Office is associated with periods of growth and prosperity in Rockingham. Its construction in 1946 was a result of planning from the Inter War period but enabled by the prosperity of the post war period. The major additions in the early 1960s were undertaken when the region grew rapidly as a result of the state government investment in the Kwinana industrial strip.

The place is associated with George Grigg who made a major contribution to the development and promotion of the Rockingham district. As the Chair of the Rockingham Road Board in the 1945/46 he was key to the construction of the original Road Board Office in 1946.

This place is one of the few elements remaining from the former Civic Centre of Rockingham in this location prior to relocating in the 1970s.

5.3 Scientific Value

5.4 Social Value

The place is closely associated with the Rockingham District Historical Society which has occupied these premises since 1978. The RDHS have provided an ongoing facility and service to the Rockingham community since the early 1970s.

The Rockingham community value this place as demonstrated by its inclusion on the Local Heritage Survey.

This place has been associated with community services and utilities since its construction which has led to many people having regular contact with these premises.

Degree of Significance

5.5 Rarity

The place is not rare as an example of a former local government facilities adapted for use as a museum.

5.6 Representativeness

The place is representative of the evolution of the Rockingham community with its construction in 1946 as a result of growth in the Inter War period and Group Settlement. The major additions

in 1962 are consistent with the population and economic development of the region in that period.

5.7 Condition

The building is predominantly in good condition.

5.8 Integrity

The authenticity of the place is moderate to high as the original room layouts are still largely intact with later alterations reversible which would enable it to be used as offices.

5.9 Authenticity

The authenticity of the place is high as the majority of the original fabric is still in place.

6.0 STATEMENT OF SIGNIFICANCE

The Former Rockingham Road Board Office is a single storey brick and tile building in the Inter War Art Deco style. In 1962, a new Library and meeting hall were constructed on the site in the Post War International style and these two buildings were linked in 1988 by a new structure. The combined buildings have cultural heritage significance for the following reasons;

The former Rockingham Road Board Office is associated with periods of growth and prosperity in Rockingham. Its construction in 1946 and additions in 1951/52, were a result of planning from the Inter War period and enabled by the prosperity of the post war period. The new Library and Meeting Hall built in 1962 reflect the period when the region grew rapidly as a result of the state government investment in the Kwinana industrial strip;

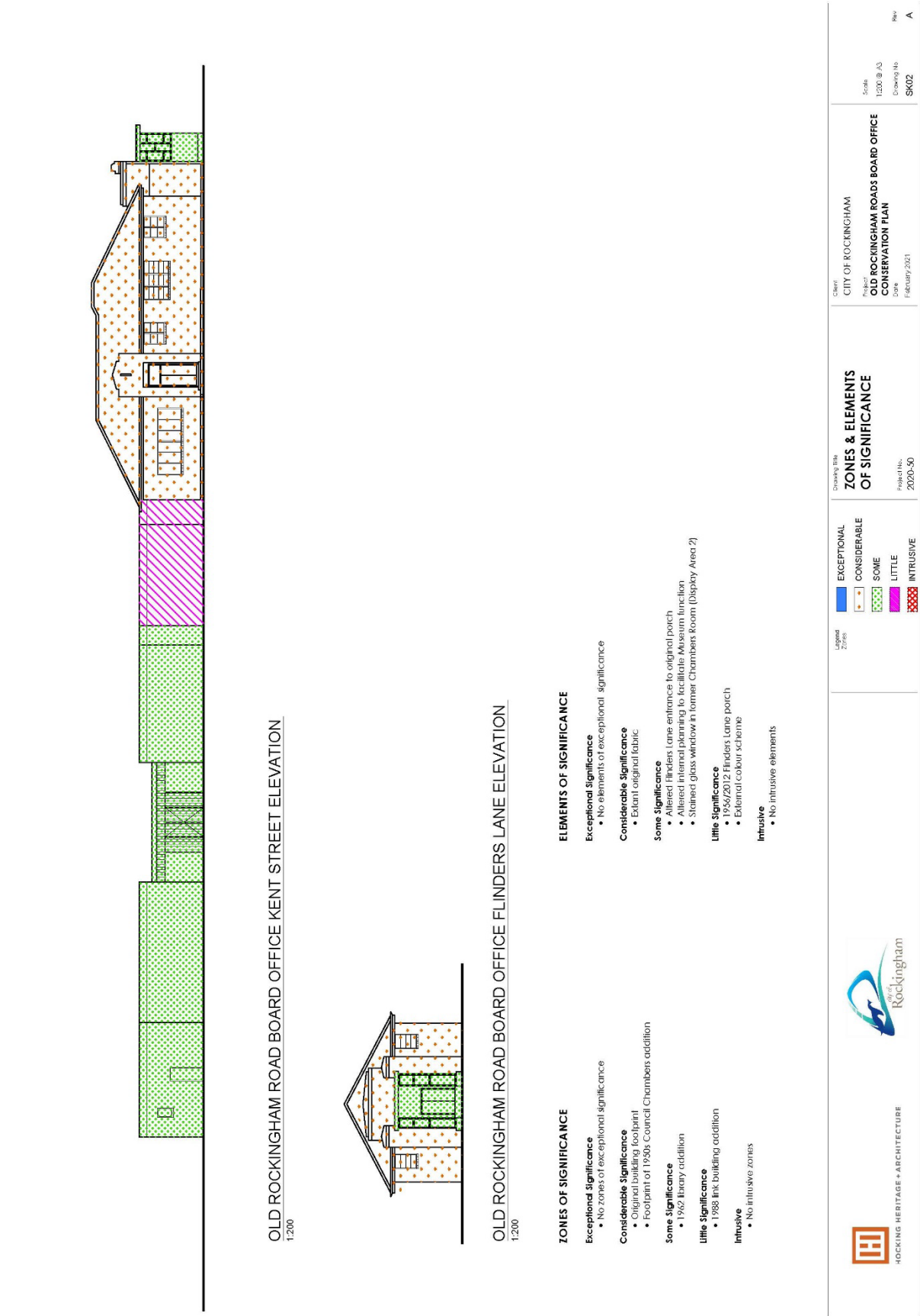
The place is a simple expression of the Inter war Art Deco style most clearly demonstrated in the stepped main façade and the secondary entrance from Kent Street. The former library and meeting hall built in 1962 demonstrate the Post War international style executed in brick;

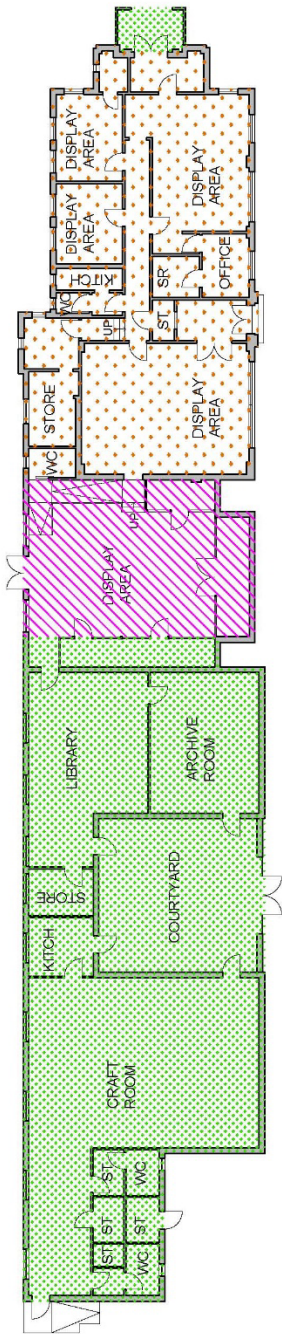
This place is one of the few elements remaining from the former Civic Centre of Rockingham in this location prior to relocating in 1971;

The place is closely associated with the Rockingham District Historical Society which has occupied these premises since 1978. The RDHS have provided an ongoing facility and service to the Rockingham community since 1969; and,

The place is associated with George Grigg who made a major contribution to the development and promotion of the Rockingham district.

7.0 ZONES AND ELEMENTS OF SIGNIFICANCE





OLD ROCKINGHAM ROAD BOARD OFFICE FLOOR PLAN
1:200

ZONES OF SIGNIFICANCE

- Exceptional Significance**
- No zones of exceptional significance
- Considerable Significance**
- Original building footprint
 - Footprint of Council Chambers addition
- Some Significance**
- 1962 library addition
- Little Significance**
- 1988 link building addition
- Intrusive**
- No intrusive zones

ELEMENTS OF SIGNIFICANCE

- Exceptional Significance**
- No elements of exceptional significance
- Considerable Significance**
- Extant original fabric
 - Museum cabinets
 - Strong Room (SR)
- Some Significance**
- 1950s altered Flinders Lane entrance
 - Altered internal planning to facilitate Museum use
 - Stained glass window in former Council Chambers
 - Foundation stones
- Little Significance**
- Bathroom and Kitchen floors
 - Carpets
 - Display cabinets
- Intrusive**
- No intrusive elements



Legend Zones
EXCEPTIONAL
CONSIDERABLE
SOME
LITTLE
INTRUSIVE

ZONES & ELEMENTS
OF SIGNIFICANCE

Drawing Title
Project No.
Drawing No.
Drawing Date

Client
City of Rockingham
Project
Old Rockingham Roads Board Office
Conservation Plan
Drawing No.
Drawing Date

8.0 CONSERVATION POLICY

8.1 Introduction

The following conservation policies have been developed on the basis of the preceding assessment of the cultural heritage significance, zone of heritage significance and the statement of heritage significance for Rockingham Road Board Office (fmr).

The policies have been drafted with awareness of the physical environment of the site, sufficiently flexible to recognise constraints and requirements on the site and of its owners, managers and users, and to enable the heritage significance of the place to be retained and enhanced.

In this context the conservation policy aims:

- to provide guidance to the owners of the place, regarding significance of the structure;
- to provide advice to ensure retention of the significance of Rockingham Road Board Office (fmr);
- to provide practical recommendations for conservation of significant fabric;
- to illustrate practical means by which the significance of the place can be presented through appropriate interpretation; and,
- to provide advice on the approval process for any proposed development,

The assessment of significance and recommendations for conservation should be viewed not only as constraints but also, more importantly, as opportunities. Conservation of the Rockingham Road Board Office (fmr) should be balanced against the opportunities associated with the conservation of this unique heritage structure in the Rockingham townsite and within the wider City of Rockingham area.

8.2 Guide to Conservation Policy

The policies recommended for Rockingham Road Board Office (fmr) are based on the need to conserve it as a place of aesthetic, historic and social significance. The conservation of this structure should take account of the physical changes that has occurred over time and which reflect the historical development of the place.

The Conservation Management Plan recommends the conservation of the place be carried out in accordance with the principles established in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

8.3 Key Policy Statements

- Policy 1.1** The assessed significance of Rockingham Road Board Office (fmr) and the recommendations of the Conservation Management Plan should be adopted by the owners and managers of the place, as well as relevant authorities, as a guiding document for decisions about management, maintenance and future use.
- Policy 1.2** The conservation of significant elements should be carried out in accordance with the principles outlined in the Australia ICOMOS charter for the conservation of places of cultural significance (the Burra charter). These principles are fundamental to the Conservation Management Plan.

- Policy 1.3** The Conservation Management Plan should be reviewed periodically to consider the continued applicability of the conservation policies and to assess the manner in which they have been implemented.
- Policy 1.4** All work undertaken to conserve or adapt the place should be appropriate to the assessed significance of the place and should be guided and supervised by experienced conservation practitioners.

8.4 Policies Arising from the Cultural Heritage Significance of the Place

The Assessment of Significance (Section 5.0) and Statement of Significance (Section 6.0) define the cultural significance of the place in terms of aesthetic, historic, scientific and social significance, and in terms of its condition, rarity and representativeness.

The significance of a place must be capable of being observed in the fabric of the structure and other elements of physical evidence in order that the conservation of these preserves the documented cultural heritage significance.

- Policy 2.1** The future conservation and use of Rockingham Road Board Office (fmr) should take account of the assessed significance of the place.
- Policy 2.2** All the elements assessed as being of cultural heritage significance of the place should be retained and conserved in their original locations.
- Policy 2.3** Site features assessed as being of little significance or intrusive elements may be retained or removed on the basis of the requirements of use.

8.5 Requirements Arising out of the Burra Charter

The conservation policy for Rockingham Road Board Office (fmr) recommends the conservation and interpretation of the existing building in accordance with the principles of the Burra Charter. (Policy 1.2)

The Burra Charter indicates certain principles, which should guide conservation. Generally, original fabric is considered to be of greatest significance and the principles of the Burra Charter focus on the means of conserving this in order to preserve the authenticity of the heritage place. Where fabric has deteriorated to the point where it is no longer viable, reconstruction should be carried out using replacement material that matches the original as closely as possible. However, since the greatest value is placed on authentic material dating from the period of construction, conservation of this is of the highest priority and replacement should only be carried out when all means of conserving the original fabric have been investigated.

Conservation of existing fabric does not require that the fabric appear as new. Part of the understanding of a place of heritage significance includes the patina of age resulting from minimum interference with original fabric. Generally, conservation practice requires owners and users to maintain places of cultural heritage significance as part of their day-to-day use.

All the principles of the Burra Charter are relevant to the conservation of Rockingham Road Board Office (fmr).

The following Articles 8, 9 and 16 are relevant. (Refer to the text of the Burra Charter for exact definitions and explanatory notes for each article 2)

- ARTICLE 8:** Conservation requires the maintenance of an appropriate visual setting: eg form, scale, colour, texture and materials. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

ARTICLE 9: A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

ARTICLE 16: The contributions of all periods to the place must be respected. If a place includes fabric of different periods, revealing the fabric of one period at the expense of another can only be justified when what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance.

8.6 Policies Arising out of the Burra Charter

Policy 3.1 The definitions and principles of the Burra Charter should be used to guide all considerations for the future conservation, development and use of the Rockingham Road Board Office (fmr) and any associated requirements for physical works. (Refer 8.8 Policies Arising from the Physical Condition of the Place)

8.7 Policies Arising out of Graded Zones and Elements of Significance

The following recommendations for the different graded zones of significance are based on those outlined in the Heritage Council of Western Australia's '*Conservation Plan Study Brief*,' but have been adapted to suit the specific requirements of Rockingham Road Board Office (fmr). (Refer Section 7.0 Zones and Elements of Significance).

Exceptional Significance

There is no fabric of exceptional significance

Considerable Significance

Policy 4.1 The significant fabric of structures or elements of considerable significance should be preserved, restored or reconstructed as appropriate.

Although the entrance is not in its original configuration it is not necessary or recommended for the original to be reinstated. The current entrance arrangements via the Flinders Lane entrance allows for universal access. Should the original configuration be reinstated this should be based on documentary evidence including photographs and original plans.

There should be no new works, which will adversely affect the setting of the structures or obscure important views to and from the site or its individual elements. Multi-storey residential accommodation has been constructed to the rear of the Rockingham Road Board Office (fmr) which does create a sense of over-dominance. Any further development around the building should take account of its more domestic scale and ensure that the place is not completely over-dominated by higher density development.

The visibility of Rockingham Road Board Office (fmr) from the street and its relationship with its immediate locality are part of its cultural heritage significance and contributes to the understanding of the place. Any new development in the vicinity should consider the views and placement of the Rockingham Road Board Office (fmr) and its relationship with the arena.

All works, including conservation of the Old Rockingham Road Board Office (fmr) and surrounding development that may impact on the building, should be undertaken with the assistance of a qualified and experienced heritage practitioner.

Detailed conservation policies for the Rockingham Road Board Office (fmr) are outlined in Section 8.9 (Policies 6.1 — 6.5). These policies have been prepared in accordance with the assessed levels of significance of the structure.

Responsibility for implementation is outlined in Section 9.0. Generally, the owner of a place is responsible for the conservation works.

Alterations to zones and elements of considerable significance will need to be referred to City of Rockingham for comment to ensure the works do not harm the overall significance of Rockingham Road Board Office (fmr). The place is not entered on the State Register of Heritage Places but is entered on the City of Rockingham's Heritage List and on the City's Local Government Inventory 2019 as a Category A place which means conservation of the place is essential and alterations and extensions should be sympathetic to the heritage values of the place. Original fabric should be retained wherever possible.

Some Significance

Policy 4.2 The general policy is that significant fabric of structures or elements identified as being of some significance should ideally be preserved, restored or reconstructed as appropriate.

Any works to zones or elements identified as being of some significance should not affect the identified cultural significance of Rockingham Road Board Office (fmr). All works should be undertaken with the assistance of a qualified and experienced heritage architect.

Alterations to zones and elements of some significance will need to be referred to City of Rockingham for comment to ensure the works do not harm the overall significance of Rockingham Road Board Office (fmr). The place is not entered on the State Register of Heritage Places but is entered on the City of Rockingham's Heritage List and on the City's Local Government Inventory 2019 as a Category A place which means conservation of the place is essential and alterations and extensions should be sympathetic to the heritage values of the place. Original fabric should be retained wherever possible.

Little Significance

Policy 4.3 Zones or elements of little significance may be altered or removed depending on use requirements. The removal or alteration of these elements should not harm the zones and elements of greater significance.

The former Library building to the northern end of the Rockingham Road Boards Office (fmr) may or may not be retained depending on owner requirements.

Removal of the former Library would not reinstate the original planform to the Rockingham Road Board Office (fmr). If the link building was also removed, removing valuable museum space, the original northern end of the building could be reinstated. Reinstatement of windows, doors and original finish to the place must be based on documentary evidence and overseen by an experienced heritage architect.

Alterations to zones and elements of little significance will need to be referred to City of Rockingham for comment to ensure the works do not harm the overall significance of Rockingham Road Board Office (fmr). The place is not entered on the State Register of Heritage Places but is entered on the City of Rockingham's Heritage List and on the City's Local Government Inventory 2019 as a Category A place which means conservation of the place is

essential and alterations and extensions should be sympathetic to the heritage values of the place. Original fabric should be retained wherever possible.

Intrusive Zones or Elements

Policy 4.4 Zones and elements regarded as being intrusive may be removed depending on user requirements. The removal of such should not harm zones and elements of greater significance.

There are no intrusive zones or elements.

8.8 Key Policies Arising from the Physical Condition of the Place

The conservation policy must address the issues related to the conservation of significant fabric of the structure and site elements.

Policy 5.1 All original fabric should be retained wherever practicable. Where this is not possible due to condition, new fabric can be introduced to match the original.

Policy 5.2 Whilst the original use of the place is of significance it is not possible that this use be reinstated. The current museum use is considered to be appropriate and sympathetic to its original function.

Should the museum vacate the property in future, new uses may be introduced to ensure the place is occupied and conserved. Any new uses and associated works of adaptation should not harm the identified cultural significance of the place.

8.9 Conservation of Rockingham Road Board Office (fmr)

All Fabric

Policy 6.1 All fabric to the Rockingham Road Board Office (fmr) should be inspected on a routine basis for structural adequacy and cracking, spalling and deterioration of materials. Where issues are known to exist, these should be remediated by appropriate professionals and/or monitored for further deterioration.

Policy 6.2 Where replacement of original fabric is required, new fabric may be introduced to match the originals.

8.10 Policies Arising from the Physical Condition of the Place

A Building Condition Assessment has been undertaken for Rockingham Road Board Office (fmr) identifying conservation and maintenance works, see Section 3.6 above. The Building Condition Assessment prioritises works and will inform the ongoing management of the place.

Policy 6.3 All identified conservation works should be undertaken to help maintain and conserve Rockingham Road Board Office (fmr). The works should be guided by a qualified heritage architect.



- Policy 6.4** Regular maintenance is an essential part of conserving built fabric and retaining the significance of a place. Lack of maintenance can lead to the loss of significant fabric and the need for more extensive conservation works.

8.11 Requirements for Interpretation

The interpretation of a place of assessed cultural heritage significance involves the way in which the significance is conveyed to the users of the place including visitors and the general public. Interpretive material may include signs, plaques, displays and other material as a means of explaining the history or reflecting the era of significance of the structure. Interpretive material is used to integrate the story of the history of the place with ongoing practical use.

Rockingham Road Board Office (fmr) has been recognised as a place of local cultural significance. The history of the place in the context of the development of the City of Rockingham forms an important component of the Rockingham Road Board Office (fmr) interpretation.

One of the most important components of the interpretation of Rockingham Road Board Office (fmr) is the conservation of the place which contributes to its significance.

As a functioning museum, the building already contains a level of interpretation. New, or additional interpretation, may be required to bring the displays and information up to current standards responding to visitor expectations.

- Policy 7.1** Copies of the conservation plan should be available through the City of Rockingham for information of visitors and for research purposes.
- Policy 7.2** Ensure the conservation of Rockingham Road Board Office (fmr) as the fundamental component of its interpretation.
- Policy 7.3** Encourage the further development of interpretive material on the history and significance of Rockingham Road Board Office (fmr) within the context of the history of the City of Rockingham.
- Policy 7.4** Encourage the further development of current displays and interpretation within the museum to meet current expectations and standards for museums.

8.12 Policies Arising from External Requirements

- Policy 8.1** Generally, any development of the place should comply with statutory constraints including building and health requirements administered by the local authority.
- Policy 8.2** A copy of this conservation management plan should be provided to the following agencies for their information and guidance.
- City of Rockingham
 - Heritage Council of WA
 - Battye Library of WA
 - Deposit with the National edeposit (NED)
 - Rockingham District Historical Society

8.13 Requirements of Statutory Authorities

Fire safety regulations, Health Acts, the Australian Building Code regulations and other constraints operating on any property apply and the future use of the place may be influenced by these requirements.



Appropriate procedures for approval should be followed for any proposed or future use of the place, however all applications should be accompanied by a statement indicating the heritage significance of the place. All applications should involve a process of negotiation in order to ensure that requirements are met with minimum interference to significant fabric and other heritage values.

- Policy 9.1** Where elements have been assessed as having significance, any works arising from requirements to comply with statutory regulations should be evaluated against this conservation policy to ensure minimum impact on significant fabric. Professional advice should be sought to ensure that both safety and conservation issues are fully assessed.

8.14 Requirements of Owners and User of the Place

The requirements of the owners and users of the place will depend upon issues of practical use and will be informed by the current lease. This conservation management plan informs the nature and extent of works to the building.

A lease is currently [2021] in place between the City of Rockingham and the Rockingham District Historical Society (RDHS). The lease is due to expire in 2031.

The RDHS has exclusive use of the premises, which grants them the right of tenure and 'quiet enjoyment'.²⁷ Any work to be carried out by the City (the owner) must be done so in collaboration with the tenant.

The current lease states that the tenant is required to 'keep and maintain the leased premises in good and tenantable repair and condition, clean, tidy..... and the renew all worn or broken parts thereof fair wear and tear and Acts of God excepted'.²⁸

- Policy 10.1** Current and future owners and users of the place should be made aware of this document and any alterations to accommodate new uses should be mindful of the significance of the place and the levels of significance of the elements within the place.

- Policy 10.2** Any adaptation of Rockingham Road Board Office (fmr) must ensure that significant fabric of the place is retained, maintained and interpreted. The owners of the place have a duty to maintain the structures and to share the stories with the public, informing them of the part that the local community played in the development of Rockingham Road Board Office (fmr).

8.15 Future Site Development

The footprint of the Rockingham Road Board Office (fmr), including the Council Chambers addition, should be retained and conserved. The 1962 library addition and the 1988 link building addition may be removed and additional buildings constructed to serve the function of the museum. Any new development should not harm the significance of the Rockingham Road Board Office (fmr).

Surrounding development is changing the context of the setting of the Rockingham Road Board Office (fmr) which has the potential to over-dominate the domestic scale of the building. Future surrounding development should ensure that Rockingham Road Board Office (fmr)

²⁷ Extract from the lease supplied by City of Rockingham Leasing Department, by email to Hocking Heritage + Architecture, 18 June 2021.

²⁸ Extract from the lease supplied by City of Rockingham Leasing Department, by email to Hocking Heritage + Architecture, 18 June 2021.

remains visible as a standalone building and a landmark on the Kent Street/Flinders Lane intersection.

Policy 11.1 The significance of the Rockingham Road Board Office (fmr) should not be diminished by further site development or by surrounding development.

Policy 11.2 Rockingham Road Board Office (fmr) should remain as a local landmark if future site development is considered.

9.0 POLICY IMPLEMENTATION

9.1 Introduction

This section is concerned with implementation of the conservation policies set out in Section 8. It is intended to identify those who should be responsible for the implementation of the various policies, when the policies should be implemented and also suggest how these policies might best be implemented. The aim is to ensure the maintenance, and where applicable, the improvement of the cultural significance of the place. This includes ensuring that the fabric of the structure is properly cared for, that adequate financial provision is made for its care and maintenance, and that adequate interpretation for the understanding of the place is put in place and then maintained.

9.2 Implementation and Future Management

Primary responsibility for the implementation of the conservation policy for Rockingham Road Board (fmr) lies with the current owners/managers of the place. These responsibilities are subject to change depending on the conditions of any Lease.

Any further development of the Rockingham Road Board (fmr) and the site around the place should take account of the recommendations established in the conservation policy section of this conservation management plan.

It is the responsibility of the owners/managers of the site to provide copies of the conservation plan to the State Library of Western Australia, Heritage Council of Western Australia and to any future owners or leaseholders of the place, for their use as a guide to the future management of the place.

The present owners are responsible for ensuring that any future owners of the place are fully briefed regarding their responsibilities for the implementation of the conservation management plan and any Heritage Agreements that may exist. The current owners should provide any future owners or leaseholders with a copy of the conservation management plan for their information and guidance.

9.3 Management Guidelines

All works to Rockingham Road Board Office (fmr) should be undertaken in accordance with this Conservation Management Plan which is to be adopted by the owners of Rockingham Road Board Office (fmr). Long term management of the cultural heritage significance of this structure should commence with the adoption of this Conservation Management Plan.

The owners of Rockingham Road Board Office (fmr) are primarily responsible for the implementation of the policies within the Conservation Management Plan. It is recommended that any existing management and maintenance programs that may be in existence for the place be reviewed by the current owners with reference to the Conservation Policies, Condition Assessment and schedule of works contained within this document.

Any future management for the place should seek to address all the issues raised in this document and any other pertinent issues that may arise. It should also seek to establish protocols for decision making in order to achieve the objectives and strategies established in this document.

9.4 Maintenance Plans

An appropriate maintenance and security plan should be established and implemented for the place to ensure minimisation of any deterioration of the significant built fabric. This should be developed by owners and managers of the site.



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

The following maintenance schedule **is a guide** to relevant issues association with the maintenance of heritage buildings.

In preparing maintenance plans, tasks are allocated a frequency of occurrence varying from weekly tasks to annual inspections.

For clarity, the responsibility for each item has been identified as follows.

L- Lessee

CoR – City of Rockingham

Note: Lessee is required to notify the City of Rockingham when works are required, the lease does not designate a time frame for reporting.

Monthly or Quarterly Schedule

- Ensure place is kept in clean condition, internally and externally including cleaning windows and frames, sweeping leaf debris etc. **L**
- Inspect for defects including broken or damaged windows and doors, leaks in roof, defective lightbulbs, failing pieces of timber and masonry etc. **CoR to rectify following notification by L**
- Check all locks to windows and doors remain operable and the place can be secured. **L**
- Check for graffiti and remove as soon as possible. **CoR to rectify following notification by L**
- Check electrical fittings, switchboards etc for safety purposes. **CoR to rectify following notification by L**
- Check all security equipment where fitted. **CoR to rectify following notification by L**
- Inspect for termites and other vermin and treat as necessary. **CoR**
- Check all plumbing services for leaks. **CoR to rectify following notification by L**
- Check joinery and paint finishes for deterioration and repair damaged elements. **CoR to rectify following notification by L**
- Clean windows and painted surrounds. **L**
- Check all means of exit are accessible. **L**
- Check all fire fighting equipment and detection services are in operational order and ensure all points of egress remain clear. **CoR**

Annual Schedule

- Ensure gutters are cleaned prior to winter and that downpipes flow freely into soakwells, ensuring water is not allowed to pool at the base of the walls. **L to report to CoR**
- Assess any changes in existing cracks/deterioration of the structure or for the appearance of additional cracks/damage. **L to report to CoR**
- Inspect roof, specifically prior to winter and after any serious weather event. **CoR**
- Ensure adequate insurances are in place. **CoR**

Long Term

- Review this conservation management plan every 5 years or sooner if circumstances change considerably. **CoR**
- Prepare and implement building management plan to program and undertake essential checks and maintenance of the place. **CoR**
- Repaint exterior of the place every 5-10 years depending on condition. **CoR**

9.5 CONSERVATION WORKS

Immediate Attention Works within 12 months

- Undertake the preparation of a dilapidation report to inform future works.
- Repair damaged rainwater goods to match existing, ensuring the discharge from downpipes can flow away from the base of the building or into fully connected soakwells.
- Undertake inspection of all electrical wiring
- Undertake termite inspection
- Ensure all handrails are securely attached, both internally and externally

Urgent Works within 1-2 years

- Appoint structural engineer to determine extent and nature of cracking seen internally – monitoring cracks for further deterioration
- Repoint joints where mortar is missing or failing. Mortar to match original specification.
- Investigate cause of efflorescence to rear elevation
- Undertake ceiling inspections and repair where appropriate, repaint ceilings to agreed paint scheme
- Reinstall missing weather strip to Flinders Lane entrance doors
- Rust treat window canopy above stained glass window to Kent Street elevation

Medium Term Works within 3 Years

- Remove all cement smudging/patching to the external brickwork
- Undertake roof inspection and repair as required
- Remove organic growth from plinth to Flinders Lane entrance

Long Term Works beyond 3 years

- Repaint all internal and external joinery and rendered sections of the exterior
- Repaint all downpipes
- Repaint all walls and ceilings internally
- Remove any redundant fixings and make good

9.6 Implementation of Interpretation Policy

The implementation of the interpretation policy for the Former Rockingham Road Board Office is the responsibility of the current and future owners of the place. The main component of interpretation of the place is however the continued conservation of the place in accordance with the recommendations of this Conservation Management Plan.

9.7 Adoption of the Policy

The City of Rockingham should adopt the Conservation Management Plan for the Rockingham Road Board (fmr). The policy should become one of the basic documents for future and on-going management and conservation of the Rockingham Road Board (fmr).

9.8 Review

The Conservation Management Plan should be reviewed every five years by an appropriately qualified heritage consultant. It is the responsibility of the City of Rockingham to commission the review of the plan.



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