



ARCHITECTURE INTERIORS CONSERVATION URBAN DESIGN MASTER PLANNING

THE OLD ABATTOIR

CNR DIXON & DAY ROADS, HILLMAN W.A.



CONSERVATION PLAN

for

City of Rockingham

November 1999

KPA 5004/ 98.29 / OLD ABATTOIR

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PREPARED BY:

Palassis Architects

FOR:

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1.0 EXECUTIVE SUMMARY

This report was commissioned and funded by the City of Rockingham with the aim of providing positive direction for the conservation of the place known as the old abattoir, which is located on the corner of Dixon and Day Roads in Hillman.

The place comprises a limestone masonry building with a concrete floor and hardwood roof structure clad in Marseille pattern clay tiles, and surrounding land which consists of cleared pasture with mature tuarts and other vegetation. The building was constructed circa 1943, originally to serve as an abattoir. The site does not appear to have been cleared prior to the abattoir being built. After operating for only a few years the abattoir closed down. In 1952 Raymond Connolly acquired the place and apparently converted the abattoir building into a dairy. He later developed the property as an equestrian centre. During the late 1970s the land was sold to the Metropolitan Regional Planning Authority and most structures associated with Connolly's equestrian centre were removed from the site.

Recently the Department of conservation and Land Management, the present custodian of the place, has been preparing a draft management plan for the Rockingham Lakes Regional Park which includes the old abattoir site. The management plan will zone different areas for conservation, recreation and education, and this will have a bearing on the eventual tenure of these areas. It is anticipated that the old abattoir site will be zoned for educational use and that the tenure will be held by the City of Rockingham.

This report provides both an assessment of the place's cultural heritage significance, and policies which form a conservation strategy for the place. The findings of the assessment of significance are summarised as follows: The place has cultural heritage significance for the following reasons:

- the place has aesthetic appeal as a visual composition, comprising a rustic building within a rural landscape setting with large established trees;

- the building is a landmark of some local prominence;

- the place is a key component of a clearly definable precinct containing cultural and natural heritage sites;

- the place is among a number of sites in East Rockingham which provide the district with a sense of history and permanence;

- the place has historic value, primarily for its role in the provision of fresh meat to the local population during the second world war but also for its later connection to equestrian activities that were a dominant activity in the most recent phase of the district's history;

- the design of the abattoir provides some indication of the processes associated with a small scale slaughtering operation dating to the 1940s;

- the architecture of the abattoir documents Western Australian society's transition from pre-industrial to industrial processes in construction and food preparation;

- the place has a physical connection to the alignment of the old Jarrahdale-Rockingham Railway which was one of the earliest railways constructed in Western Australia; and,

- the abattoir is a rare building, no abattoirs of similar age or scale are known to exist in the state.

Policies for the conservation of the place are based on an understanding of the place's significance as outlined above, and provide guidance on how the place may be developed without compromising the

significance. The thrust of the policies is to facilitate the development of the place as an interpretation centre for the area's natural and cultural heritage. It is demonstrated through the documentary evidence that the place has a history of adaptation, which provides a precedent for further adaptation of the abattoir building. The manner in which adaptation should be carried out is detailed, and guidelines are also provided on the placement of new or relocated old structures on the site.

The conservation plan is intended to be the principal guiding document for future planning of the old abattoir site.

2.0 INTRODUCTION

2.1 BACKGROUND

The conservation plan was commissioned by the City of Rockingham, the municipal authority of the area in which the place is located. At the time of writing this report the City of Rockingham were in the process of negotiating a vesting of the site with the intention of developing it as an interpretation centre for the cultural and natural heritage of the locality. In outline, the objectives of this report are to:

- assess the cultural heritage significance of the former abattoir site and the extant structures and landscape elements;
- determine the extent of that heritage significance;
- determine an appropriate curtilage for the former abattoir conservation area;
- determine the nature and extent of any intrusive features within the conservation area;
- establish an appropriate conservation policy for the place, taking into account the specific requirements of the City of Rockingham for the future use of the site and other developments that will affect its context, as well as the object to maintain and enhance the place's cultural value;
- provide practical recommendations for the future management and maintenance of the place; and,
- prepare planning guidelines for development on the site.

2.2 STUDY AREA

This report deals with the place known as the old abattoir which to some is also known as "Connolly's stables", a limestone building in a cleared field setting, located south-east of the Day and Dixon Road intersection in Hillman. The area subject to this study is the cleared area which forms Lot 1 and the eastern portion of Lot 11 Dixon Road. The site comprises an area of approximately 6 hectares in total.

2.3 STRUCTURE OF THE REPORT

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

2.4 SOURCES OF STUDY INFORMATION

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

2.5 PROJECT TEAM

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Dr. Robyn Taylor, Ph.D., MPHR.

2.6 ACKNOWLEDGMENTS

Jeff Bradbury, City of Rockingham
Vanessa Jackson, City of Rockingham
Mary Davies, Rockingham Historical Society (Inc)
Wendy Durant, Rockingham Historical Society (Inc)
Trevor Laurance, City of Rockingham Heritage Advisory Committee
Myles Mulvay, CALM
Keryn James (ERM Mitchell McCotter)
Emma Culvert, ERM-Mitchell McCotter
Jeremy Thomas, Arbor Centre Pty Ltd
Delys Chapman, daughter of Sydney Dixon
Kingsley (King) Anderson
Eva Anderson
Laurie Day, friend of Crom Wilson
Mrs Oliver Wilson
Mervyn Regehr, Bell family descendant
Mavis Pike, neighbour in Day Road
Henry McLaughlin, local artist
Kate Regan, former resident of Glengarry



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

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old abattoir conservation plan

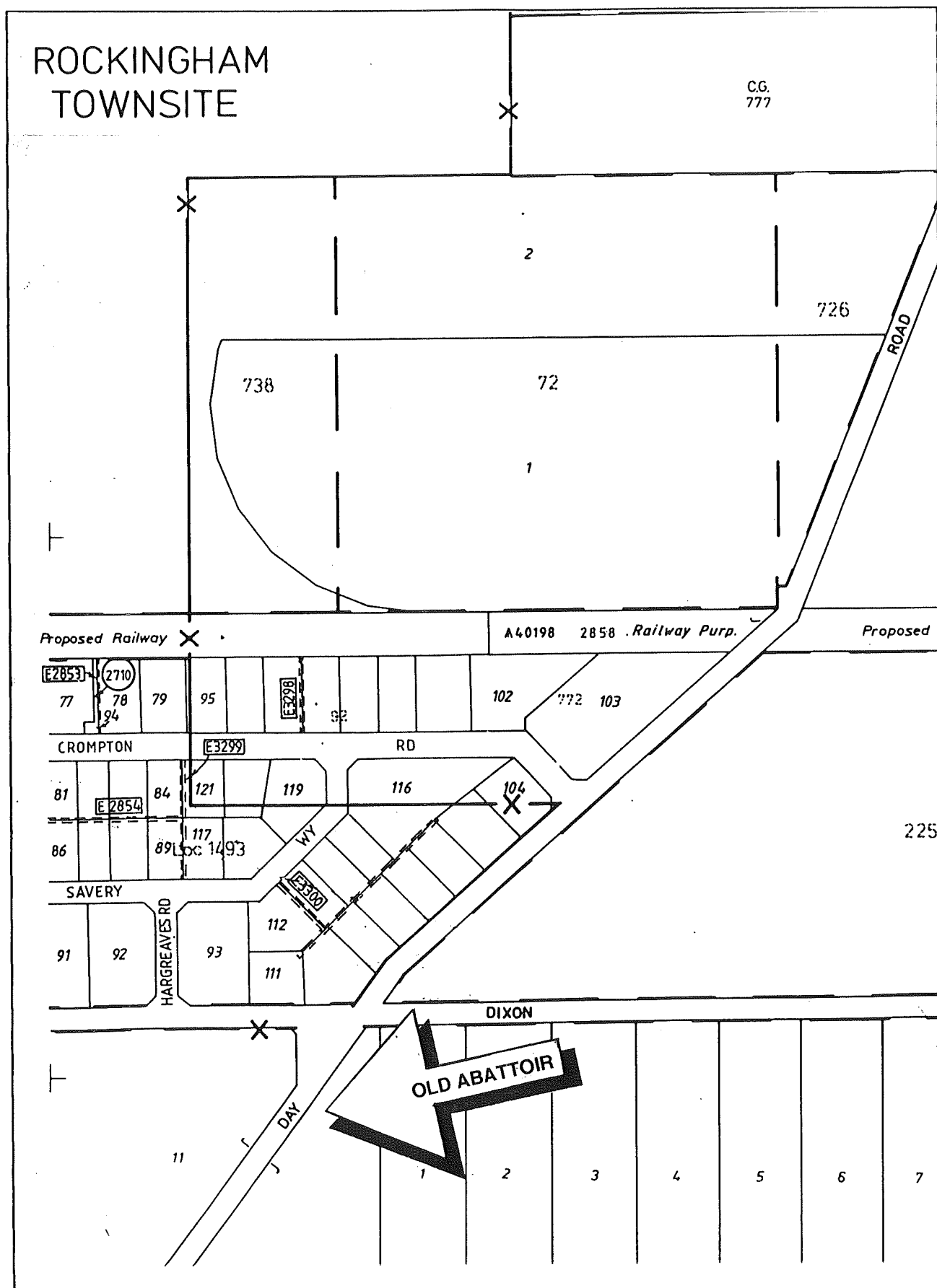


Figure 2.2 Map of the locality, showing the site which is the subject of this report.

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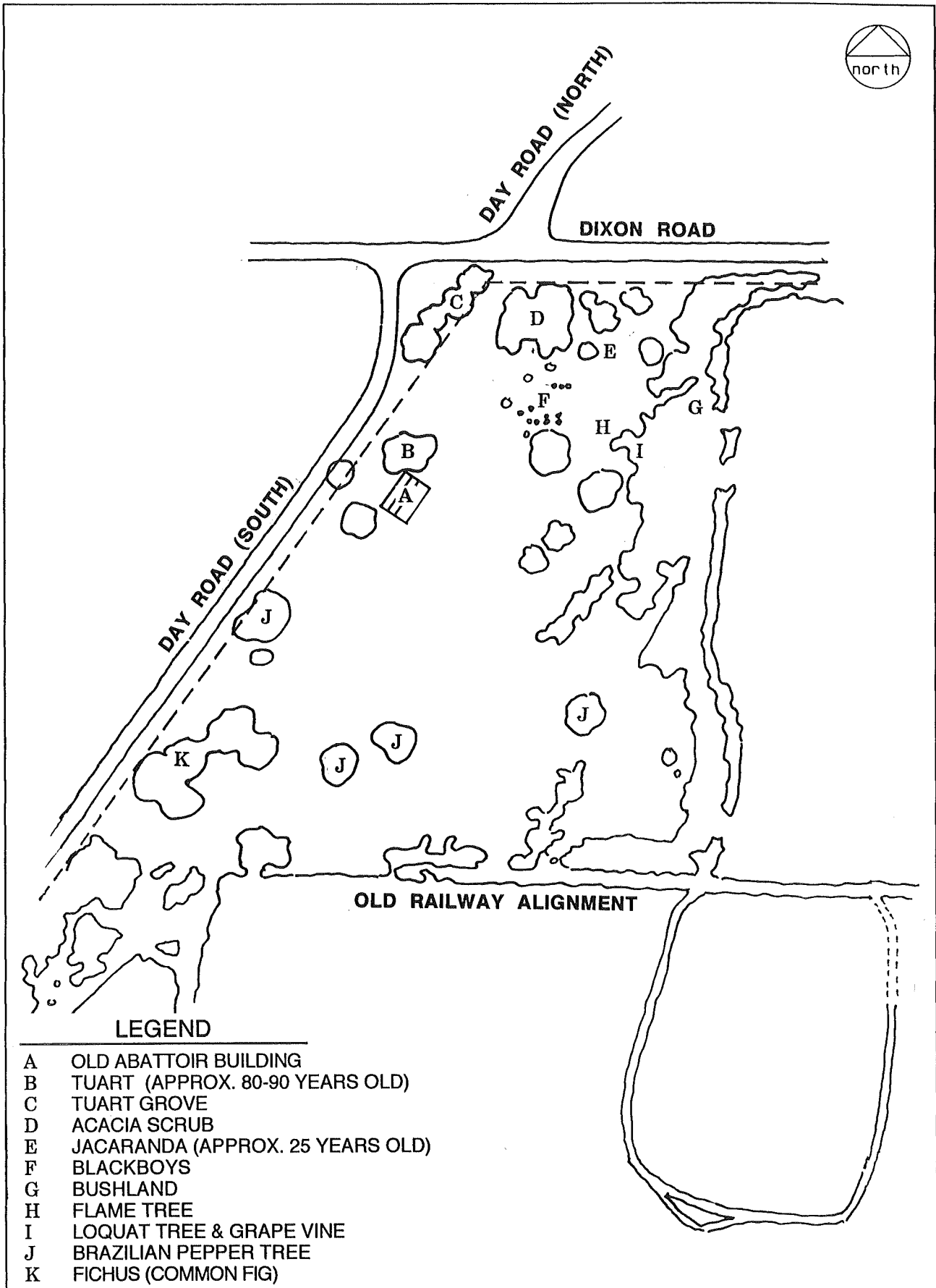


Figure 2.3 Site plan showing the various features relevant to this report (drawing not to scale).

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3.0 DOCUMENTARY AND PHYSICAL EVIDENCE

3.1 DOCUMENTARY EVIDENCE

3.1.1 Introduction

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

3.1.2 Overview of the Abattoir's History

The old abattoir, located east of Day Road and south of Dixon Road, is believed to date from the early 1940s when it was built by Oliver (Crom) Wilson and his partner Sydney Dixon, both local butchers. Aerial photographic evidence from 1972 indicates at least two buildings were on the site including several other structures and a circular track. Today, only the former abattoir exists on the site.

There is little documentary evidence on the abattoir, and it would appear that the place operated as such for a relatively short period of time.¹ While many local residents in the district recall the stables on the site, sometimes referred to as Connolly's stables, they were not aware that the now remaining building had functioned as an abattoir.² It would appear that the abattoir was soon converted into stables, possibly when Connolly bought the place in 1952, or earlier after it was sold to J. C. F. (Chris) Chalwell in 1947.

3.1.3 A Brief History of the Site: Lot 11, Part of Cockburn Sound Location 16.

The history of Location 16, of which Lot 11 on the eastern side of Day Road was a part, dates back to the early land grants of Thomas Peel and his attempts to settle the district. After losing his right to land grants around the Swan and Canning Rivers in 1829, Peel was eventually granted 250,000 acres around the Cockburn Sound/Rockingham area. This was to be known as the Peel Estate. The sandy soils around Cockburn Sound where Peel intended to establish a town were totally unsuitable for cultivation. Eventually Peel sent a group of settlers further south to the Rockingham district, about two to three miles inland from the coast of present day Rockingham, where the soils were far more suited to farming.³ During 1846-47 the area around Safety Bay was surveyed by the government Surveyor-General John Septimus Roe, 'in order to ascertain its suitability as a place of shipment of timber'. His report was not favourable, but he did suggest Mangles Bay, 'since it was close to the existing settlement of

¹ There are no Council files on the old abattoir or the site.

² Mr Laurie Day, a long time friend of Crom Wilson who built the abattoir, has no recollection of Crom ever mentioning the abattoir. Mr Day served overseas during the Second World War when the abattoir would have been built.

³ Fall, V.G., *The Sea and the Forest*, UWA Press, 1972, pp.13-14.

[East]Rockingham'.⁴ A future town on the waterfront was mapped out with building lots and amenities, and on June 3, 1847, was declared open for the sale of lots.⁵ However, many years would pass before the semblance of a town would begin to take shape.

Prior to the Roe survey, the area known as, or including, Location 16 was subject to a Memorial of Conveyance between Thomas Peel and Seymour G. Meares. This was dated December 23, 1842.⁶ In 1872, a portion of the land was subject to another conveyance in respect of the Rockingham Jarrah Company and William Wanliss who had been granted 250,000 acres of jarrah forest in the Cockburn Sound district,⁷ and the Colonization Assurance Corporation.⁸ The Corporation had bought John Levy Robert's half share of the remainder of Thomas Peel's original land grant. Peel had taken the southern portion, and Levy Robert's the northern portion.⁹ This land allowed for the construction of a rail line to carry timber from Jarrahdale to a jetty at Rockingham port, and ran south of the abattoir site. The rail line opened in November 1872, apparently the second railway line to be built in the colony,¹⁰ and the jetty in December of that year.¹¹ The timber industry thus provided the much needed impetus for the development and growth of Rockingham.

In 1887 another Conveyance was made between the Colonization Association Corporation and James (Publican) and John Bell (Farmer) of Rockingham as tenants in common, but with James having sole use of the land as the absolute owner. This was dated February 1, 1887.¹² James Bell (junior) had built the Port Hotel in 1886 in Kent Street where he worked as a publican. In 1895 he sold the Hotel to his sister Fanny, and built a home called 'Ocean View' and general store on the beach front.¹³ The store was stocked with fresh vegetables, possibly grown on his father's farm 'Woodbine' in East Rockingham, and included a butcher shop, and slaughter yard. The business thrived while it supplied the timber ships which came into the port. It is not clear whether Bell was using the land acquired in 1887, to provide fresh produce for his store, or whether he began cultivating the site after the business was no longer profitable.¹⁴ The land was not far from his father's farm in East Rockingham and was divided by a sandy track (Dixon Road). On one side of this track James Bell kept cattle pastures and on the other side, 'a vegetable garden bordering a patch of swampy land'.¹⁵ On James Bell's death in December 1927, the result of a traffic accident, the Title of the land was transferred to his widow Edith Bell, and Roy Ramsay Bell and Edward James Bell (described as labourer in the deed), his sons by his first wife Margaret Lucinda neé Ramsay. In an Agreement dated June 16, 1930 the brothers then sold 100 acres of

4 Fall, *op.cit.*, p.15,

5 *ibid.*

6 Memorial Book II/451.

7 Fall, *op.cit.*, p.39. Wanliss is spelt 'Wandliss' in the Conveyance document.

8 This conveyance is referred to in Memorial Book XXVII/903.

9 Taggart, N., *Rockingham Looks Back, A History of the Rockingham District 1829-1982*, Rockingham District Historical Society (Inc), 1984, p.44.

10 Batty, J. S., *Western Australia - A History from its Discovery to the Inauguration of the Commonwealth*, Oxford, 1924, pp.296-7.

11 Fall, *op.cit.*, p.42. According to Fall, the first rail line was opened the year before, in November 1871. This line linked a saw mill at Yoganup to a jetty at Lockeville, 12 miles east of Busselton.

12 Memorial Book X/34.

13 Regehr, M., 'The Bells of Rockingham', unpublished manuscript, 1999, p.84.

14 Taggart *op.cit.*, indicates that Bell took up the land after the business was no longer profitable (p107).

15 *ibid* p.107.

Location 16 to Chris Chalwell for £200.¹⁶ Meanwhile, Roy Bell and his wife Mena continued to run the butcher's shop on Rockingham Road. Roy and his brother Edward (Ted) also grazed cattle and produced vegetables on the family farm 'Woodbine' off Mandurah Road,¹⁷ where Ted and his wife Lily and family lived with his uncle John Bell during the 1920s and 1930s.¹⁸

3.1.4 The Abattoir.

In 1940 Oliver (Crom) Wilson and his family moved into the Rockingham district.¹⁹ Wilson and Sydney Dixon were partners in two butcher shops, one in Penguin Road, Safety Bay and the other in the town of Rockingham on Rockingham Road (between Flinders Lane and Railway Terrace behind the Rockingham Hotel).²⁰ The slaughter yard which had been attached to the Bell's general store and butchery in Rockingham Road (between Flinders and Wanliss Street) had probably been closed by then. As the township of Rockingham grew it was considered no longer appropriate, nor hygienic, to have a slaughter yard in the middle of town.²¹ In fact, in Perth there had been legislation dating back to 1852 which prevented butchers from slaughtering animals within six miles of the town.²² Of course, the lack of refrigeration in those days made the slaughtering process more of a health hazard. The remote location of Wilson's abattoir was suited to the operation of herding and penning stock, and the business of slaughtering.

Possibly as a consequence of war time restrictions during the early 1940s, which made the availability of fresh meat difficult and expensive to obtain for the local butchers, Wilson and Dixon built their abattoir on Lot 11 near Day Road and arranged for their own supplies of stock.²³ The abattoir was of sound construction being built of local limestone blocks, possibly quarried from Sam Chalwell's property further north off Day Road. When Wilson actually took possession of the site to build the abattoir has yet to be determined. A record of the transfer of Title Deeds to Wilson could not be found in the records held by the Department of Land Administration, whereas two documents dating from 1947 and 1952 indicate that land, including what would become Lot 11, the abattoir site, was sold by Wilson on two separate occasions. This raises questions about the nature of the site and its history. The first document refers to a Statuary Declaration made by John Cristien Frederick Chalwell of Jenkins Street, Fremantle. He is cited as the proprietor of Cockburn Sound Location 16 (a map includes the portion on the east side of Day Street, i.e. part of Lot 11) and that the land had been sold to him by Oliver William Wilson of Penguin Road, Safety Bay for £300, and, that this had been a verbal agreement. The Indenture of Conveyance is

16 Memorial Book XX/694.

17 Taggart, *op.cit.*, p.193.

18 Regehr, *op.cit.*, p.37.

19 Taggart, p.194.

20 Transcript of interview between Delys Chapman, daughter of Sydney Dixon, and Trevor Laurance. (undated)

21 Taggart, *op.cit.*, p.194.

22 Stannage, C.T., *The People of Perth*, Perth City Council, 1979, p.131.

23 This impression was gained by Mervyn Regehr who had talked to a number of residents in the district. The cost of petrol in order to cart fresh meat to Rockingham added to the price of meat.

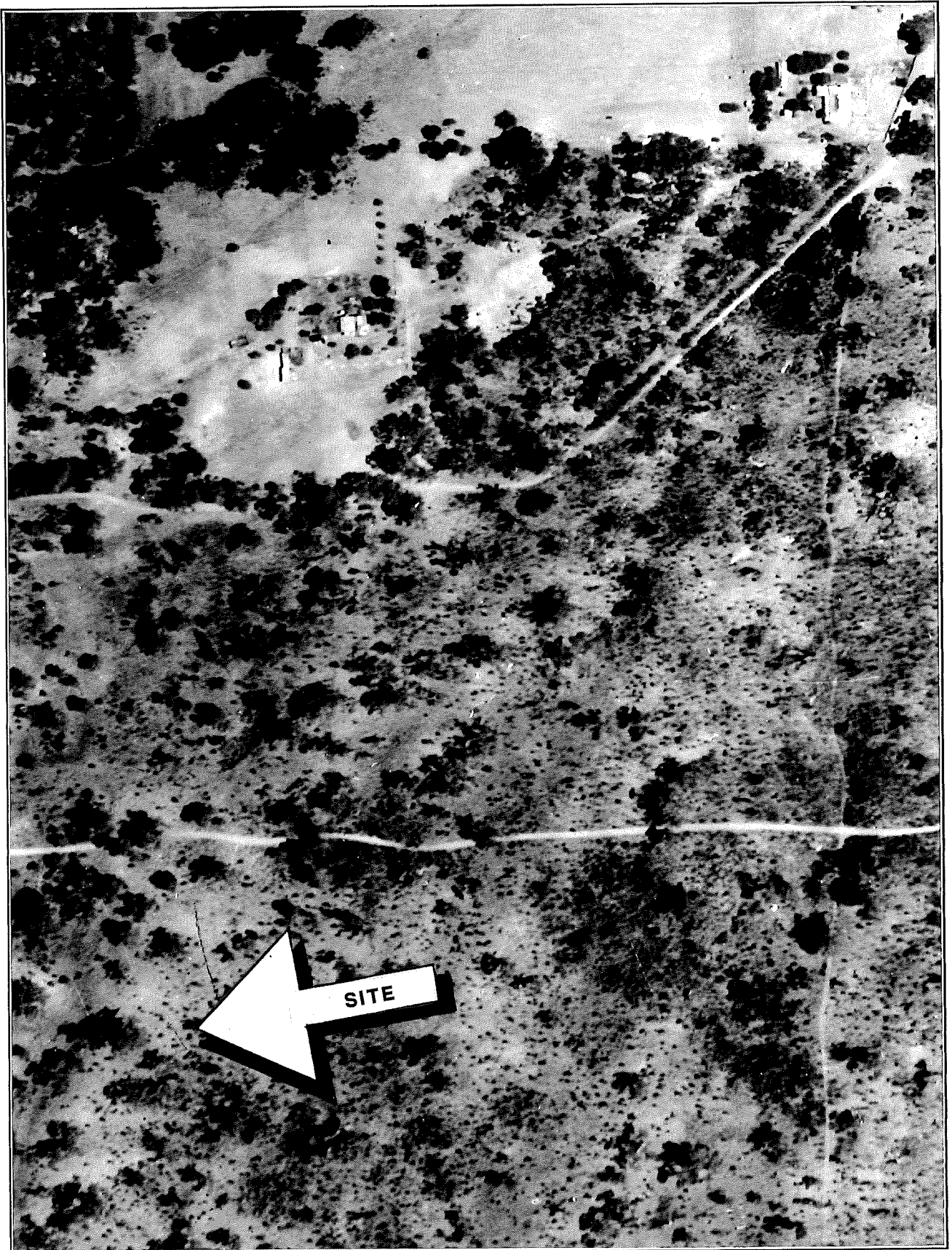


Figure 3.1 Aerial photograph of the site, taken in 1942.

United Photo & Graphic Services

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old abattoir conservation plan

dated May 12, 1947.²⁴ The 1952 document which indicates the land was transferred from Oliver Wilson (Butcher and Grazier) to Raymond Patrick Connolly (Farmer of Mundijong) is dated March 14, 1952.²⁵

A title deed record for the site which appears to immediately predate its sale by Wilson to Chalwell, is dated October 16, 1930 and cites Roy Ramsay Bell (of Rockingham) and Edward James Bell (East Rockingham), both Labourers, as 'being the vendors of one part and John Cristien Frederick Chalwell (Fremantle) Bread Carter, the purchaser of the other part, and 'that the purchaser shall have quiet possession of the said lands.'²⁶ It therefore appears that Chalwell was already owner of part of Location 16 when he acquired further land from Wilson.

Sydney Dixon's daughter recalls that it was during the early war years when her father and Crom Wilson built and operated the abattoir. 'I know it was then because they used to have the search lights from Fremantle and they would show up over our house in Spearwood.'²⁷ Dixon apparently had a peppercorn lease on the land, and according to his daughter, Dixon Road which was just a sandy track in those days, was named after him.²⁸ According to local knowledge, Wilson and Dixon employed Sam Chalwell, a keen horseman who lived close by, to select the cattle and sheep from local outlets, and possibly others further afield, and drive the stock to the abattoir. The stock would then be held in yards on the site.²⁹ Wilson's daughter recalls a now missing section of the abattoir building where slaughtered sheep were hung up and washed down. A drain carrying the water from the slaughter yards ran down to 'where there was an old chap that used to grow vegetables there'.³⁰

'My father was well known for the sausages he made. People used to come from all around the area to buy his sausages. They were known as Dixon's Hopper Sausages, obviously containing kangaroo meat... They were made in the Rockingham shop...behind the Rockingham Hotel on the beach front.'³¹

In 1952, Wilson sold the abattoir site to Raymond Patrick Connolly, a retired farmer of Mundijong,³² who apparently converted the abattoir building into a dairy.³³ Connolly also owned trotters and locals recall him exercising his horses on the beach and in the bush. A circular track, possibly a training track is visible on a 1972 aerial photograph of the site, as well as another structure close to the abattoir which no longer exists. It is not known when this building was constructed, whether it was part of the abattoir or dairy, or if it was used as a stable or for storing hay. Connolly had established stables on the property and during the 1960s and 1970s these were rented or leased to other horse trainers, such as Frank

24 Memorial Book XXII/1546. Memorial registered of an Indenture of Conveyance, 12/5/1947.

25 Memorial Book XXII/969. The history of Location 16, of which Lot 11 is a part, is complex with many different vendors and purchasers of various parts, some of which would become future lots. It can only be assumed that the document relating to Wilson's purchase or entitlement to the land is either missing, or was missed in the title search.

26 Memorial Book, XX/694. The staff at DOLA were unclear as to what 'quiet possession' referred to in this document.

27 Transcript of interview.

28 *ibid.* Delys Chapman mentioned that her family were not from the same Dixon family that was well known in the district. (Reference: Chapman, D., conversation with Robyn Taylor, 2/3/1999)

29 Regehr, M., conversation with Robyn Taylor, 16/3/1999.

30 Transcript of interview where Delys Chapman recounts her brother's memory of the abattoir.

31 *ibid.*

32 A search through the Memorials book at DOLA did not reveal documentary evidence of Oliver Wilson actually buying the site. It is possible that the reference to the document was missed in the search owing to the complexity of this particular Lot and its history. Crom Wilson and Sydney Dixon apparently had 'a falling out' at some stage which may have precipitated the sale of the abattoir.

33 Conversation with Kingsley (King) Anderson, 8/4/1999. Anderson commented that he believed Connolly had been a dairy farmer and retired to Rockingham where he trained horses.

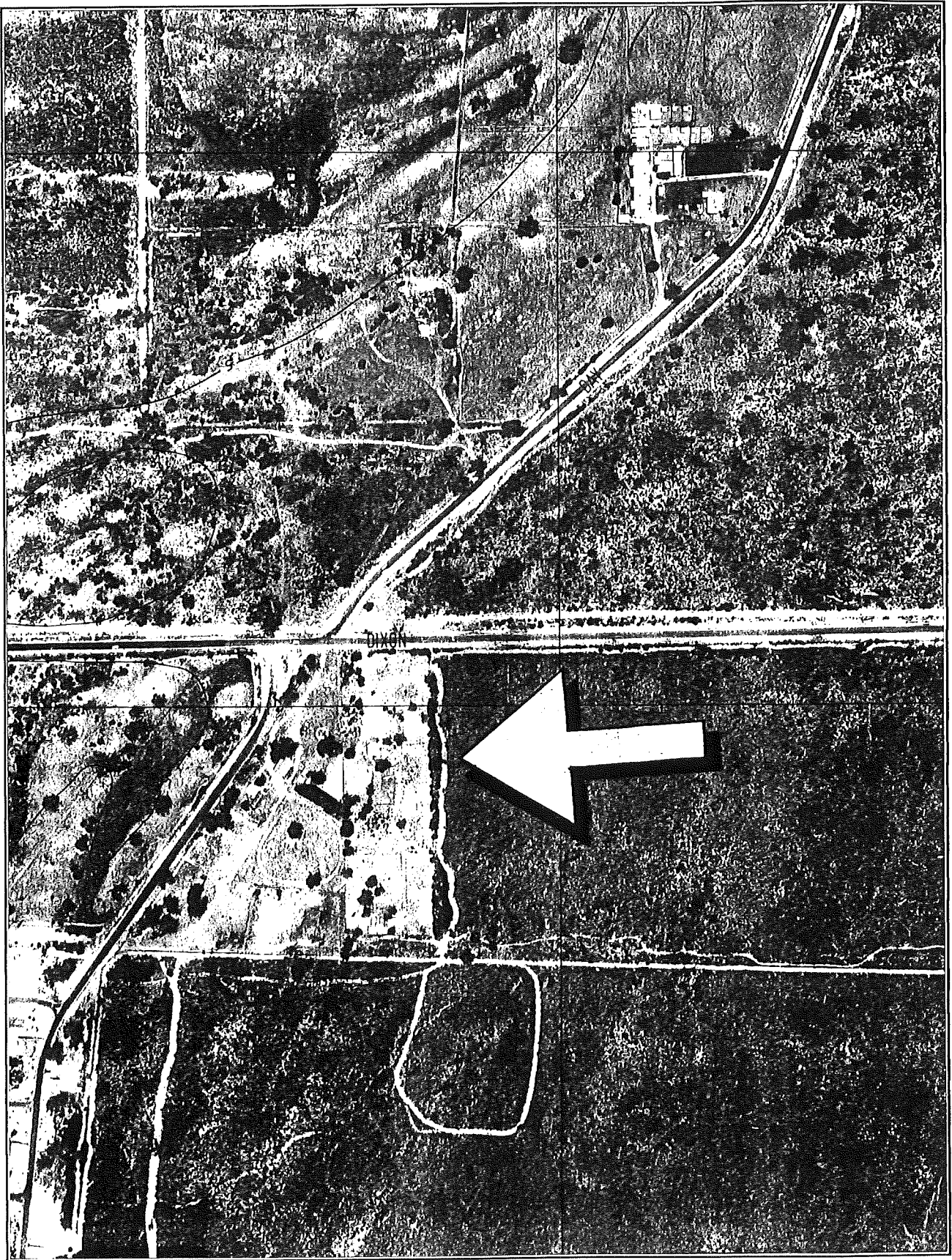


Figure 3.2 Aerial photograph of the site taken in 1972, showing the extent of development for Connolly's equestrian centre.

DOLA

Madigan and Kingsley 'King' Anderson who managed the horses his father left to his mother, Mrs Eve Anderson. According to Mrs Anderson, Connolly had the top north-west corner along Day and Dixon Roads, Madigan the north-east corner, the Andersons used the south-west corner below Connolly, and Alan Martin the south-east corner, next to the Andersons and below Madigan. Martin was there for only a very short time. The Andersons had five sheds and planted trees or large shrubs on the site. According to a neighbour, Mrs Mavis Pike who also owns race horses nearby, 'It's a good area for horses because you can do both bush and beach work with them.'³⁴ King Anderson recalls that Connolly had established a lucerne patch outside the abattoir, which he believes may have also been used for storing hay. There were bores and pumps for water, and near the corner of Dixon and Day Roads a small caretaker's cottage. The caretaker 'looked after the place and kept an eye out for things, there were good horses there and very big money involved.' The Andersons eventually sold their horses in 1974-75.

The stables, along with many other settlers' cottages and structures in the district, were the subject of Baldivis artist Henry McLaughlin who sold a painting of the stables to Connolly in c.1972-3.³⁵

In 1971, Connolly sold a portion of Location 16, not including Lot 11, to Rockingham Park Pty Ltd, who in turn sold the land to the Shire of Rockingham in that same year.³⁶ Then in 1976, Connolly agreed to a conveyance to have Lot 11 sold to the Metropolitan Region Planning Authority at some future date.³⁷ Following his death on September 28, 1978, a Deed of Conveyance was made between the executor of his Will, Peter Raymond Connolly and the MRPA.³⁸

Over the years the site has been cleared of all structures apart from the former abattoir building. The site is currently vested in CALM and a protective fence has been erected around the building.

3.1.5 Summarised Chronology of Major Events

- 1830 Early settlers in Rockingham area, possibly in the vicinity of East Rockingham.³⁹
- 1842 Location 16 Cockburn Sound, transferred from Thomas Peel to Seymour Goldsmith Meares and others.
- 1846-7 Area around Safety Bay surveyed by Surveyor-General John Septimus Roe, and a future town (Rockingham) mapped out in the Mangles Bay area with lots declared for sale.⁴⁰
- 1872 Indenture of Conveyance made 30 October 1872 between Colonization Assurance Corp., Rockingham Jarrah Co Ltd and William Wanliss.⁴¹ This conveyance refers to Location 16.
- 1887 February. Colonization Assoc. Corp. sells land to brothers James Bell (publican) and John Bell (farmer) as tenants in common. James Bell to have sole use as absolute owner.

³⁴ Pike, M., conversation with Robyn Taylor, 6/4/1999.

³⁵ McLaughlin, H., conversation with Robyn Taylor, 29/3/1999.

³⁶ Memorial Books XXVII/128, and XXVII/153.

³⁷ Memorial Book XXVII/587.

³⁸ Memorial Book XXVII/903, Deed of Conveyance dated 4/5/ 1979.

³⁹ Fall, V.G., *op.cit.*, p.14.

⁴⁰ *ibid*, p.15.

⁴¹ Department of Land Management - Memorials Index to Country Lands: Cockburn Sound. This information was found in other Memorials for Location 16. In these documents Wanliss is spelt Wandliss.

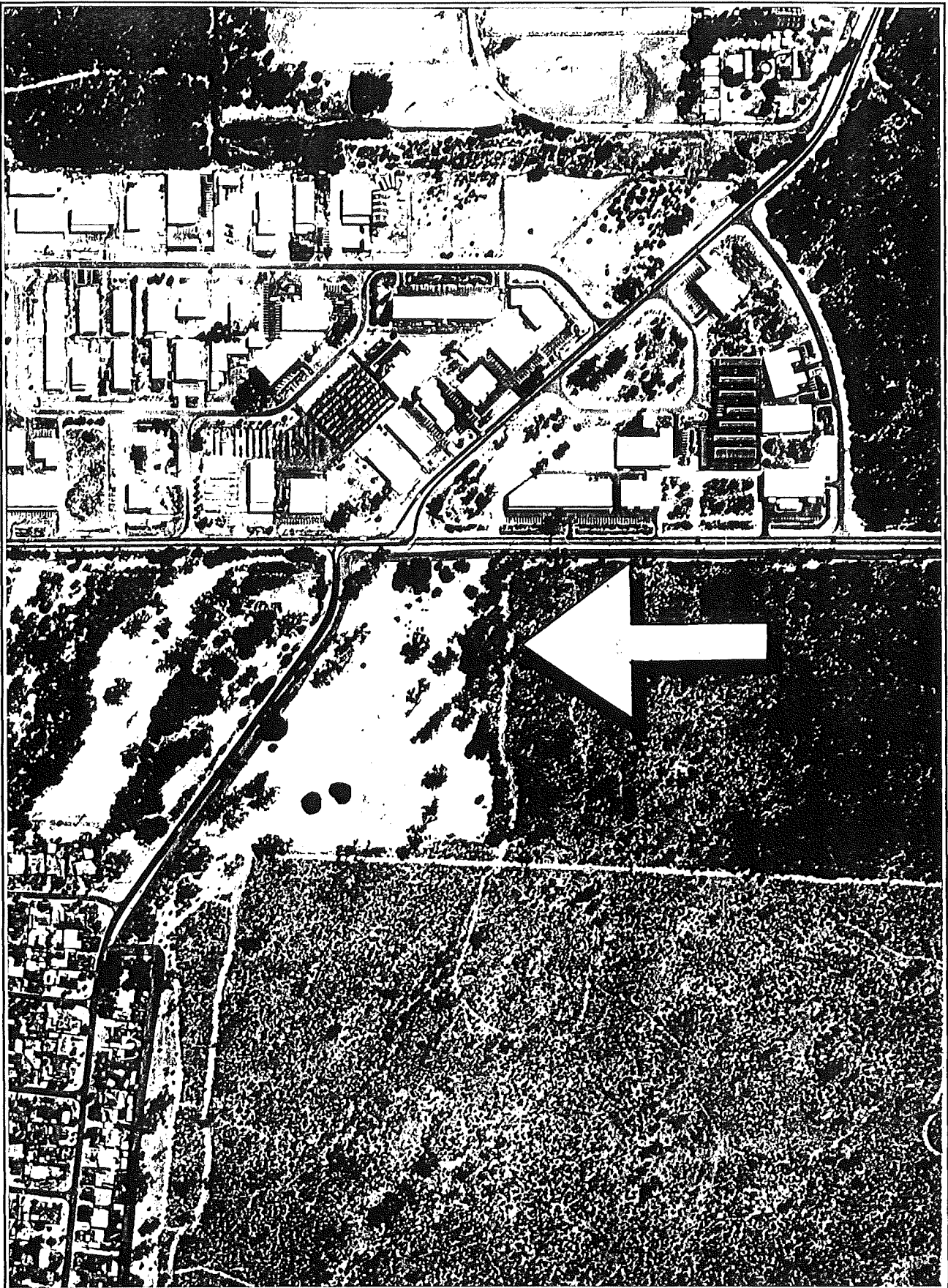


Figure 3.3 Aerial photograph of the site taken in 1997, showing the site cleared of all structures except the old abattoir building.

DOLA

1927 James Bell dies, 2nd December 1927.

1930 R. R. & E. J. Bell sell land to J. C. F. Chalwell (a bread carter). 1940 Oliver (Crom) Wilson arrives with his family. Operates two butcher shops in partnership with Sydney Dixon. One butcher shop on the Rockingham waterfront, the other in Safety Bay.⁴²

1940s (Between 1942 and 1945) Oliver 'Crom' Wilson and Sydney Dixon build the abattoir on Lot 11.⁴³

1947 Oliver Wilson sells land to J. C. F. Chalwell including future Lot 11.

The abattoir may have been converted for use as a dairy.⁴⁴

1952 Wilson sells land to Raymond Patrick Connolly, a farmer of Mundijong.

1952- Connolly may have used the abattoir as a dairy for a time.

Connolly trains horses for trotting and stables are erected.

Various people, such as Frank Madigan, King Anderson, and for a short time Alan Martin, also kept racing horses there. A caretaker's cottage also on site, near corner of Dixon and Day Roads.

The abattoir building is used by Connolly for storing feed.

1971 Connolly sells portion of Loc. 16, not including Lot 11, to Rockingham Park Pty Ltd, they sell to Shire of Rockingham in that year.

1976 Conveyance from Raymond P. Connolly agreeing to sell land to MRPA. Connolly dies September 28, 1978.

1979 Peter Raymond Connolly, Executor, sells Loc.16, Lot 11 to MRPA.

1980-99 Land vested in CALM as part of the Government's strategic plan for the area.

The site is cleared of all structures apart from the former abattoir building.

⁴² Transcript of interview between Delys Chapman, daughter of Sydney Dixon, and Trevor Laurance. (undated)

⁴³ A search through the Memorials book at DOLA did not reveal documentary evidence of Oliver Wilson actually buying the site. It is possible that the reference to the document was missed in the search owing to the complexity of this particular Lot and its history.

⁴⁴ Anderson, E., conversation with Robyn Taylor, 8/4/1999.



Figure 3.4 (Photograph side mounted) View to the former abattoir from the intersection of Dixon and Day Roads.

Palassis Architects, 15/9/1998



Figure 3.5 View of the old abattoir and adjacent tuart tree, looking south.

Ian Boersma, -7/1997

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3.2 PHYSICAL EVIDENCE

3.2.1 Introduction

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

3.2.2 General Description of the Site and its Context

The old abattoir is located south of the intersection of Day and Dixon Roads in Hillman, an eastern suburb of Rockingham. Its immediate setting is one of cleared pasture land supporting a number of mature Tuarts, bordered to the east and south by natural bushland. The bushland is part of a Crown Reserve containing Lake Cooloongup in the northern part and Lake Walyungup in the south, and is in the temporary custody of the Department of Conservation and Land Management. The greater portion of the two lakes is permanently inundated, with seasonal dry areas of the lake bed forming a salt pan. Fringing the lakes are areas containing stromatolitic formations that are considered to be several thousand years old. The lakes and surrounding bushland are habitat for over 73 species of birds; several types of fish; and other wildlife, including brush wallabies, long necked tortoise, tiger snakes, and the rare and endangered southern brown bandicoot. Dense tuart forest occupies an area at the north-western extremity of the reserve, in an area bounded by Dixon and Mandurah Roads. A picnic area with vehicular access from Dixon Road has been established in this area, and pathways are planned to provide visitors with the opportunity to walk along the northern and eastern sides of Lake Cooloongup. Another entry node is planned for the western side of Lake Cooloongup, near the termination of Elanora Drive.

An old railway alignment extends across the northern part of the Lake Cooloongup Reserve, and coincides with the interface of bush and cleared pasture at the southern end of the abattoir site. It also forms the southern boundary of a strip of undeveloped land immediately west of the abattoir site which extends west to Ennis Avenue and north to Dixon Road. Calume Street runs parallel to the old railway alignment between Day Road and Ennis Avenue on the south side.

This area of undeveloped land forms a buffer between the residential area of Hillman and the Rockingham light industrial area that extends along the northern side of Dixon Road. Vegetation in this area is similar to that found on the abattoir site, and from the air the abattoir site appears to be a continuation of this strip. Grazing has cleared much of the understorey growth, and stands of mature tuarts occur in lower lying patches of land. The greater part of this area is undulating, but the western end, which is mainly cleared pasture supporting acacia scrub, is relatively level. Plans for the future of this area involve its inclusion in the Rockingham Regional Campus of Murdoch University and TAFE. A masterplan for the site indicates that significant areas of vegetation will be conserved and that building work in the area will be very limited. A pathway for pedestrians and cyclists, extending from the city



Figure 3.6 View of the former abattoir, looking west.

Palassis Architects, 15/9/1998



Figure 3.7 South-east facing elevation of the former abattoir.

Palassis Architects, 15/9/1998

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centre to Lake Cooloongup, will meander through the site, crossing Day Road at the south-western corner of the abattoir site. Conserved bushland is intended to form an on-campus living laboratory.

Dixon Road is a major transport artery, and is likely to be upgraded from its present dual carriageway status to four lanes divided by a median strip, and a service road on the north side to cater for movement of local traffic. Both the north and south branches of Day Road are distributor roads, the northern branch carrying a greater volume of the traffic than the southern branch. Although most industrial sites facing onto Dixon Road have been developed, land further north is yet to be developed for industry, some of which will be heavy industry.

Besides the pattern of clearing on the abattoir site, there are few features to indicate former land use. The cleared areas of the site support mixed grasses and herbs, including a high proportion of environmental weeds. A number of trees on the site are introduced species, including a grapevine supported by the remnants of a trellis (see Figure 2.3). No fences exist on the site besides those on the Dixon and Day Road boundaries.⁴⁵ Besides the abattoir building, which is the focus of this report, there is no physical evidence of other building structures which may have stood on the site.

3.2.3 The Abattoir Building

The old abattoir is a limestone masonry structure with a concrete floor and hardwood roof structure clad in Marseille pattern clay tiles. The building is rectangular in plan, its external walls measuring 14.7 x 4.9 metres, and is oriented with its long axis parallel to Day Road, (running from south-west to north east). Abutting the building on the south-east side is a concrete slab, 5.28 metres wide, which extends along the length of the building.

The roof is pitched at 25° with the ridge running along the length of the building, the eaves overhanging by approximately 1.3 metres. Both gables are flush with the masonry work, and lined with unpainted Jarrah weatherboard. Roof tiles bear the maker's mark of H.L.Brisbane (Bristile), and are fixed to the battens by wire. Approximately half of the tiles are damaged or missing. Roof battens and rafters appear to generally be in sound condition.

Walls of the building are constructed of a vuggy lacustrine limestone,⁴⁶ faced and roughly squared for the north-west, north-east and south-east elevations. There are three sections of wall on the south-east side that appear to have been openings originally, and these are infilled with stone of a more irregular form.

The south-west elevation is also constructed with stone of irregular form. Corner stones of the south-west elevation have been left protruding as keys for an extension that has never been realised.

⁴⁵ A cyclone mesh fence was erected around the building in November or December 1998, with twin gates in the north-west side. A painted sheetmetal sign on the fence, erected by CALM, is worded: "DANGEROUS STRUCTURES. Structures within this site are unsafe. For your safety this site will be closed until further notice. Do not enter." A wooden sign within the fenced area, on the south-west side of the abattoir, was installed some years ago and is worded: "possible heritage site - please do not destroy."

⁴⁶ A marl type limestone formed as a sediment in the bed of coastal lakes. Examples of the stone found between Jandakot and Mandurah have an unusual textural quality that is probably best described as network of fine holes or chambers (which geologists refer to as "vugs"). At East Rockingham the stone occurs as a crust of roughly consistent thickness, averaging 300mm, and when excavated the stone is generally soft enough to be chopped into blocks for building purposes.



Figure 3.8 North-east facing elevation.

Palassis Architects, 15/9/1998



Figure 3.9 South-west facing elevation.

Palassis Architects, 20/1/1999

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Figure 3.10 Close-up of the south-east elevation, showing the projecting key stones at the south-west end of the building, and also a line of indentations in the wall at approximately 0.55 metres above the floor level that is possibly evidence of a structure that formerly abutted this wall.

Palassis Architects, 15/9/1998

Terracotta vents occur at regular spacings in the walls, just above floor height. Within the building all walls have a smooth cement render finish.

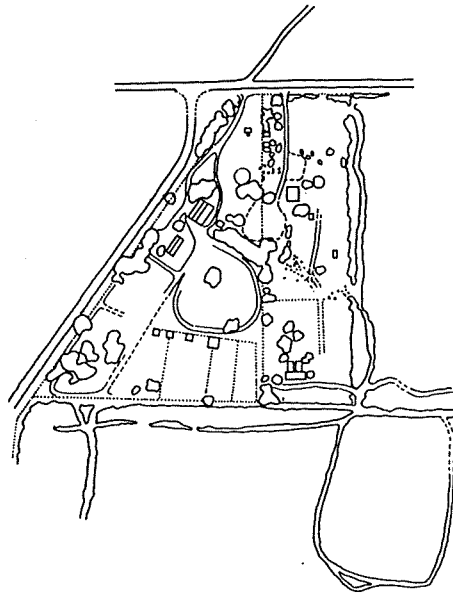
Access into the building is through doors located midway along the north-west and south-east elevations. The north-west doorway is the larger of the two, the opening measuring 2.27 x 1.11 metres. The other doorway opening measures 1.82 x 0.765 metres.

Whereas the height of the end walls from floor to the underside of the wall plate is 3.5 metres, the greater part of both side walls is only 1.82 metres high and surmounted by open timber framing. Spacing of the vertical framing members corresponds to that of the rafters above, and the wall plate defines the upper limit of the framing. A member of the same dimensions as the wall plate forms the sill atop the wall. The north-east elevation features a small square window, and two small rectangular windows with a single vertical division occur in the south-west elevation.

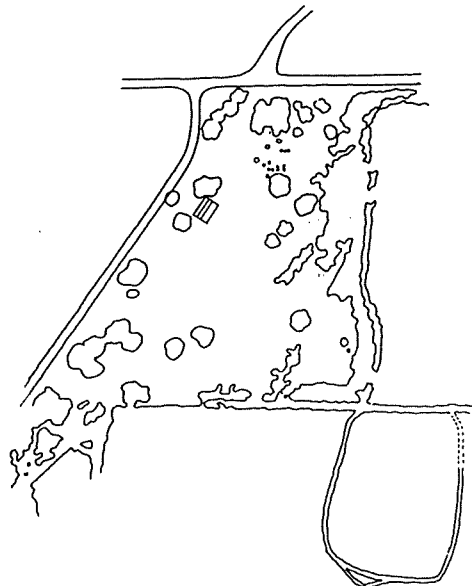
Internally, the building has been divided into three rooms, a large central space with a smaller rooms at either end. The dividing walls are the same height as the external side walls and similarly surmounted by open timber framing. Door openings are centrally positioned in these two walls. In the east corner of the north-west room, a nib wall defines a square space with a raised floor. The dimensions of this space are similar to those of a shower recess. The building does not appear to have had a ceiling. The roof space contains a steel gantry, centrally positioned in relation to the breadth of the building and extending the full length of the building.



1942



1972



1997

Figure 4.1 Three plan drawings showing development on the site in 1942, 1972 and 1997.

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4.0 ANALYSIS OF THE DOCUMENTARY AND PHYSICAL EVIDENCE

4.1 INTRODUCTION

In this section the evidence previously presented is compared and discussed with a view to providing a basis for the Statement of Cultural Heritage Significance.

4.2 SEQUENCE OF DEVELOPMENT OF THE PLACE

The history of physical change on the abattoir site is documented by aerial photographs, written and oral accounts of the place, and by the extant physical fabric. From a comparison of the available evidence, the history of the site's development can be summarised as follows:

c.1943 Abattoir building erected on a site that was covered with bush, although the understorey may have been thinned by grazing and possibly cleared in parts for the cultivation of vegetables.

c.1947 The building is no longer used for slaughtering.

1952 The place is sold to Raymond Connolly, who initially used the abattoir building as a dairy. He later developed the property as an equestrian centre specialising in trotters.

1979 Upon the death of Raymond Connolly the property is sold to the MRPA. Thereafter all structures and fences on the site, except the limestone part of the old abattoir building and the boundary fences, are removed.

1998 Cyclone fence erected around the old abattoir by CALM.

Aerial photographs of the site provide an indication of the extent of development on the site over the years, with no discernible development evident in 1942; considerable development and of a type that is consistent with equestrian centres, in 1972; and cleared land with only one structure evident in 1997. Figure 4.1 illustrates the changes documented by these photographs.

At the time of compiling this report there is no documentation available to provide further insight into changes that may have occurred to the abattoir and site. There is evidence of alterations to the masonry on the north-east wall of the abattoir, but the intent of this work and the date when it was carried out is not known.

4.3 COMPARATIVE ANALYSIS

It appears that little research has been carried out on the operation and architecture of abattoirs in Western Australia, and few examples of old abattoirs are known to exist. A search of the heritage Council's database provided a list of thirteen places within the state that were listed under the field "abattoir". Many of these places are only sites without extant buildings, and those that comprised buildings had little in common with the Rockingham abattoir in terms of the scale or period of operation.



Figure 4.2 Pair of meat-houses on the Telyarup property, Gnowangerup. The scale rod in the photograph is marked at 100mm intervals.

Ian Boersma, 20/7/1994

Photographs of the Donkey Meat Factory in the Shire of Derby / West Kimberley; the Wyndham Freezing Canning and Export Works; Midland Abattoir; and Robb Jetty Abattoir were checked in making this assessment. It is certain that other small scale abattoirs existed during the 1940s, and in all likelihood the infrastructure of some of these places would still be extant.

A pair of buildings of a similar use type and physical form have been located on the farm known as Telyarup, near Gnowangerup.⁴⁷ The farm was largely developed in the first decades of the 20th Century, and the buildings alluded to were originally used as meat-houses for dressing and hanging sheep carcasses. The meat-houses have concrete floors and shoulder high walls constructed of brick, 17 courses from the floor. The upper portion of the walls are constructed of open timber framing with fly wire fixed on the outside, and the structure is covered with a pitched roof of corrugated iron. Both buildings are of an identical design.

Apparently, in the days before refrigerators were invented, it was common practice for most farms in the area to have a meat-house. The number of sheep required to feed the farm household, including farm labourers, would be killed on Friday and hung in the meat-house overnight to set. A calico bag would cover the carcass, and the area around the opening of the bag sprinkled with pepper to keep the blowflies out. Typically, the liver would be eaten on Saturday and a leg used as a Sunday roast.

⁴⁷ Heritage Council of Western Australia place number P3417. Assessment documentation has been prepared for this place.

Portions containing large amounts of bone would be eaten first because they would go bad sooner than straight meat, and so the neck would generally be used for a casserole on Monday. It seems that often only the legs would be left hanging in the meat-house for any length of time. Slaughtering was avoided if there was thunder in the air, as meat would quickly deteriorate in humid weather. At Telyarup, the number of household staff and farm labourers employed in the early years would probably account for the presence of two meat-houses of a substantial size.⁴⁸

The masonry work of the old abattoir at Rockingham could also be compared to a number of places around the state. The vuggy lacustrine limestone employed in the building's construction is, however, unusual and the only buildings known to have been constructed of that material are in the Cockburn Sound region, between Jandakot and Rockingham. The oldest and most refined examples of construction using this stone are found in East Rockingham.

4.4 UNRESOLVED ISSUES RELATING TO THE DEVELOPMENT OF THE PLACE

Because of the limited success in obtaining information regarding the set-up and operation of the abattoir and later stables, it has not been possible to establish in any detail what fabric has been removed from the site, and how the extant building functioned in relation to slaughtering operations. Chronological detail, such as the length of time that the place served the different functions of abattoir, dairy, and stables, has not been accurately determined.

⁴⁸ Regan, K., (former resident of Glengarry), conversation with Ian Boersma, 12/4/1999.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Introduction

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

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

5.2 Aesthetic Value

The old abattoir is constructed of local stone and other materials that with several decades of weathering have acquired a patina of even, earthy tones which relate harmoniously with the natural environment. Vegetation on the site has returned to a semi-wild state, erasing the harsher marks of human activity on the site. The original pattern of clearing has, however, been retained, permitting a more extended view of the site than would be possible in a more heavily wooded site. As a visual composition, the rustic building in its rural landscape setting with gnarled old trees and few modern intrusions is appealing to western sentiments. Although claims relating to the picturesque qualities of a place are necessarily subjective, in this case the claim's validity is supported by the fact that at different times the old abattoir has been selected by local artists as a subject for drawing. (Criterion 1.1)

Located on the intersection of two major roads in the East Rockingham area, and in a setting that contrasts starkly with the surrounding residential and industrial development, the old abattoir is a landmark building of some local prominence. (Criterion 1.3)

The place also has considerable significance as a key component of a clearly definable precinct containing cultural and natural heritage sites. The old abattoir one of the southernmost of places identified as being of cultural heritage significance in the East Rockingham area, and one that has the potential to be the least affected by future urban development. The close proximity of Lake Cooloongup further enhances the setting of the place. (Criterion 1.4)

5.3 Historic Value

The abattoir and its site is of historic interest because of its role and function in the provision of fresh meat to the local population during the years of the Second World War. The place is, furthermore, associated with stabling and training of horses from the 1950s through to the 1970s, an activity of some importance to the history of the district from the Second World War to the present time. (Criterion 2.2)

At a more theoretical level, the architecture of the abattoir could be interpreted as documenting Western Australian society's transition from pre-industrial to industrial processes in construction and food

preparation. The techniques used in the abattoir's construction derive largely from vernacular traditions, which by the 1940s were in decline: From the 1890s building construction, even in the rural areas of Western Australia, was dominated by the use of mass produced materials that were transported from regional centres, and the employment of specialised trades. Prior to the Second World War, it was common practice in rural areas for individuals to slaughter livestock to satisfy the needs of their household: Specialised slaughterhouses were found only where there was a market for butchered goods, and as such were located near towns or cities. (Criterion 2.2)

Although historically unrelated to the slaughtering and equestrian activities that are primarily associated with the site, the place has a physical connection with the alignment of the old Jarrahdale to Rockingham Railway which defines the site's southern boundary. This railway was the second or third railway constructed in the state, and at the time it was the longest. (Criterion 2.4)

5.4 Scientific Value

The design of the abattoir provides some indication of the processes associated with a small scale slaughtering operation in the early 1940s. The form of the abattoir is, furthermore, unusual in the of Western Australian context and of technical interest as an example of a building form erected in response to the functional requirements of slaughtering as well as other factors such as material constraints and current building practices. (Criterion 3.2)

A degree of significance may be attributed to the abattoir for the stone that was employed in its construction: a vuggy lacustrine limestone. The use of this type of stone for building construction is unusual within the context of Western Australia, although it was commonly employed for building purposes in the East Rockingham area. (Criterion 3.1)

5.5 Social Value

The place is among a number of significant sites in East Rockingham which provide the district with a sense of history and permanence. The importance of these places is heightened by the impending development which is likely to substantially alter the character of the district. (Criterion 4.2)

The place also has value to long term residents and descendants of early Rockingham families to whom the place's past associations are meaningful. Local identities, including Crom Wilson, Sydney Dixon, and Sam Chalwell were closely associated with the place while it operated as a slaughterhouse, and Raymond Connolly was associated with the site it was later used as a stabling complex. (Criterion 4.1)

5.6 Rarity

Evidence of other extant abattoirs is limited, and the only buildings that were found to be comparable to the old abattoir at Rockingham were the meat-houses on the Telyarup property in Gnowangerup. Although it is likely that other similar abattoirs and buildings of a related function exist, no evidence of this nature was found at the time that this report was being prepared. It may, therefore, be concluded that

the old abattoir at Rockingham is possibly the only abattoir of its type in existence in Western Australia, and that few buildings of similar form are known to exist in the state.

5.7 Representativeness

The old abattoir site is representative of a pattern of landscape that was characteristic of East Rockingham but which is now gradually being removed and replaced with residential and industrial development.

5.8 Condition, Integrity, and Authenticity

Condition

The abattoir building has is in a relatively stable condition, deterioration of the fabric being very gradual and until now of little consequence. Approximately half of the roof cladding is missing, and this has resulted in the weathering of the roof timbers and window framing. Termites have damaged select timbers, but have not impaired the structural integrity of the building. Some areas of fretting masonry exist, but apart from one small area of wall the masonry is in a sound state. The internal walls have been marked with graffiti, most of which could easily be removed, but the recent erection of a perimeter fence is likely to prevent further activity of this kind. A sign identifies the place as a possible heritage site, and this may have assisted in encouraging visitors to the site to behave responsibly with regard to the building fabric.

Integrity

Documentary evidence illustrating the original form and context of the old abattoir is limited and, aside from the old abattoir building, there is little extant infrastructure on the site. The building may be relatively intact, but without further evidence this is difficult to verify. Extant building fabric is able to demonstrate aspects of the place's original function, and in that way the historical value derived from its use as an abattoir is sustainable.

Authenticity

It is apparent that few changes have occurred to the site since the place was cleared of the infrastructure relating to Connolly's stables. In relation to the state of the place prior to this, the present appearance of the site has little authenticity.

The extant building fabric is considered to possess a high degree of authenticity. No obvious modifications have been made to the extant building fabric since the place was used as an abattoir. It was noted that two sections of masonry on the north-east side are laid differently from the greater part of the building, but these are likely to have been the product of alterations made at an early stage in the building's history. The interior fabric, including rendered walls and overhead gantry, appears to be largely unaltered.

6.0 STATEMENT OF SIGNIFICANCE

The old abattoir, a limestone masonry structure with a concrete floor and hardwood roof structure clad in Marseille pattern clay tiles, together with its setting of cleared pasture land and mature Tuarts, has cultural heritage significance for the following reasons:

the place has aesthetic appeal as a visual composition, comprising a rustic building within a rural landscape setting with large established trees;

the building is a landmark of some local prominence;

the place is a key component of a clearly definable precinct containing cultural and natural heritage sites;

the place is among a number of sites in East Rockingham which provide the district with a sense of history and permanence;

the place has historic value, primarily for its role in the provision of fresh meat to the local population during the World War Two but also for its later connection to equestrian activities that were a dominant activity in the most recent phase of the district's history;

the design of the abattoir provides some indication of the processes associated with a small scale slaughtering operation dating to the 1940s;

the architecture of the abattoir documents Western Australian society's transition from pre-industrial to industrial processes in construction and food preparation;

the place has a physical connection to the alignment of the old Jarrahdale-Rockingham Railway which was one of the earliest railways constructed in Western Australia; and,

the abattoir is a rare building, no abattoirs of similar age or scale are known to exist in the state.

Apart from the cyclone mesh fence recently erected around the building's perimeter, the site contains no cultural fabric that is deemed to be intrusive to the character of the place.

On the basis of this assessment, the old abattoir is deemed to be a place of 'considerable' local significance, and a place of "some" significance within the state context. ⁴⁹

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Based on the four tier scale used to describe the relative significance of places as outlined by James Semple Kerr in *The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance*, National Trust of Australia, 1996, p.19. The four tiers are: exceptional, considerable, some and little. Intrusive is also used as a fifth category to describe fabric that is not considered to contribute to, and in fact detracts from, the place's cultural significance.

Definitions

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

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

7.0 CONSERVATION POLICY

7.1 INTRODUCTION

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

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

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

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

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

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

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

- recognition and protection of the place's significant qualities, particularly the distinctive character of the abattoir building and the aesthetic merit of the surrounding landscape;
- the actions that are required to conserve the existing building fabric to a stable and useable condition;
- the intention of the custodian to establish within the building an interpretive centre catering for the natural and cultural heritage of the area;
- the proposal to relocate certain local historic buildings to the abattoir site;
- the manner in which services may be introduced into the building, and amenities such as carparking, pathways and toilets introduced to the site; and,
- development proposals for adjacent land that are likely to have an impact on the character and development of the abattoir site.

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

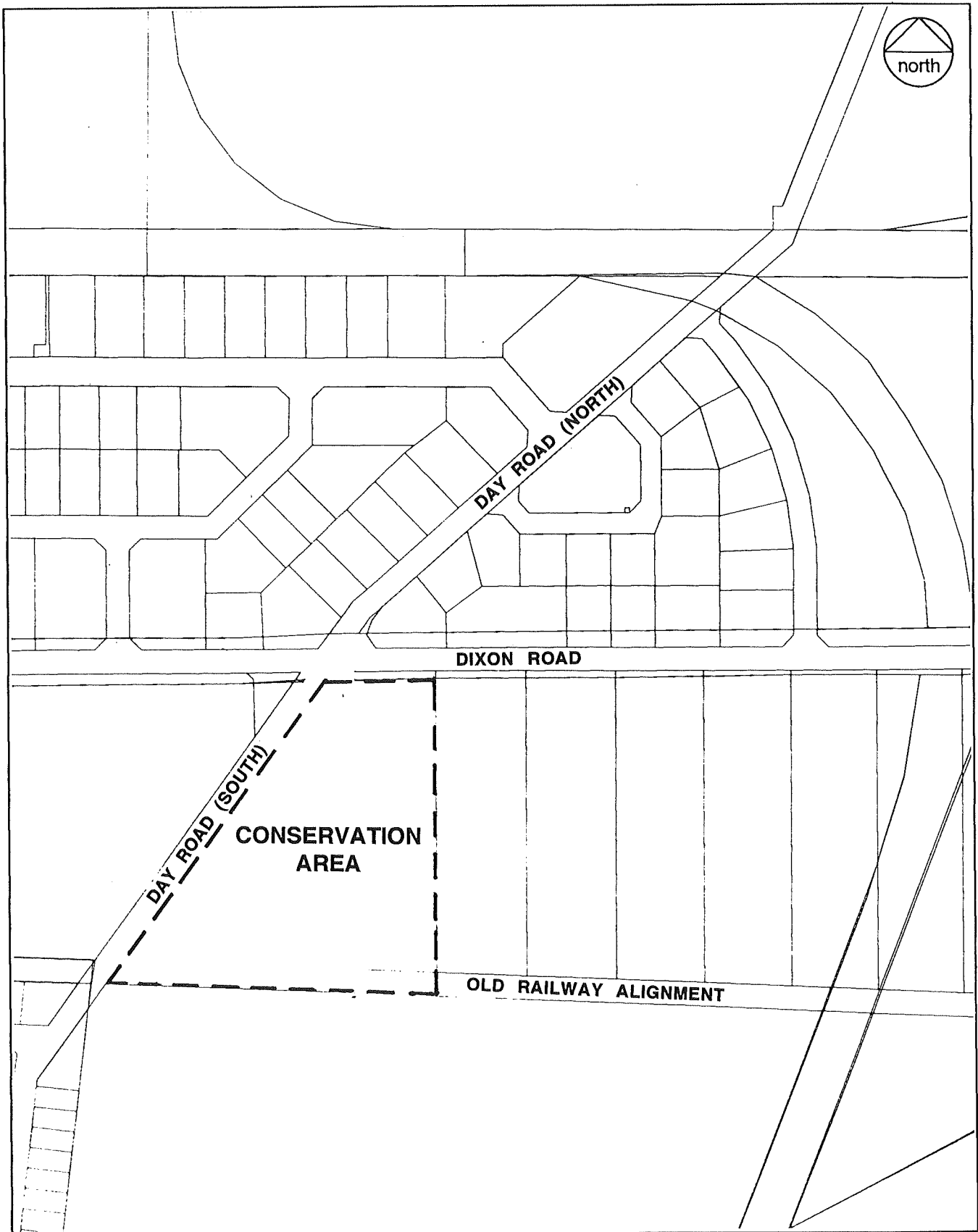


Figure 7.2 Map showing the recommended curtilage of the abattoir site.

City of Rockingham / Palassis Architects

7.2 GENERAL POLICIES

7.2.1 Definition of Place

At the time of compiling this Conservation Plan, the area of land that the City of Rockingham sought custody of in relation to the old abattoir consisted of the eastern part of Lot 11. The findings of this study indicate that the entire area of cleared land around the abattoir contributes towards the place's significance, and that Lot 11 is only part of this area.

Policy 1 Definition of place

The place is defined as the natural and cultural features, inclusive of any portable artefacts, contained within the perimeter outline shown in Figure 7.2.

7.2.2 Role of the Conservation Plan in Preserving the Place's Significant Qualities

This conservation plan is to be the principal guiding document for the place's conservation. The effectiveness of the document in ensuring the future care of the place is dependant upon the policies contained within it being adopted and actioned as required. It would be helpful to gain support for the place's conservation from the community and user groups. Individuals within the community are likely to develop a sense of responsibility for the place if they are aware of its meaning and that it is to be preserved for this and future generations.

Policy 2 Role of the conservation plan

The policies recommended in this Conservation Plan should be endorsed by the custodians of the site as a guide for any actions that will impact upon the place.

A copy of the Conservation Plan should be made available to persons employed on the site or otherwise engaged in management or planning activities that have an impact on the place.

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

Policy 3 Review of the conservation plan

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

7.2.3 The Relevance of The Burra Charter

The ICOMOS Burra Charter sets out the principles generally accepted in Australia for the conservation of heritage places. As such it forms an important reference document for the custodians of this place.

Policy 4 Role of the Burra Charter

The planning and execution of conservation works should be guided by the principles and processes set out in the Australia ICOMOS Burra Charter, and be in keeping with the general philosophy embodied in that document.

7.3 OPPORTUNITIES AND CONSTRAINTS

7.3.1 Opportunities Arising From the Significance of the Place

The significance of the old abattoir and its site provides opportunities for cultural and eco tourism. Tourism generally has a positive impact on local economies, and developments attracting tourism to an area may be viewed as being beneficial to the community.

Council and community groups have recognised that the place has potential value as a cultural heritage site, and have considered developing the place as a interpretation centre for the area's cultural and natural heritage. A picnic area has already been established at the northern edge of Lake Cooloongup and draws visitors to the area, and other access points are being planned for the lake. A heritage trail has been established for East Rockingham area, and also for the old Jarrahdale to Rockingham railway alignment which defines the southern boundary of the old abattoir site.

Policy 5 Conservation, including adaptation, of the old abattoir

The old abattoir is recognised as having cultural heritage significance and its sound structural condition provides opportunities for conservation. A precedent for adaptation has been established with the conversion of the place from an abattoir to an equestrian centre, and further sympathetic adaptation to make the place functional would be appropriate.

Policy 6 Recreational and educational use of the site

The cultural and natural heritage values of the site should be recognised as presenting opportunities for the development of the site with the aim of creating a facility for recreational and educational use.

Policy 7 Tourism potential of the site

Development of the site which enhances, rather than detracts from, the significant qualities of the place should be recognised as having the potential to it an attractive destination for tourists.

7.3.2 General Constraints Arising From the Significance of the Place

The Statement of Significance set out in Section 6.0 provides a summary of the attributes which make the place valuable to us and our society. It is the aim of this conservation plan to ensure that the significance of the place is enhanced or maintained, but not lost, by future actions. The following policies have been formulated in order to protect the significance of the place:

Policy 8 Importance of the Statement of Significance

Where works are planned which are likely to affect the physical character of the place, detailed consideration should be given to ensuring that the works do not compromise this significance, but rather retain and enhance it. This intent forms the basis of the policies presented in this document.

Policy 9 The aesthetic value of the landscape

The rural setting of the abattoir, particularly as viewed from the intersection of Day and Dixon Roads, should be protected from visual intrusion. The placement of new structures, fences, plantings or paved area on the site should be planned in such a way as to have a minimal impact on the view to and beyond the old abattoir from the Day & Dixon Road intersection.

Policy 10 The design of the old abattoir building

The extant fabric of the abattoir building should be conserved in such a way as to reveal the particular features of the building's design that relate to its original function as an abattoir, including the open timber framing on the sides, the cement rendered interior walls and concrete floors, and the gantry in the roof space.

Policy 11 Relationship of the place to cultural and natural heritage sites

In the event that the old abattoir site is opened to the public, the relationship of the site to the alignment of the old Jarrahdale to Rockingham railway and Lake Cooloongup should be enhanced by the introduction of walk trails and interpretation which make these sites accessible and understandable to visitors. The close proximity and historical connection of the old abattoir to other sites of cultural heritage significance in the area should also be made clear to visitors.

7.3.3 Statutory Constraints Arising From the Significance of the Place

The old abattoir site is not on the Register of National Estate (Australian Heritage Commission). It has been allocated a place number on the database of the Heritage Council of Western Australia, but has not yet been assessed for entry into the Register of Heritage Places. The place has not been classified by the National Trust of Australia (WA). The place has been included in the City of Rockingham's Municipal Heritage inventory.

Listing on the Register of the National Estate has no practical implications for places other than those that are Commonwealth property. At the time of preparing this report, the old abattoir site was owned by the State Government, being vested in the Minister for Works and managed by the Department of Conservation and Land Management.

Sites that have been entered into the Register of Heritage Places are subject to the requirements of the *Heritage of Western Australia Act, 1990*, into which the Register is incorporated. The Act has a mechanism which makes possible the prosecution of persons found damaging registered property, and also outlines a range of incentives that may be offered to owners of registered places in order to assist in undertaking conservation.

Classification is the process adopted by the National Trust of Australia for identifying significant heritage places, but does not have statutory implications.

Inclusion in the local Municipal Heritage Inventory flags the place for detailed consideration by the local authority should it be the subject of any development application.

Policy 12 Entry into the Register of Heritage Places

The old abattoir should be recommended for entry into the Register of Heritage Places.

Policy 13 Assessment of work proposals

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

7.3.4 Other Statutory Constraints

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

Federal or State Legislation relating to standards of building design and construction⁵¹ is generally enforceable at all times. This means that particular components or facilities within a building may require retrospective upgrade to comply to a particular regulation standard. Examples of regulations (deriving from Acts) that may be of relevance to the old abattoir when in the event of adaptive works include, but are not limited to;

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

The Building Code of Australia (BCA) is a document that sets out technical provisions for the design and construction of buildings and other structures throughout Australia. The aims of the document are to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety (including safety from fire), health and amenity in buildings for the benefit of the general community. The BCA is given legal effect by building regulatory legislation in each State and Territory.⁵² In Western Australia the BCA has been adopted in the Building Regulations 1989, Section 5. Buildings erected prior to the enforcement of current BCA standards are not normally subject to a retrospective application of these regulation standards unless new building works are being carried out.⁵³

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

Policy 14 Compliance with regulations

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

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

⁵¹ Regulatory legislation dealing with building design and construction has been assembled as the *Compiled Building Regulations - Western Australia*, published by Architectural Computer Systems, Subiaco W.A.

⁵² *Building Code of Australia 1996*, Volume 1, pp.1001-1003.

The *Disability Discrimination Act 1992* and the *Disability Services Act 1993* place municipal authorities under the obligation to ensure that any existing or planned public facility makes provision for disabled members of the public.

Policy 15 Provisions for disabled users

Provisions for disabled users should be included in any proposal for the adaptation of the old abattoir building. Where these provisions involve modifications or additions to the building fabric, they should not impinge the place's significant values.

Most of the existing doorways are of a sufficient width to cater for wheelchair access, and specifications for door hardware and direction of door swings may take into account detailed requirements. Ramps may be constructed of metal or timber so as to cause minimal disturbance of the original building fabric.

7.3.5 Constraints Arising From the Client's Requirements

At the time of preparing this report, the old abattoir site is owned by the State Government, being vested in the Minister for Works and managed by the Department of Conservation and Land Management. A current proposal exists to transfer the tenure and management of the old abattoir site to the City of Rockingham through the Rockingham Regional Lakes Assistance Grants Scheme, although arrangements for vesting or lease of the place have not yet been made.

The City of Rockingham Heritage Advisory Committee has been instrumental in formulating a proposal which involves developing the old abattoir site as an interpretive centre which provides information on the Rockingham Lakes Regional Park as well as aboriginal and cultural heritage. Displays on the area's heritage would be housed in the centre, and the site would serve as a starting point for the area's two established heritage trails and a network of walk trails through the Lake Cooloongup Reserve. The proposal also involves relocating onto the site certain buildings of local cultural heritage significance which for various reasons can no longer remain on their present site. These relocated buildings would form a collection, or "historical village", that could become an attraction in their own right.

In the initial stages it is anticipated that the Interpretation Centre would function as an unattended centre, the set-up of which may be based on the information shelters erected and maintained by the Department of Conservation and Land Management. In time, however, it is anticipated that the centre would operate with staff in attendance.

Policy 16 Introduction of heritage buildings to the site

It should be recognised that the introduction of relocated or reconstructed heritage buildings onto the site has the potential to detract from the site's real history and intrude upon the aesthetic significance of the place.

Buildings of this type that are introduced to the site should be located a sufficient distance away from the old abattoir building so as to disassociate the site's real heritage building from those that are introduced.

In observance of Article 9 of the *Burra Charter*, buildings should only be relocated to the site if there is no alternative remaining for their conservation in-situ or if the building does not have a strong association with its present site. In a similar fashion, no attempt should be made to reconstruct on the site buildings that have been demolished, if their original site remains vacant and the alternative exists to make it available for this purpose.

The individual placement of relocated buildings should aim to reconstruct the building's original setting, including the orientation of the building and the manner in which it relates to other buildings, the street or landscape elements.

7.3.6 Constraints Arising From Long Term Regional Planning

Although the old abattoir site is located within a Metropolitan Region Scheme Reserve designated for parks and recreation, there are a number of developments planned for the area that are likely to have some impact on the place.

The old abattoir site is located in a strategic planning area that has been earmarked for a future passenger railway and expansion of the arterial road system. A reserve dedicated for railways is located approximately 0.5 kms east of the site, crossing Dixon Road on a north-south axis. The reserve is intended for the South West Metropolitan Railway which, according to a recent announcement made by the Department of Transport, should be extended through to Rockingham and in operation by the year 2006.⁵⁴ The impact that this railway is likely to have on the abattoir site will be minimal.

A reserve for a controlled access highway (freeway) cuts through the northern section of the Lake Cooloongup parklands, extending from the intersection of Dixon and Mandurah Roads at the north-eastern corner of the park diagonally down to connect onto Rae Road in Hillman. There is no allocated timeframe for the construction of roadways within this reserve. The likely impact that a controlled access highway within this reserve would have is minimal.

A proposal exists to develop the strip of bushland and open pasture immediately west of the site, between Day Road (south) and Ennis Avenue, as a Living Laboratory for the Rockingham Regional Campus of Murdoch University and TAFE. This proposal will involve the retention of large areas of bushland and will incorporate an east-west cycleway and pedestrian route that is intended to be part of a link between the Lake Cooloongup Reserve (possibly even the Leda residential area) and the Rockingham City Centre. This route is indicated on schematic drawings of the development dated February 1995 as crossing Day Road at the south-western corner of the old abattoir site.

Since November 1998, the Department of Conservation and Land Management has been preparing a draft management plan for the Rockingham Lakes Regional Park. The management plan will zone different areas for conservation, recreation and education, and this will have a bearing on the eventual tenure of these areas.⁵⁵ It is anticipated that the old abattoir site, presently in the custody of CALM, will be zoned for educational use and its tenure held by the City of Rockingham.

Policy 17 Coordination with developments in the area

Any development of the old abattoir site should involve coordination with the agencies involved in developing or conserving adjacent areas of land. It is desirable that a consistent approach be adopted to the planning of amenities and other community infrastructure, and suitable buffers be negotiated where adjacent developments are likely to adversely affect the aesthetic qualities of the site.

⁵⁴ State Government of Western Australia (Department of Transport) advertisement placed in *The West Australian*, Thursday 11 March 1999, p.34.

⁵⁵ James, K., (ERM Mitchell McCotter), conversation with Ian Boersma, 21/1/1999.

7.4 ACTIONS CONSIDERED APPROPRIATE FOR THE SIGNIFICANT FABRIC

It is recognised that, because of the cultural value of the place, a considered approach should be taken in its management and development. The *Burra Charter* (Article 4) recognises that in many cases caring for a culturally significant place will require skills that are beyond the capabilities of the average person, therefore requiring the input of people with expertise in a specialised area of conservation.

Policy 18 Specialist advice

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

In September 1998 an Urgent Works Report was compiled for places in the East Rockingham Heritage Precinct, including the old abattoir. Unless the building is to be subject to a more extensive program of works in the near future, it will be necessary to remedy any defects that could affect the building's long term structural adequacy. Urgent works are, in this case, caused by a lack of maintenance over a long period of time and also human interference of the building fabric. The cyclone fence erected around the site is likely to prevent further incidents of unauthorised interference with the building.

Policy 19 Urgent works

Any failure of building fabric that is likely to cause further damage to the significant building fabric should be remedied as soon as possible. Where damage to significant fabric is likely to occur from the presence of elements that are incompatible with the original building fabric then the incompatible elements should be removed (and if need be, replaced with a compatible substitute).

Policy 20 Conservation of the existing building fabric

The existing fabric of the old abattoir building should be *preserved* except where it has deteriorated to a degree that necessitates replacement, and in such situations the replacement fabric should match the original work as closely as possible. For repairs to damaged fabric, traditional materials and techniques should be employed in preference to modern. The use of modern materials and processes should be limited to cases where it is clear that the use of traditional materials or processes would result in the irreversible damage of significant building fabric, or where the new materials are employed as part of the interpretive strategy for the site and it is demonstrated that their employment is not harmful to the condition of the significant fabric.

Policy 21 Conservation of landscape elements

Mature trees and bushes form an important component of the site and should be conserved with specialist involvement as required. The following procedures should be adopted for the management of trees on the site:

- i) Avoid disturbance of the ground within a radius of 5 metres from the base of native trees and 1 metre from the base of blackboys. Installation of impervious surface treatments, compaction from motor vehicles or pedestrian activity, or ploughing for firebreaks, can harm a tree's capacity to absorb moisture.
- ii) Assist in rejuvenating stressed trees by providing a mulch of decomposed eucalyptus around the tree (150-200mm deep) and watering regularly (a drip system is an efficient means if the site has a ready water source). Competition for ground moisture should be minimised by eradicating any expendable vegetation within a radius of 5 metres of the base of the tree.

- iii) Dead wood in tuart trees should be removed by cutting back to the collar (without cutting into the collar) in order to encourage health and vigour in other parts of the tree. Remove dead leaf material from underneath the live to minimise damage to the blackboy in the event of a fire.
- iv) Eradicate termites from live trees by chemical injection into holes drilled into dead portions of the tree.
- v) Pruning of Brazilian pepper trees should be avoided or very selectively carried out.
- vi) Dead trees are a hazard to public safety but may be retained as habitat trees for native fauna if the trees are found to have hollows. Dead trees that are to be retained should be marked as dangerous or fenced.
- vii) Trees in the road reserve at the north-western corner of the site should be retained and conserved in the same manner as trees on the site.

Policy 22 Scope for adaptation of the old abattoir

Adaptation of the external components of the old abattoir building is generally unacceptable, except for minor adaptation to facilitate access or incorporate services such as ventilation, plumbing or electrical. Every effort should be made to minimise the visual impact that any such adaptation may have, by means of concealment or the use of compact and grouped installations.

The open timber framing which surmounts the masonry wall may be enclosed with solid infill panels if necessary, providing that the transparent appearance of the structure is maintained and the modifications made to achieve the adaptation are discreet and reversible.

Adaptation of the interior spaces of the abattoir is acceptable, however, the following conditions should be observed when planning to physically alter the spaces or fabric of the place:

- i) introduced elements should respect the integrity of the place and the qualities that make it culturally significant. New fabric not intended as reconstruction should be visually distinguishable from the original and reconstructed fabric. Intrusive elements should not be introduced to the building except for temporary purposes.
- ii) No part of the significant building should be removed unless it is necessary to ensure the sustainability of the greater part of the structure and no suitable alternatives by which to achieve the desired outcome are available.
- iii) The installation of counters, display units, shelving or other built-in furniture should be fixed in such a way as to cause minimal disturbance of the original building fabric. The use of wall fixings should be limited.
- iv) Concealment of original fabric such as floors, walls, and the open roof structure, by the introduction of panelling, tiling, paints or other materials, should be avoided where possible. The smooth cement render on the walls and the open timber roof structure are considered essential to the character of the place.

The old abattoir is a small but significant part of a larger site that has the potential to be developed for recreational and educational uses (see Policies 5 & 6). It is recognised that certain types of development could have a detrimental affect on the setting of the abattoir, and that the consideration of the place's significant attributes should form part of the planning process (see Policy 9).

Policy 23 Introduction of new buildings and infrastructure to the site

There is scope for new buildings and other infrastructure to be introduced to the site, however, these elements should only be introduced under the following conditions:

- i) if it can be demonstrated that the functions of the introduced elements are necessary for and consistent with the intended purpose of the site;

- ii) if the intended placement of these elements does not impinge on important vistas to and from the old abattoir building; and,
- ii) if the scale, massing and architectural form of these elements does not detract from or compete with the aesthetic qualities of the old abattoir building.

Most buildings will require periodic maintenance to remain in good condition. Certain types of building fabric will deteriorate rapidly if maintenance is allowed to lapse, resulting in costly remedial works. In a restored state, it is anticipated that the old abattoir will require regular cleaning of gutters, application of preservative oil to the external timber work and ground keeping. Occasional minor masonry and roof tiling repairs may also be required from time to time.

Policy 24 Maintenance

Once the place has been restored or adapted, regular maintenance, informed by cyclical inspection and knowledge of the conservation of the place, should be recognised as the single most important conservation action.

8.0 POLICY IMPLEMENTATION

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

Policy #	Responsibility	Time Program	Action Required
1	City of Rockingham & Ministry of Planning	Presently being determined	City of Rockingham to seek custody of the entire site defined by Figure 7.2
2	City of Rockingham & practitioners involved in conservation works	Ongoing	Persons involved in planning or supervising works on the site should be familiar with the contents of the conservation plan. Copies of the document should be placed in public libraries servicing the Rockingham and Kwinana areas.
3	City of Rockingham	By 2009 A.D.	Assess whether circumstances relating to the custody, management, condition or available knowledge of the place have changed to the extent that it is necessary to revise and update the conservation plan.
4	City of Rockingham & practitioners involved in conservation works	Ongoing	The <i>Burra Charter</i> should be a key reference in determining what is the most appropriate manner in which to approach conservation works.
5, 6 & 7	City of Rockingham	Present time	Recognising the possibilities that the site offers is the first step in planning the development of the site.
8	City of Rockingham & practitioners involved in conservation works	Ongoing	Reference should be made to the Statement of Significance when assessing the compatibility of any work proposal.
9	City of Rockingham & practitioners involved in conservation works	Ongoing	Refer to Figure 8.2 which shows how development may be planned with consideration of important vistas across the site and views from the old abattoir building to the bushland south and east of the site.
10	City of Rockingham & practitioners involved in conservation works	Ongoing	Ensure that alterations or introduced fabric do not conceal evidence of the building's original function. For example, the cement rendered walls should not be hidden by installations such as display boards or cupboards. Open back shelving would, however, be acceptable as it allows the character of the walls to be expressed. See Figure 8.1 for other examples of acceptable adaptation.
11	City of Rockingham & practitioners involved in conservation works	Concurrent with the development of the site.	The involvement of a landscape architect in determining the path of intended walk trails and a graphic artist for the design of interpretive material would be appropriate. Consultation with relevant community groups (eg: local historical society or aboriginal elders) is also recommended in situations where interpretive material relating to cultural heritage is being prepared.
12	City of Rockingham	Upon adoption of this document	Forward a copy of the Conservation Plan to the Heritage Council of WA accompanied by a letter of referral.
13	City of Rockingham	When planning for any development that will affect the place	It may be advantageous to seek comment from the Heritage Council of WA at an early stage in the planning process.
14	Practitioners involved in conservation works	When preparing documentation for new building works or the adaptation of the existing building	Relevant regulations should be observed by the consultants documenting these works, but alternatives should be found where the literal compliance with regulations will compromise the significance of the place.

15	Practitioners involved in conservation works	Ditto	Ditto
16	City of Rockingham & practitioners involved in conservation works	When planning this type of development	The appropriateness of relocating a particular building should be determined by the City of Rockingham, involving specialist advice if necessary, prior to engaging a consultant to prepare documentation for the exercise.
17	City of Rockingham, CALM, MRPA, Murdoch University & TAFE.	Ongoing	City of Rockingham to monitor developments in the vicinity and register interest in any development that is likely to impact upon the site.
18	City of Rockingham	Ongoing	For the various tasks required in conserving the place, the City of Rockingham should engage the services of specialist practitioners experienced in dealing with heritage places of this kind. The services of an Architect will be required in planning the conservation including adaptation of the old abattoir building. The involvement of both an architect and a landscape designer would be appropriate for site planning exercises. The services of a graphic artists may be useful when preparing interpretive material. In the event that deposits of old glassware, pottery, metalwork, bones or other cultural fabric are found on the site, advice should be obtained for an archaeologist.
19	City of Rockingham	Within 12 months	Refer to Urgent Works Report prepared for the City of Rockingham in September 1998. If adaptation or other conservation works are to commence within 12 months, then urgent works may be postponed and included as part of the larger scope of works.
20	City of Rockingham & practitioners involved in conservation works	N/A	An architect experienced in heritage work of this nature should be engaged to prepared the documentation for this project, and to administer the building works contract.
21	City of Rockingham	Commence within 6 months and continue as ongoing maintenance	A qualified arboriculturalist (not tree surgeon) should be engaged to undertake conservation of the trees on the site. Watering of threatened trees and the installation of barriers to prevent damage from vehicles may be undertaken by the City. Contractors engaged to plough firebreaks should be instructed to skirt around the base of native trees.
22 & 23	City of Rockingham & practitioners involved in conservation works	N/A	Refer to implementation of policies 16 & 18.
24	City of Rockingham	Day-to-day & Yearly	Once the building has been conserved it should be subject to regular cleaning and general maintenance including gleaning of gutters and lawn mowing. Inspection and treatment for termites should be carried out annually. An architect should be engaged to carry out an annual inspection of the building(s) to identify any outstanding maintenance issues.

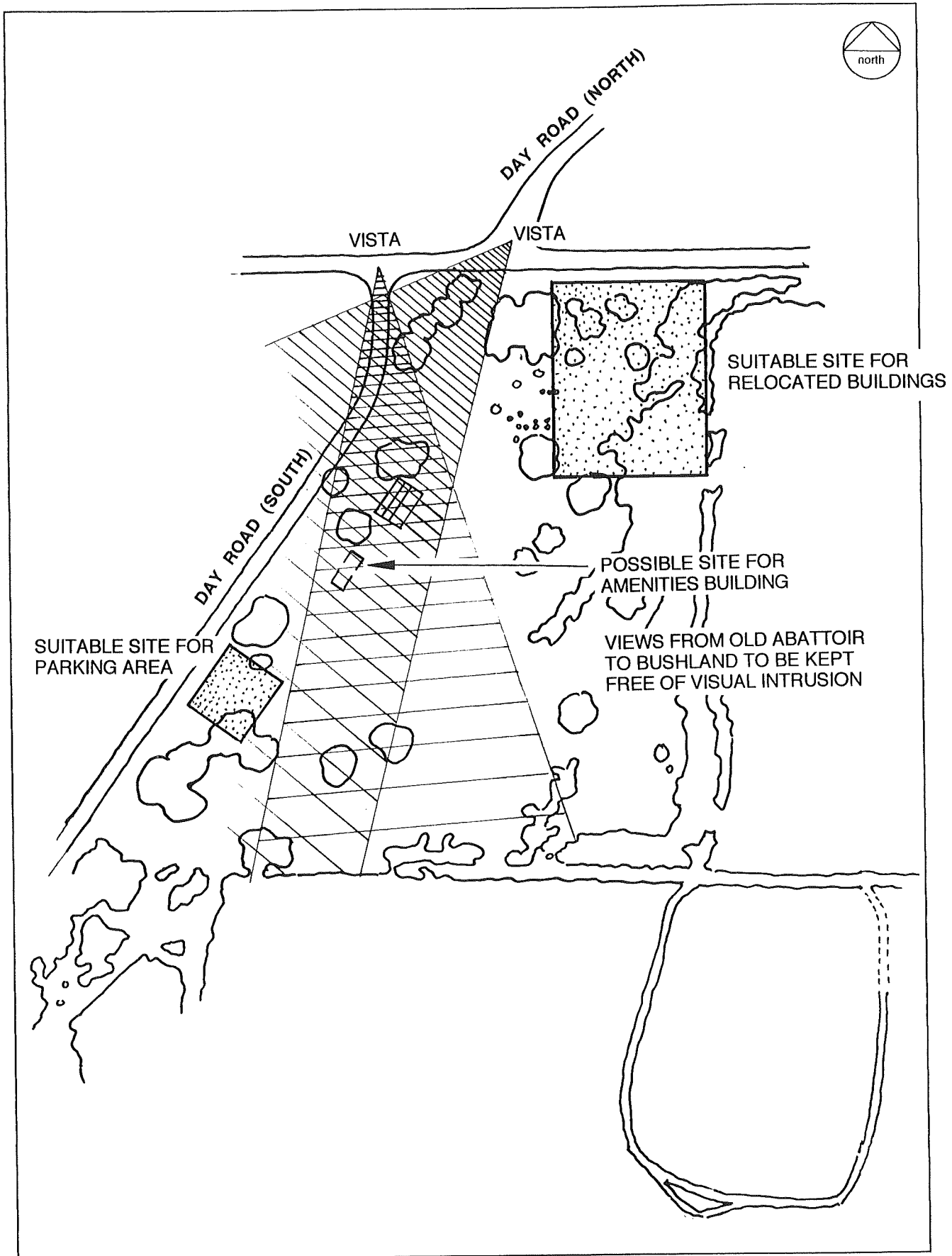
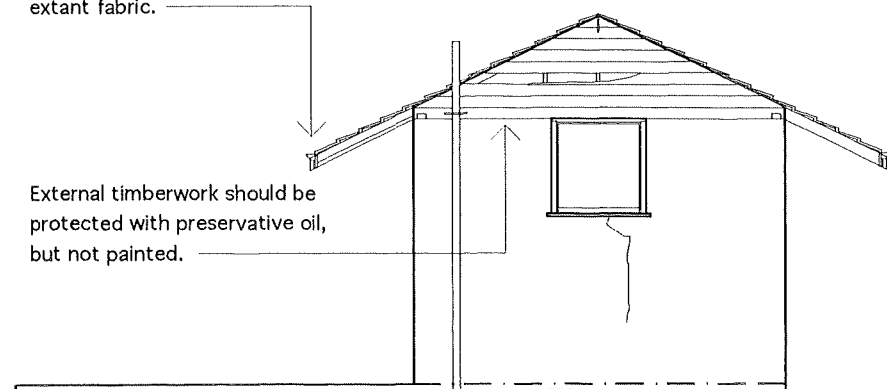


Figure 8.2 Plan showing how development may be planned with consideration for important vistas across the site and views from the old abattoir building.

Palassis Architects

Appropriate gutter section may be determined from extant fabric.

External timberwork should be protected with preservative oil, but not painted.

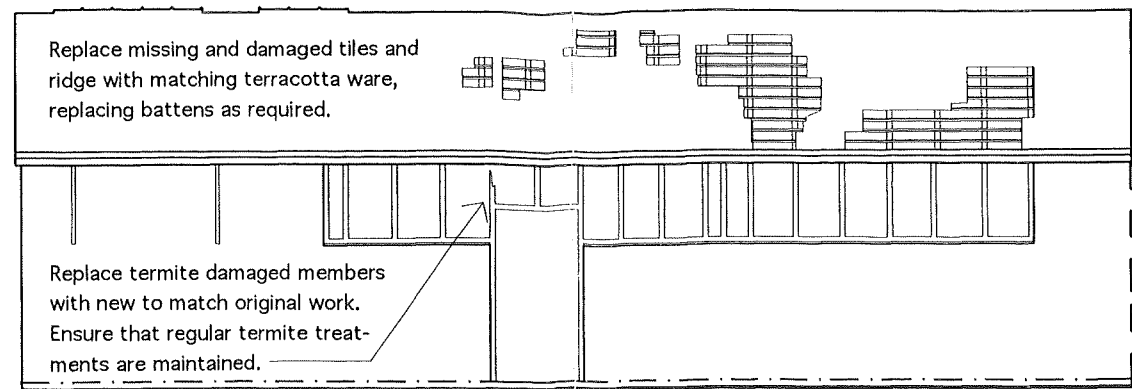


NORTH-EAST ELEVATION

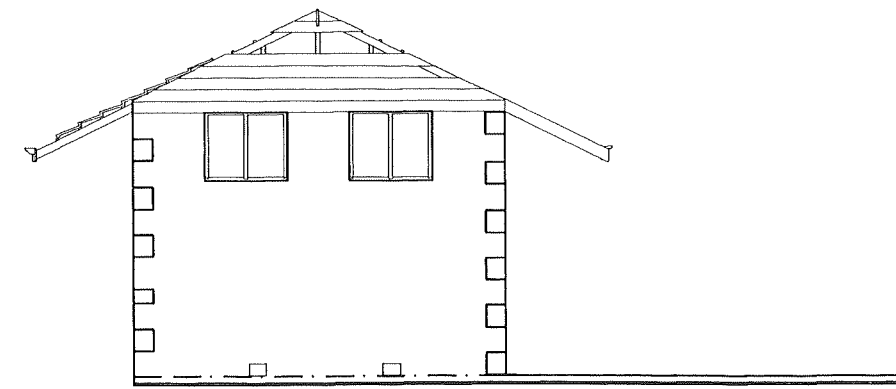
A limited number of small sized ventilators may be installed on the roof if required, but an evaporative airconditioner would be too dominant.

Replace missing and damaged tiles and ridge with matching terracotta ware, replacing battens as required.

Replace termite damaged members with new to match original work. Ensure that regular termite treatments are maintained.



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

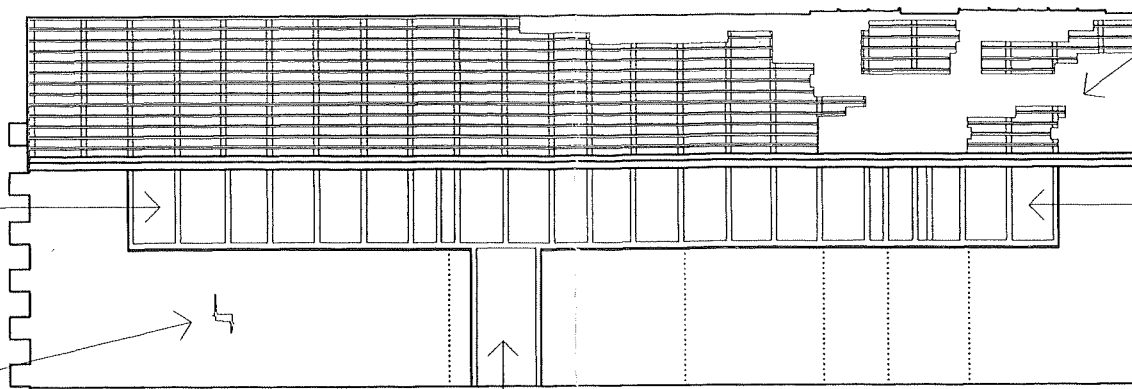
Infill of wall framing utilising glass panes or wire mesh is acceptable, providing that the means of fixing the infill is unobtrusive. Hopper type sashes with slim framing may be used to achieve ventilation.

Repair fretted mortar and stone with matching stone and mortar. Mortars containing cement should not be used.

No evidence of door type located. A door of plain vernacular construction or a door that is largely glazed would be appropriate.

Concrete floor left bare or covered with mats. Floor coverings not to extend wall to wall.

New walls and installations clearly distinguishable as later additions to the building through a juxtaposition of axis (form), materials and finishes.



SOUTH-EAST ELEVATION

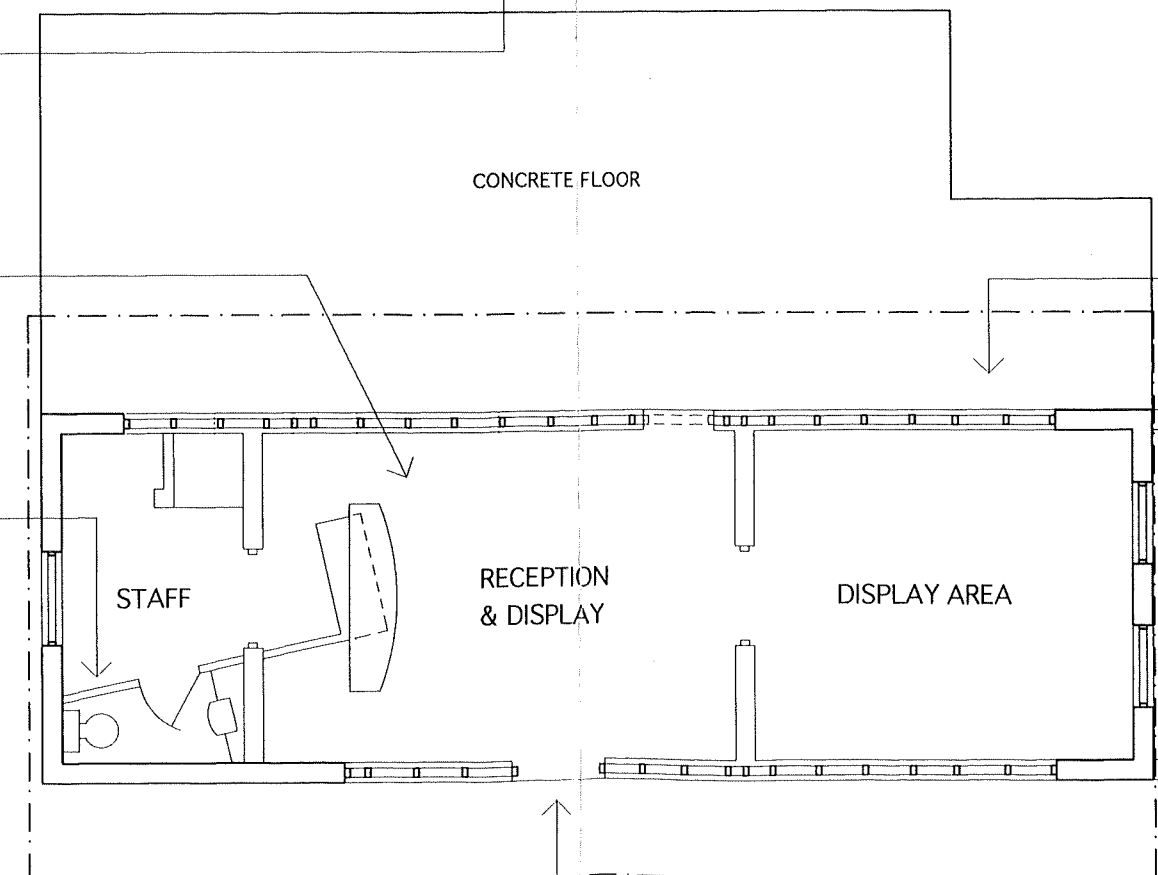
Maintain expression of the roof structure internally. If required, insulation and a ceiling lining may be installed in the space between the rafters.

There is no precedent for lighting, so any light fittings should be obviously contemporary with the adaptation. 12 volt spot lamps recessed into the ceiling, or pendant lamps may be appropriate.

Public toilets may be provided in c.g.i building located on the site previously occupied by a building while the place was Connolly's stables, or otherwise located where they are not visually intrusive.

Further evidence required before attempting a reconstruction of the structure that occupied this area.

CONCRETE FLOOR



FLOOR PLAN

Disabled access provided with ramp to doorway.



PALASSIS ARCHITECTS

Kevin

Level 2, 5 Ord St, West Perth 6005 Ph: 93211666

ABATTOIR
CNR DIXON & DAY ROADS
EAST ROCKINGHAM

IMPLEMENTATION OF POLICY

scale: 1:100
drawn by: ILB
date: 15.04.99
job No.: 98.29

FIG. 8.1

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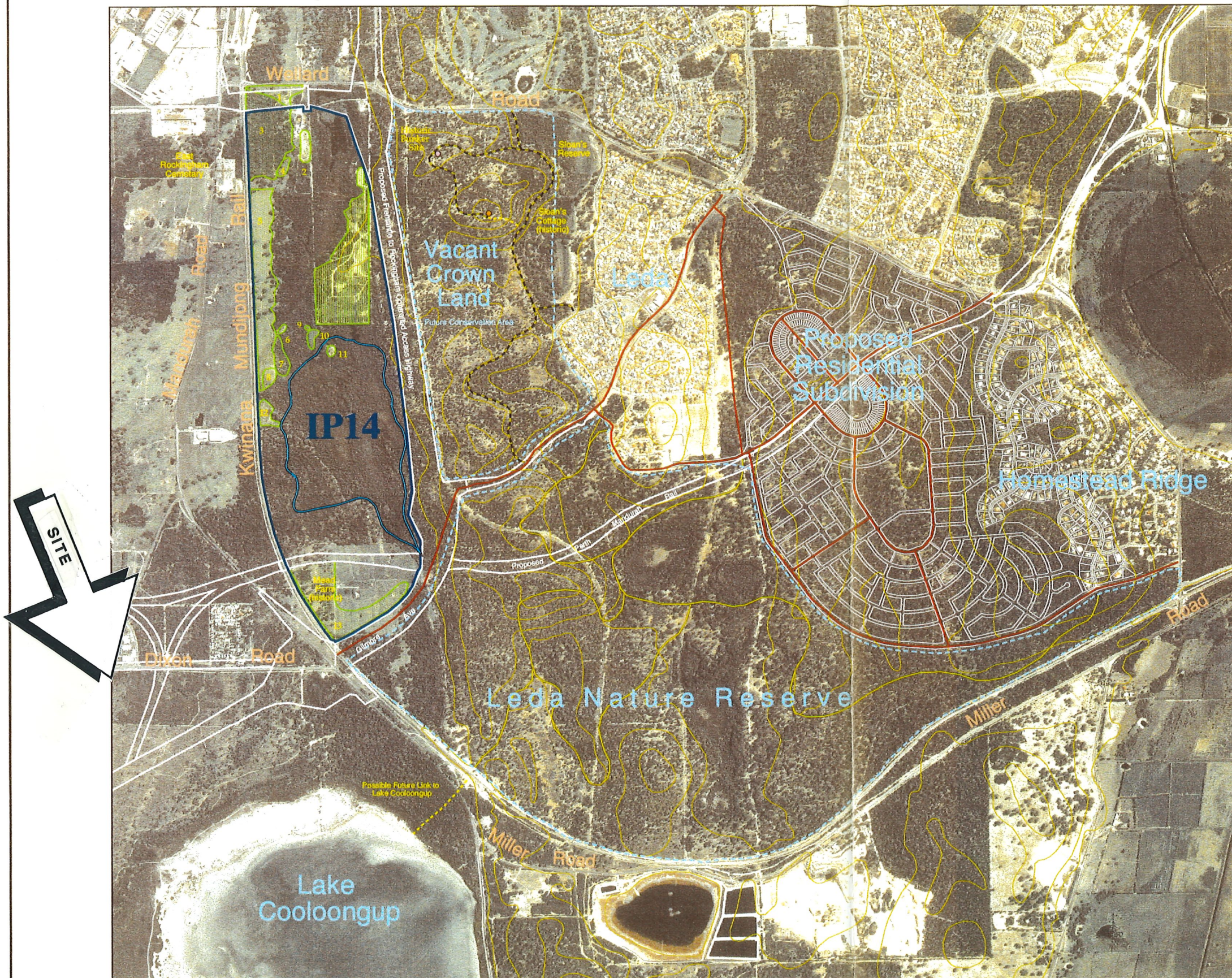
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10.0 APPENDIX Relevant Drawings Relating to the Development of the Region

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Legend

Proposed IP14 Conservation Park

- Boundary of Proposed Conservation Park
- Proposed Recreational Walk Trail

Proposed Revegetation Sites

- | | | |
|----|--------|-------------------------|
| 1 | 1.2ha | Tubestock & Direct Seed |
| 2 | 0.75ha | Direct Seed |
| 3 | 9.3ha | Low Density Tubestock |
| 4 | 0.5ha | Direct Seed |
| 5 | 10.0ha | Direct Seed |
| 6 | 0.2ha | Tubestock |
| 7 | 1.5ha | Tubestock |
| 8 | 0.5ha | Tubestock |
| 9 | 0.1ha | Tubestock |
| 10 | 0.4ha | Tubestock |
| 11 | 0.25ha | Weed Control Only |
| 12 | 1.0ha | Tubestock |
| 13 | 9.4ha | Tubestock |

- Proposed Future Revegetation of CSBP Land Subject to Negotiations with CSBP

Local Context

- Other Reserve Boundaries
- Proposed Transport Infrastructure
- Proposed Path Within Vacant Crown Land
- Proposed Walk Trail Within Leda Nature Reserve
- Proposed Municipal dual use path
- Ten metre contour
- Lookout
- Recreation Site

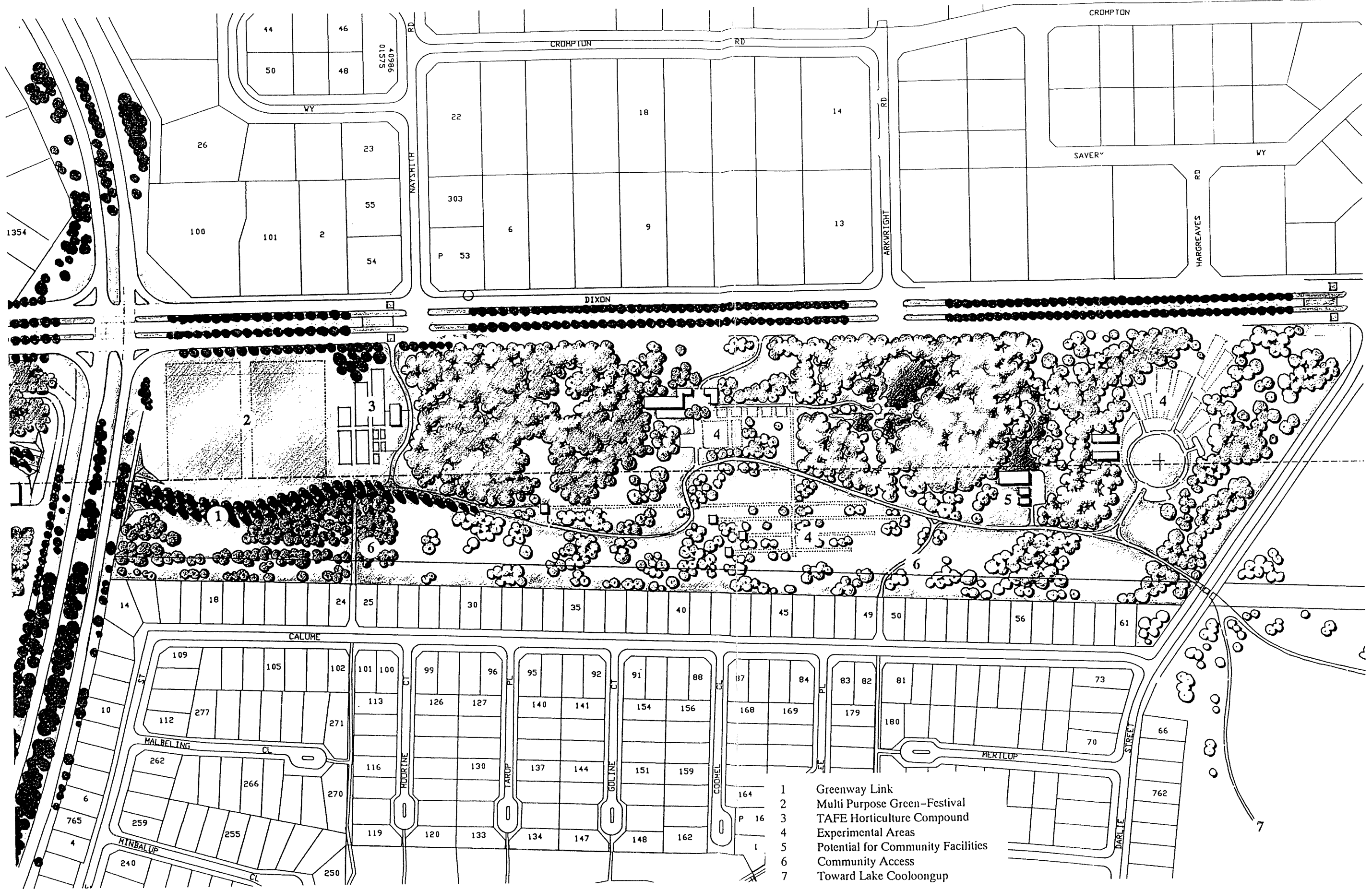
Theme	Source	Date	Custodian
Catchment	MRWA	1999	DOLA
Proposed Conservation Pk	CALM	1999	CALM
Photography	MRWA	1999	MRWA



Site Development Plan for IP14 Conservation Buffer : Proposed Conservation Park



CALM
DEPARTMENT of CONSERVATION and LAND MANAGEMENT
Enquires Please Contact:
Perth District (08) 94051222



- 1 Greenway Link
- 2 Multi Purpose Green-Festival
- 3 TAFE Horticulture Compound
- 4 Experimental Areas
- 5 Potential for Community Facilities
- 6 Community Access
- 7 Toward Lake Cooloongup

Living Laboratory

ROCKINGHAM REGIONAL CAMPUS

Murdoch University / TAFE

FORBES
AND
FITZHARDINGE
Architects & Planners

February 95
94.08.1

Rockingham Regional Campus

Masterplan

Murdoch University/TAFE

