

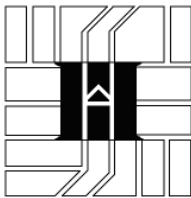
THE OLD ABATTOIR, HILLMAN

Conservation Plan (Review)



September 2009

Prepared by



HOCKING
PLANNING AND
ARCHITECTURE

For
City of Rockingham

Cover Illustration:

The Old Abattoir, Dixon Road, Hillman. Hocking Planning & Architecture, December 2008

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EXECUTIVE SUMMARY

Introduction

The Old Abattoir in Hillman was constructed of local limestone and tiles in c.1943 by local butchers Oliver (Crom) Wilson and Sydney Dixon. The building was subsequently used as a dairy and later was part of an equestrian centre. Since the 1970s the buildings have been vacant and associated buildings on the site have been removed. The Old Abattoir is the only building within a predominantly cleared site which it shares with some fine examples of local Tuarts.

The site was transferred to the state government in 1979 and the heritage value of the place was recognised by its inclusion on the City of Rockingham Municipal Inventory in 1998. The Old Abattoir is not included in the State Register of Heritage Places although the Heritage Council of WA have included it their database of heritage places and it is intended to fully assess the cultural heritage significance of the place in the future.

The site is within a rapidly developing area of metropolitan Perth which means that The Old Abattoir is no longer in a relatively remote rural area but is now within a more heavily populated suburb. Although the site is not vested in the City of Rockingham, the City of Rockingham has maintained the site and has endeavoured to seek new uses for the building. The City of Rockingham commissioned Palassis Architects in 1999 to prepare a Conservation Plan for The Old Abattoir. Since the preparation of the Conservation Plan, the building has continued to degrade and no long term plans for its use have evolved.

This report was commissioned by the City of Rockingham as an adjunct to the Conservation Plan prepared in November 1999 by Palassis Architects. This report is not a complete review of all sections of the existing report but will document the current (2009) condition of the building and review specific sections of the Conservation Plan in relation to conservation policies and policy implementation. In conjunction with this report, City of Rockingham has commissioned structural engineer, Ian Maitland from Maitland Consulting Structural Engineering, to undertake a structural assessment of the existing abattoir building. The intention of the two documents is to provide sufficient information for the City of Rockingham to form the basis for future funding proposals for the place.

Statement of Significance

The Old Abattoir, a limestone masonry structure with a concrete floor and hardwood roof structure clad in Marseille patterned roof 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 local prominence;

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 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 Australian; and

the abattoir is a rare building, as few abattoirs of similar age or scale are known to exist in the state.

The 'cyclone' mesh fence around the buildings perimeter is intrusive to the cultural heritage significance of the place.

The findings of the 1999 assessment relating to the cultural significance of the place is supported. The Old Abattoir is deemed to be a place of 'considerable' local significance and a place of 'some' significance within the state context.

Conservation Policies

Forty-three identified conservation policies have been included in this Review document, incorporating relevant policies from the 1999 Conservation Plan for the place. The policies have been developed based on known documentary evidence, physical inspection and assessment of the cultural significance of The Old Abattoir. The purpose of these conservation policies is to provide guidance and direction in the conservation, use, future development and funding proposals for the place with the intention to retain and enhance the cultural heritage significance of The Old Abattoir. The key policies include:

- The findings and policies set out in this Conservation Plan should be adopted as primary guidelines for any future planning and/ or future work on The Old Abattoir, Hillman (Policy 2);
- The conservation policies should be reviewed, generally at not more than five yearly intervals and / or when circumstances affecting the site alter in any significant way, for example a change of ownership or use of the place (Policy 3);
- All future development, conservation and maintenance works on the site should be carried out having regard for the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (The Burra Charter) (Policy 4);
- The aim of conservation is to retain the cultural significance of a place (Policy 5);
- Existing fabric, use, associations and meanings should be adequately recorded before any changes are made to the place (Policy 8);
- Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills (Policy 10);
- Interpretation of the significance of 'The Old Abattoir, Hillman' should be implemented (Policy 23);
- The structure once made safe should be maintained through the implementation of a regular inspection and maintenance program (Policy 25);
- A master plan that sets out feasible strategy / strategies, financial resources and timeframes to undertake capital works, conservation works, ongoing maintenance and future development of the place should be established (Policy 26);
- The findings and recommendations of the structural report prepared for The Old Abattoir should be adopted and implemented (Policy 27);

- The remnant structure of The Old Abattoir, Hillman should be conserved (Policy 28);
- The Old Abattoir, Hillman is recommended for entry on the Register of Heritage Places (Policy 34);
- Future development of 'The Old Abattoir, Hillman' should aim to retain its heritage significance, whilst recognising requirements for economic and physical sustainability (Policy 42).

Implementation

Generally, the owner/s of the Old Abattoir has the primary responsibility for the implementation of the Conservation Policy and recommended conservation works set out in the Conservation Plan.

The conservation and maintenance actions based on the policies for the zones and elements of significance identified within the place have been scheduled in Section 8.2. Separate schedules addressing conservation, maintenance and future development based on two development options as requested by City of Rockingham are scheduled in Section 8.3. It is intended for the schedules to form the basis for future funding proposals for the place.

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1.0 INTRODUCTION

1.1 Background

This report was commissioned by the City of Rockingham as an adjunct to the Conservation Plan prepared in November 1999 by Palassis Architects. This report is not a complete review of all sections of the existing report but will document the current (2009) condition of the building and review specific sections of the Conservation Plan in relation to conservation policies and policy implementation.

The intention of this report is to provide sufficient information for the City of Rockingham to make informed choices regarding the physical considerations for the future use of The Old Abattoir, Hillman. City of Rockingham concurrently commissioned structural engineer, Ian Maitland, from Maitland Consulting Structural Engineering, to undertake a structural assessment of the existing abattoir building. This report should be read in conjunction with the following documents:

- Palassis Architects, November 1999, *The Old Abattoir, cnr. Dixon and Day Roads, Hillman, Conservation Plan*
- Maitland Consulting Structural Engineering, February 2009, *Structural Assessment of The Old Abattoir, Hillman* (Draft)

1.2 Study Area

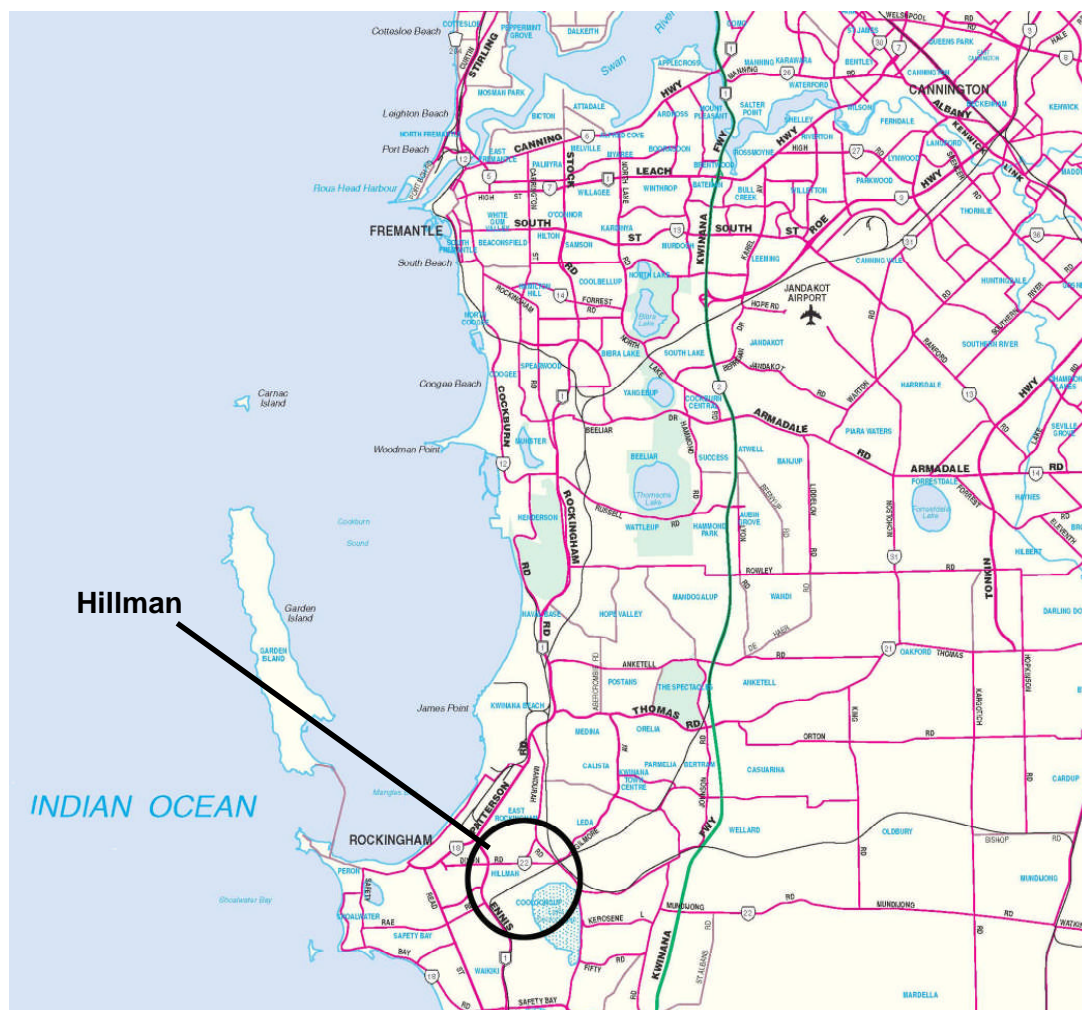
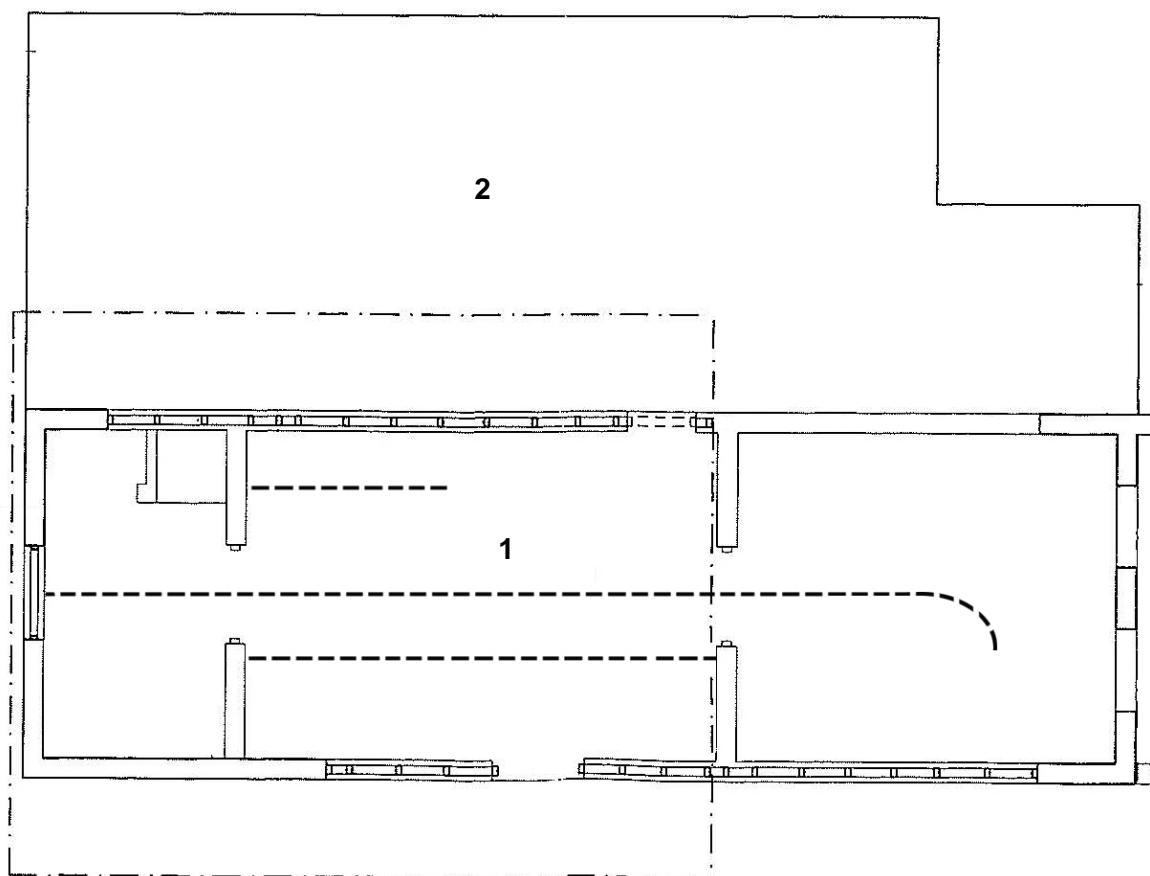


Figure 1. Part map of South-Western Australia, showing location of Hillman. Courtesy of Landgate, accessed January 2009.

The Old Abattoir, Hillman is located in a cleared field on the south-east intersection of Dixon Road and Darile Street, Hillman in the City of Rockingham. The site is part of lot 902 shown on Plan 50998 and consists of 21.416 hectares.



Figure 2. Aerial map of Hillman, showing location of 'The Old Abattoir'
Courtesy of Google Earth, accessed January 2009



LEGEND

- 1 Remnant structure of the Old Abattoir
- 2 Concrete slab

- . - . - . Extent of remnant roof structure

- - - - Meat rails (overhead)



Figure 3. Existing floor plan of 'The Old Abattoir'. (Sketch only, not to scale.)
Base drawing reproduced from Palassis Architects, November 1999, 'The Old Abattoir, cnr. Dixon and Day Roads, Hillman, Conservation Plan'. Additional annotation and revisions to floor plan by Hocking Planning & Architecture, January 2009.

1.3 Ownership

The current owner of the place is the Western Australian Planning Commission.

1.4 Acknowledgements

The study team wishes to acknowledge the involvement of the following individuals in the preparation of this study:

- Palassis Architects (formerly Kevin Palassis Architects), authors of the 1999 Conservation Plan
 - Kevin Palassis
 - Christopher Paterson
 - Ian Boersma
 - In association with Dr. Robyn Taylor, art and architectural historian
- City of Rockingham
 - Ross Underwood
 - Jocelyn Ullman
- Ian Maitland, Maitland Consulting Structural Engineering

1.5 Study Team

The study team comprised:

- Ian Hocking, B.Arch. (Hons. His.) (Melb.) Dip.T.P. (UCL.) FRAIA, Principal, Director
- Yen Nee Goh, B. App. Sc., B. Arch. (Hons.) (Curtin)
- Prue Griffin, BA. Post Grad Dip. Public History.

1.6 Methodology

The report is not a complete review of all sections of the existing 1999 Conservation Plan. It is intended for the report to document current (2009) condition of the abattoir building and to review specific sections of the 1999 report, in relation to Section 7 Conservation Policies and Section 8 Policy Implementation. (Refer to Appendix C for project brief and scope of work prepared by City of Rockingham)

In general, the report follows the approach recommended by Australia ICOMOS (International Council on Monuments and Sites) and set out in the study brief attached as Appendices C & D. It applies the principles set out in *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*, *Guidelines to the Burra Charter: Cultural Significance*, *Guidelines to the Burra Charter: Conservation Policy*, and *Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports*.¹

The report has also been prepared in accordance with the principles of *The Conservation Plan*,² and the *Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places*.³

¹ Peter Marquis-Kyle & Meredith Walker, *The Illustrated Burra Charter: Making Good Decisions About the Care of Important Places*, Australia ICOMOS, Sydney, 1994. The Burra Charter and guidelines are available from www.icomos.org/australia.

² James Semple Kerr, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*. National Trust NSW, Sydney, 1990 – 5th Edition 2000.

³ Heritage Council of Western Australia, *Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places*. Revised November 1996.

1.7 Site Inspections

Site inspections were undertaken by Hocking Planning & Architecture and Maitland Consulting Structural Engineering in December 2008.

1.8 Previous Studies and Research

- 'The Old Abattoir cnr Dixon and Day Roads, Hillman WA Conservation Plan for City of Rockingham, November 1999', Palassis Architects.
- Municipal Heritage Inventory Place Record Form, Place Numer 001, City of Rockingham.
- Heritage Council of WA Database Entry, Place number 3126
- East Rockingham Heritage precinct, Place number 3841.

1.9 Present Heritage Status

Register of Heritage Places:	-----
National Trust Classification:	-----
Town Planning Scheme:	22/12/1998
Municipal Inventory:	22/12/1998
Register of the National Estate:	-----

1.10 Terminology

Terminology from the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the Burra Charter) (Appendix A) and the Heritage Council of Western Australia's *Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places* is used in this report. Some specific terminology from these works together with other terms and abbreviations used are set out below:

Adaptation means modifying a place to suit proposed compatible uses.

Authenticity refers to the extent to which the fabric is in its original state.

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.

Condition refers to the current state of the place in relation to each of the values for which the place has been assessed. Condition reflects the cumulative effects of management and environmental events.

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.

Cultural Significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place.

HCWA means Heritage Council of Western Australia

Integrity is a measure of the long-term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.

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.

Place means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.

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

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 re-creation or conjectural reconstruction, which are outside the scope of this Charter.

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.

2.0 DOCUMENTARY EVIDENCE

2.1 Introduction

The Documentary Evidence section and associated chronology at 2.2 and 2.3 are reproduced from the Documentary Evidence in 'The Old Abattoir cnr Dixon and Day roads, Hillman WA Conservation Plan for City of Rockingham, November 1999' prepared by Kevin Palassis Architects in association with Dr Robyn Taylor.

The documentary evidence section is a compilation of historical material relating to the Old Abattoir, 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.

2.2 Summarised Chronology of Major Events

- | | |
|--------|---|
| 1830 | <i>Early settlers in Rockingham area, possibly in the vicinity of East Rockingham.</i> |
| 1842 | <i>Location 16 Cockburn Sound, transferred from Thomas Peel to Seymour Goldsmith Meares and others.</i> |
| 1846-7 | <i>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.</i> |
| 1872 | <i>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.</i> |
| 1887 | <i>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.</i> |
| 1927 | <i>James Bell dies, 2nd December 1927.</i> |
| 1930 | <i>R. R. & E. J. Bell sell land to J. C. F. Chalwell (a bread carter). 1940 Oliver (Cram) 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.</i> |
| 1940s | <i>(Between 1942 and 1945) Oliver 'Groin' Wilson and Sydney Dixon build the abattoir on Lot 11.</i> |
| 1947 | <i>Oliver Wilson sells land to J. C. F. Chalwell including future Lot 11. The abattoir may have been converted for use as a dairy.</i> |
| 1952 | <i>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.</i>

<i>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.</i>

<i>The abattoir building is used by Connolly for storing feed.</i> |
| 1971 | <i>Connolly sells portion of Loc. 16, not including Lot 11, to Rockingham Park Pty Ltd, they sell to Shire of Rockingham in that year.</i> |

- 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.

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.⁴ 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.⁵ 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) Chalweli in 1947.

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 farming⁶ 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 [East]Rockingham.'⁷ 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.⁸ 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, 1842.⁹ 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,¹⁰ and the Colonization

⁴ There are no Council files on the old abattoir or the site.

⁵ 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.

⁶ Fall, V.G., *The Sea and the Forest*, UWA Press, 1972, pp.13-14.

⁷ Fall, *op.cit.*, p.15.

⁸ *ibid.*.

⁹ Memorial Book 11/451.

¹⁰ Fall, *op.cit.*, p.39. Wanliss is spelt 'Wandliss' in the Conveyance document.

Assurance Corporation .¹¹ 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.¹² This land allowed for the construction of a rail line to carry timber from Jarrandale 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,¹³ and the jetty in December of that year.¹⁴ 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, 1887.¹⁵ 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.¹⁶ 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.¹⁷ 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'.¹⁸ 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 nee Ramsay. In an Agreement dated June 16, 1930 the brothers then sold 100 acres of Location 16 to Chris Chalwell for £200.¹⁹ 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,²⁰ where Ted and his wife Lily and family lived with his uncle John Bell during the 1920s and 1930s.²¹

The Abattoir

In 1940 Oliver (Crom) Wilson and his family moved into the Rockingham district.²² 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 Hinders Lane and Railway Terrace behind the Rockingham Hotel).²³ The slaughter yard which had been attached to the Bell's general store and butchery in Rockingham Road (between Flinders

¹¹ This conveyance is referred to in Memorial Book XXV11/903.

¹² Taggart, N., Rockingham Looks Back. *A History of the Rockingham District 1829-1982*, Rockingham District Historical Society. (Inc), 1984, p.44.

¹³ Battye, J. S., *Western Australia - A History from its Discovery to the inauguration of the Commonwealth*, Oxford, 1924, pp.296-7.

¹⁴ 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.

¹⁵ Memorial Book X/34.

¹⁶ Regehr, M., 'The Bells of Rockingham', unpublished manuscript, 1999, p.84,

¹⁷ Taggart op.cit., indicates that Bell took up the land after the business was no longer profitable (p107).

¹⁸ ibid, p. 107.

¹⁹ Memorial Book XX/694.

²⁰ Taggart, op.cit., p.193.

²¹ Regehr, op.cit., p.37.

²² Taggart, p.194

²³ Transcript of interview between Delys Chapman, daughter of Sydney Dixon, and Trevor Laurance. (undated) Taggart, op.cit., p.194.

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.²⁴ In fact, in Perth there had been legislation dating back to 1852 which prevented butchers from slaughtering animals within six miles of the town.²⁵ 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.²⁶ 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 Statutory 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 dated May 12, 1947.²⁷ 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, 1952.²⁸

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.'²⁹ 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.'³⁰ 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.³¹ 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.³² Wilson's daughter recalls a now missing section of the abattoir building where slaughtered sheep

²⁴ Taggart, op.cit., p. 194.

²⁵ Stannage, C.T., The People of Perth, Perth City Council, 1979, p.131

²⁶ 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.

²⁷ Memorial book XXII/1546. Memorial registered of an Indenture of Conveyance, 12/5/1947.

²⁸ Memorial Book XXII/969. The history of Location 16, of which Lot 11 is 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 of entitlement to the land is either missing, or was missed in the title search.

²⁹ Memorial Book, XX/694. The staff at DOLA were unclear as to what 'quiet possession' referred to in this document.

³⁰ Transcript of interview.

³¹ 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)

³² Regehr, M., conversation with Robyn Taylor, 16/3/1999.

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'.³³

*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.*³⁴

In 1952, Wilson sold the abattoir site to Raymond Patrick Connolly, a retired farmer of Mundijong,³⁵ who apparently converted the abattoir building into a dairy.³⁶ 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 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.'³⁷ 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.1972-3.³⁸

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.³⁹ Then in 1976, Connolly agreed to a conveyance to have Lot 11 sold to the Metropolitan Region Planning Authority at some future date.⁴⁰ 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.⁴¹

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.

³³ Transcript of interview where Delys Chapman recounts her brother's memory of the abattoir.

³⁴ *ibid.*

³⁵ 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.

³⁶ 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.

³⁷ Pike, M., conversation with Robyn Taylor, 6/4/1999.

³⁸ McLaughlin, H., conversation with Robyn Taylor, 29/3/1999.

³⁹ Memorial Books XXVII/128, and XXVII/153.

⁴⁰ Memorial Book XXVII/587.

⁴¹ Memorial Book XXVII/903, Deed of Conveyance dated 4/5/1979.

2.3 Additional documentary evidence 1999 to 2009

Since the preparation of the Conservation Plan in 1999 few changes have occurred in relation to the Old Abattoir. In 2007, the site was integrated into a large lot south of Dixon Road that extends from Ennis Avenue to Lawson Road. The survey of the lot was undertaken in 2006.⁴² The lot consists of 21 hectares and was transferred to the Western Australian Planning commission in 2007.⁴³ The City of Rockingham is seeking vesting of this site to oversee its management and use. The potential reserve including the Old Abattoir site is likely to be designated for conservation purposes.

In 2000, the name of the road which forms the western boundary of the site, Day Road (south) was changed to Darile Street.⁴⁴

There has been minimal maintenance of the building and subsequently there has been further degradation of the fabric. It has not been established why progress has not been made in the development of the place. Various proposals for the use of the building have been suggested including the community group 'men in sheds'. However none have been able to acquire sufficient support to go ahead.⁴⁵

The Heritage Council of WA has identified the Old Abattoir as one of eight places that form the East Rockingham Heritage Precinct (place number 3841)⁴⁶. The seven other places are as follows;

- Smirk Cottage, 2 Beacham Cres Medina (HCWA place number 1433)
- Hymus House and Outbuildings, Mandurah Road, East Rockingham (HCWA place number 2320) Included on the State Register.
- Old Chalwell House, Mandurah Road, Rockingham (HCWA place number 2322)
- Chesterfield Inn (fmr), Chesterfield Road, Rockingham (HCWA place number 2325) Included on the State Register.
- Bell Cottage (ruin), Mandurah Road, Rockingham (HCWA place number 2329) Included on the State Register.
- East Rockingham cemetery, Mandurah Road cnr Office Road, Rockingham (HCWA Place number 3145)
- Day Cottage, Day Road, Rockingham (HCWA place number 4015) Included on the State Register

Hymus House and Outbuildings was constructed from the vuggy lacustrine limestone used at the Old Abattoir. This material is identified as being quarried for building purposes only in the Cockburn Sound Region. It has not been established which if the any of the other places in the precinct have been constructed of this material but it is likely to be a similar feature amongst these buildings.

Since the preparation of the 1999 Conservation Plan a number of planning issues within the City of Rockingham have changed which will have an impact on *The Old Abattoir*, Hillman. Of note is the construction of the Perth to Mandurah railway. The railway line now separates The Old Abattoir site from Lake Cooloongup. In the 1999 Conservation Plan it was speculated that The Old Abattoir could be developed as a facility for the interpretation of the natural environment around the Lake Cooloongup. Given the physical barrier of the railway line between the two sites it is unlikely that this is now feasible.

⁴² Plan 50998, Landgate.

⁴³ Certificate of Title, 2652/338, Landgate

⁴⁴ Information from Geographic Names Department, Landgate, 5 Jan 2009.

⁴⁵ Information from Ross Underwood, planning officer, City of Rockingham.

⁴⁶ Heritage Council of WA website, www.hcwa.wa.gov.au

Parallel to the existing railway line is a proposed reserve for a controlled access highway (freeway) connecting to Rae Road in Hillman. This highway reserve is still under discussion but should it proceed then the barrier between the two sites would make it unreasonable to make the Old Abattoir building a viable interpretation site for the Lake Cooloongup reserve.

There are currently no plans to develop any part of Lot 902 – previous plans to extend the Murdoch University Campus east of Ennis Avenue are not being pursued. However, the City is considering a second access into Woodbridge, one of the options which sees the access road run along the eastern side of the Old Abattoir within 100m of the building.

The Rockingham Lakes Regional Park management plan mentioned in the 1999 Conservation Plan is still in draft form.

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3.0 PHYSICAL EVIDENCE

(For the physical description of the place prior to 1999 refer to the 'Physical Evidence' in 'The Old Abattoir cnr Dixon and Day roads, Hillman WA Conservation Plan for City of Rockingham, November 1999' prepared by Kevin Palassis Architects. in association with Dr Robyn Taylor)

3.1 Introduction

The physical evidence is based on inspections undertaken in December 2008 by Yen Nee Goh of Hocking Planning and Architecture and the following description is limited to the extant physical fabric of The Old Abattoir. No invasive investigation or inspection of the bushland and reserve has been carried out. In this review, the terminology established in the 1999 Conservation Plan for naming each elevation of the existing building has been adopted for consistency and ease of referencing between the two documents.

3.2 Current function of the place

The Old Abattoir is currently unoccupied and derelict as it has been for many years. Since the description of the place in 1999 the building has had very little or no further maintenance, apart from the erection of a cyclone mesh fence around the perimeter of The Old Abattoir building c.1999. This has reduced the incidence of human interference onto the site and vandalism to the extant building fabric. Due to its relatively unsheltered location, The Old Abattoir has been subjected to constant exposure to the weather elements. As a result, much of the roof and wall structures observed in 1999 have deteriorated to a considerable degree.

3.3 Setting

There is little evidence of change in regards to the setting of the place. The building stood amongst a sparse landscape of mature Tuarts and cleared pastureland. Since the description of the place in 1999, streets have been renamed, for example, the road south of Dixon Road, formerly Day Road, is now known as Darile Road. New streets to the surrounding residential areas have been introduced. The Rockingham light industrial area that extends along the northern side of Dixon Road has also been developed further.

3.4 Building – 'Old Abattoir'

The Old Abattoir is a limestone masonry structure with a concrete floor and hardwood roof structure clad in Marseille pattern clay tiles. The rectilinear building, oriented with its long axis parallel to Darile Road, is still a prominent built feature when seen from the intersection of Dixon and Darile Roads.

The building retained its original three-room configuration. The vuggy lacustrine limestone masonry walls are generally in fair condition although there is evidence of cracking to some parts of the structure. The structural stability of the masonry and extent of the cracks are addressed in the accompanying Structural Report. Areas of fretting masonry exist in various locations, most evidently on the south-east wall. The extant timber structure, including rafters, battens and wall framing, does not appear to be in sound condition. The southern half of the roof has collapsed and the remaining structures are at risk of collapse. Approximately two-thirds of the roof tiles are missing. Remnant tiles, with varying degree of damage, bear the maker's mark of H.L. Brisbane & Wunderlich Ltd. (Bristle Product) and are fixed to the battens by wire ties. Of the two original gable ends, only the north-east facing gable is still extant. The gable is flush with the masonry work and lined with unpainted Jarrah weatherboard. A small section of a previous ogee gutter is still extant on the north corner of the roof.

The south room and part of the central room are inaccessible for closer inspection. The spaces are littered with debris from the collapsed roof. Observations of the remaining structures were made from the doorway and externally. Of interest are the terracotta vents which occur at regular spacing just above floor height on the south-east, south-west and north-west walls, indicating a different function performed within this room.

The 'gantry' referred to in the 1999 report is referred to in this report and the accompanying Structural Report as 'meat rail' in relation to the original use of the place. The main rail, which runs along the length of the entire building, immediately below the ridge, is a safety concern as it is largely suspended from deteriorated roof structure. The southern end of the steel rail is left unsupported since the collapse of the southern section of the roof. Two other meat rails, suspended from the roof just above eye level within the central room pose similar safety risk. Remnant pieces of wall-mounted timber with evenly spaced steel dowels found in the central and south rooms provide some indication of the building's previous uses.



Figure 4. View of 'The Old Abattoir' from the road reserve on Darile Road.
Hocking Planning & Architecture, December 2008



Figure 5. View of 'The Old Abattoir', looking at north-east elevation.
Hocking Planning & Architecture, December 2008



Figure 6. View of remnant roof structure.
Hocking Planning & Architecture, December 2008



Figure 7. View of south-east wall. Note infilled sections of the wall as rubble limestone are arranged in an irregular bond. Careful removal of graffiti is required to prevent damage to the vuggy limestone surfaces.
Hocking Planning & Architecture, December 2008



Figure 8. View of north-west wall. Floor level vents are only located within this southern section.
Hocking Planning & Architecture, December 2008



Figure 9. Internal view of the south-west wall. All that remain in this section are the limestone masonry walls. The roof structure has collapsed and remnant wall framing have deteriorated away and are at risk of collapse.
Hocking Planning & Architecture, December 2008



Figure 10. *Damage to masonry and rendered internal face on the south-east wall.
Hocking Planning & Architecture, December 2008*



Figure 11. *Internal view of the south-east wall and partially collapsed roof structure. For safety reasons, all roof and wall structure should be removed and salvaged for later reinstatement where possible.
Hocking Planning & Architecture, December 2008*



Figure 12. Underside of remnant roof structure and steel beam identified as 'meat rail' which is suspended from deteriorated timber structure.
Hocking Planning & Architecture, December 2008



Figure 13. View of meat rail spanning the length of the central room.
Hocking Planning & Architecture, December 2008



Figure 14. View of nib wall and raised concrete floor within the north room.
Hocking Planning & Architecture, December 2008



Figure 15. Detail of wall mounted timber with evenly spaced steel dowels associated with the former uses of the place.
Hocking Planning & Architecture, December 2008



Figure 16. Detail of Marseille pattern roof tiles with maker's mark.
Hocking Planning & Architecture, December 2008



Figure 17. Remnant ogee gutter, north corner.
Hocking Planning & Architecture, December 2008

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4.0 ANALYSIS OF DOCUMENTARY AND PHYSICAL EVIDENCE

(The 'Analysis of Documentary and Physical Evidence' provided in the 1999 Conservation Plan prepared by Kevin Palassis Architects in association of Dr. Robyn Taylor is supported. For information on the Sequence of Development of The Old Abattoir and the site refer to that document. Since the preparation of the Conservation Plan in 1999 further research and information has been included in the Heritage Council database in relation to comparative places. This source was researched to investigate if any additional places associated with abattoirs have been identified.)

4.1 Comparative Analysis

In 1999, thirteen places associated with a former use as an abattoir were identified in the Heritage Council's database. Investigation of this database in 2009 indicated that twenty places which have an association with abattoirs have been identified. Several of these new places are sites or ruins indicating the location of a former abattoir.

The new places identified which can be most readily compared to the Old Abattoir in Hillman are, Dunkley's Piggery (15057), Capel built in 1930; Old Abattoir (16100) Williams, of an unknown construction date; and Watsonia Factory (17000), Spearwood built in 1906.

There is little information regarding the form and materials of these buildings. At the time of construction they all appear to be located on the fringes of associated settlements. Dunkley's Piggery and the Old Abattoir in Williams are of a similar scale to the Old Abattoir the Watsonia Factory is a much larger structure and continues to operate from the site. Remnants of the original factory are believed to be included in the extant building.

The additional comparative information supports the findings in the original conservation plan that the building is a rare example of an abattoir from the 1940s.

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5.0 ASSESSMENT OF SIGNIFICANCE

(The following values are derived from the 1999 Conservation Plan prepared by Kevin Palassis Architects. in association with Dr Robyn Taylor.)

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

5.1 Nature of Significance

5.1.1 Aesthetic Significance

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 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 associates the place with a site of natural heritage significance. (Criterion 1.4)

5.1.2 Historic Significance

The Old Abattoir and its site are 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)

The architecture of The Old 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 1890's 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)

5.1.3 Scientific Significance

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 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)

5.1.4 Social Significance

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 increasing development in the region 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)

5.2 Degree of Significance

5.2.1 Rarity

Evidence of other extant abattoirs is limited as these types of buildings are infrequently recorded. 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 be concluded that the old abattoir at Rockingham is one of few abattoirs of its scale and form in existence in Western Australia.

5.2.2 Representativeness

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

5.3 Condition, Integrity and Authenticity

5.3.1 Condition

Since 1999 The Old Abattoir has had very little or no further maintenance. Its relatively unsheltered state exacerbated the deterioration of the building fabric. The southern half of the roof has collapsed. Extant timber structure, including rafters, battens and wall framing, does not appear to be in sound condition and are at risk of collapse. Of the two original gable ends, only the north-east facing gable is still extant. Approximately two-thirds of the roof tiles are missing and remaining tiles appear to be in varying degrees of damage.

The vuggy lacustrine limestone masonry walls are generally stable and in fair condition. Some areas of fretting and eroded masonry exist. Cracks are present on all elevations. External limestone faces and the internal rendered walls have been marked with graffiti. The south room and part of the central room are not accessible for closer inspection due to building debris from the collapsed roof. The building is also gradually invaded by overgrown vegetation and shrubs, which appear to have inhabited cracks within the structure.

5.3.2 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 documentary evidence the integrity of the place is difficult to verify. Extant building fabric is able to demonstrate aspects of the place's original function as well as subsequent uses, and in that way the historical value derived from its use as an abattoir is sustainable.

5.3.3 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. The extant building fabric is considered to possess moderate to high degree of authenticity. No obvious additions or alterations have been made to the building. Minor modifications to the place include the nib wall with raised concrete floor, infilled openings on the south-east wall and remnants of wall mounted timber pieces with evenly spaced steel dowels. The interior fabric, including rendered walls and meat rail, appears to be largely unaltered.

5.4 Graded Zones and Elements Of Significance

In identifying the zones and elements of significance in The Old Abattoir, Hillman, the levels of classifications and definitions outlined in Heritage Council of Western Australia 'A Standard Brief for Consultants' have been adopted. The following levels of significance are assigned to the place:

5.4.1 Zones of Exceptional Significance

There are no zones or elements, externally or internally, of the place that is identified under this level of classification.

5.4.2 Zones and Elements of Considerable Significance

The significant fabric of such places or elements should be preserved, restored or reconstructed as appropriate. Reconstruction is desirable provided sufficient detailed information is available. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric which is of exceptional or considerable significance. No significant fabric should be removed or action taken to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the building or obscure important views to and from the site.

The following zones and elements identified under this level of classification are as below:

- Original form and floor plan (3-room configuration);

- Remnant building fabric including vuggy lacustrine limestone masonry walls, timber roof structures, timber wall framing, Marseille pattern clay tiles, weatherboard cladding and concrete slab.

5.4.3 Zones and Elements of Some Significance

The significant fabric of such places or elements should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal appearance of the building. Discreet structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new building works in open space areas which will adversely affect the setting of the building or obscure important views into and out of the site.

The following zones and elements identified under this level of classification are as below:

- The site and setting within the curtilage;
- Any uncovered evidence of former buildings and practices which would contribute to the significance of the remainder of the site.

5.4.4 Zones and Elements of Little or No Significance

There are no zones or elements, externally or internally, of the place that is identified under this level of classification.

5.4.5 Intrusive Zones and Elements

Intrusive spaces or elements have been identified as detracting from the significance of the place and their removal and/or replacement with more appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economics, before implementation. Before removal/demolition ensure that the comprehensive photographic and graphic recording is completed.

The following elements identified under this level of classification are as below:

- 'Cyclone' mesh fence
- Invasive vegetation within the wall and floor structures

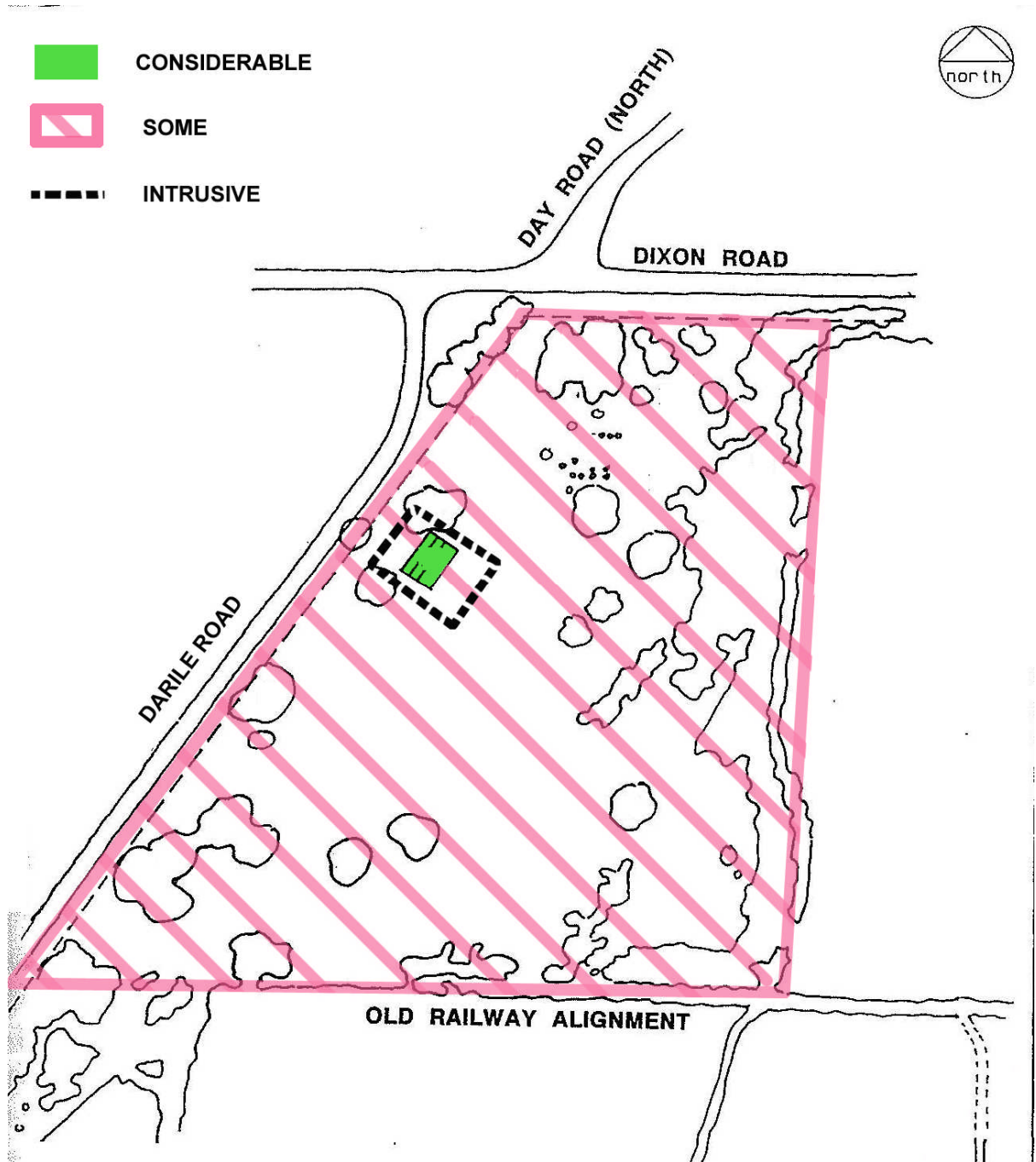


Figure 18. Zones and elements of significance of The Old Abattoir and site.
Hocking Planning & Architecture, January 2008

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6.0 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Old Abattoir, a limestone masonry structure with a concrete floor and hardwood roof structure clad in Marseille patterned roof 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 local prominence;

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 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 Australian; and

the abattoir is a rare building, as few abattoirs of similar age or scale are known to exist in the state.

The 'cyclone' mesh fence around the buildings perimeter is intrusive to the cultural heritage significance of the place.

The findings of the 1999 assessment relating to the cultural significance of the place are supported. The Old Abattoir is deemed to be a place of 'considerable' local significance and a place of 'some' significance within the state context.

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7.0 CONSERVATION POLICIES

7.1 Introduction

As requested by the City of Rockingham a review of the existing policies in the 1999 Conservation Plan was undertaken to establish if the policies were still relevant a decade after their preparation. The majority of the policies are still relevant and are supported, as there has been little change to the place except for further degradation of the physical fabric since the preparation of the 1999 Conservation Plan.

Additional policies have been inserted to address additional issues and changes in professional practice that have occurred since 1999. It should be noted that since 1999 there has been development in conservation theory and practice. The standards and level of sophistication in the preparation of conservation plans has changed in the last decade, which is apparent in the work of all heritage specialists in Western Australia.

For the convenience of the users of this document the original policies will be stated with additional commentary where needed. The original policy number is indicated in bold after the current policy number. All future references to the policies should refer to the new policy number within this document.

7.2 Policies Arising from Cultural Significance of the Place

7.2.1 General

Policy 1 (Policy 1 in 1999 Conservation Plan)

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

Since 1999, the lot number for the site has changed to lot 902. The curtilage for the site recommended in Figure 7.2 of the 1999 Conservation Plan is supported.

Policy 2

The findings and policies set out in this Conservation Plan should be adopted as primary guidelines for any future planning and/ or future work on 'The Old Abattoir, Hillman'.

Policy 3 (Policy 3 in 1999 Conservation Plan)

The conservation policies should be reviewed, generally at not more than five yearly intervals and / or when circumstances affecting the site alter in any significant way, for example a change of ownership or use of the place.

7.2.2 Procedural Constrains Arising from The Burra Charter

The following policies have been developed from the principles and guidelines contained in the Australia ICOMOS Burra Charter and are intended to provide an overall framework for the development of a Master Plan for the place. The policies should be adopted as key objectives in the execution of maintenance, conservation works and future planning of the place.

Policy 4 (Policy 4 in 1999 Conservation Plan)

All future development, conservation and maintenance works on the site should be carried out having regard for the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (The Burra Charter)

The principles should be used in determining the acceptability of any proposed works. Decisions should be based on, but not limited to, the following conservation objectives:

- the retention and enhancement of existing cultural heritage values;
- the retention of identity and its contribution to a sense of place;

- the retention of significant fabric and as many attributes as possible;
- the restoration of significant fabric or elements;
- the removal of intrusive accretions.

Policy 5

The aim of conservation is to retain the cultural significance of a place. (Article 2.2)⁴⁷

Policy 6

Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. (Article 3.1)⁴⁸

Conservation includes preservation, restoration and reconstruction. Where existing fabric needs to be reconstructed during maintenance, the replacement generally should match the original in design, materials and construction unless there are strong overriding functional reasons for altering the original design. Restoration and reconstruction should only occur when the design, materials, construction or earlier state of the fabric is known. These processes should only occur if returning the fabric to that known state will recover the cultural significance, or is necessary for the survival of the place. Conservation works should not occur unless there are sufficient funds to ensure proper completion.

Policy 7

Conservation of a place should identify and take into consideration all aspects of cultural significance without unwarranted emphasis on any one value at the expenses of others. Relative degrees of cultural significance may lead to different conservation actions at a place. (Article 5)⁴⁹

Conservation work should not try to recreate the fabric, as it existed in one period of time to the detriment or complete removal of earlier or later additions, alterations or treatments of the fabric, as these are evidence of its history and uses. In undertaking any maintenance or conservation works, or works to adapt the building to new uses, consideration should be given to the assessed significance of the place, zones or elements and the impact of the works on that significance.

Policy 8

Existing fabric, use, associations and meanings should be adequately recorded before any changes are made to the place. (Article 27)⁵⁰

Before removal, adaptation or conservation works are carried out to any elements whether or not deemed significant, the elements or place should be fully recorded through the use of photography and measured drawing. The records must be of archival quality and be appropriately stored at HCWA, with copies held by the owners and the City of Rockingham local history section.

Policy 9

Physical disturbance or invasive investigation should only occur where it adds to the body of knowledge about the significance of the site especially where necessary to provide data essential for decisions on the conservation of the place and/or to secure evidence about to

⁴⁷ The Burra Charter 1999, The Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance, p. 3

⁴⁸ The Burra Charter 1999, The Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance, p. 3

⁴⁹ Ibid, p. 4

⁵⁰ Ibid, p. 8

be lost or made inaccessible through necessary conservation or other unavoidable action. (Article 28)

Physical investigation may be necessary to determine the composition of material or method of construction where elements require conservation. Investigations of this nature may be required to locate original damp proof courses, condition of footings and condition of substrate. Investigation is also necessary to confirm levels of archaeological significance where, because of the nature of the evidence, its detail and extent are not readily apparent.

Policy 10 (Policy 18 in 1999 Conservation Plan)

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills. (Article 30)⁵¹

To ensure that works are completed correctly, overall responsibility for these works should be placed under the control of persons with considerable professional expertise and experience in the conservation, maintenance and repair of heritage buildings. Generally, day-to-day maintenance work can be carried out in accordance with the conservation policies without particular reference to a conservation specialist. However, major maintenance works, such as structural repairs, render and stone repairs, roof works and redecoration works in significant external and internal areas, should be undertaken under the direction of an appropriately qualified conservation practitioner.

Policy 11 (Policy 2 in 1999 Conservation Plan)

The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for such decision. (Article 29)

The 1999 Conservation Plan and this Review of The Old Abattoir should be recognised and adopted by the current owners, Western Australian Planning Commission, City of Rockingham, the Heritage Council of WA (HCWA), and any future owner(s) and / or managers of the place.

The owners have the primary responsibility for the implementation of the Conservation Policy and should provide budgets for repair and maintenance works recognising the overall priorities for conservation works detailed in Section 8 of this report. The owners should seek approvals from the City of Rockingham where required. The owners are also encouraged to seek comments from Heritage Council of WA where appropriate. Should the site be vested in the City of Rockingham then they will have primary responsibility for the implementation of the Conservation Plan.

7.3 Opportunities and Constrains

Policy 12

The statement of cultural heritage significance as set out in Section 6 of this report should be adopted by the owners, managers and users of 'The Old Abattoir, Hillman'. The future planning and works for the place should ensure that the significance is not compromised but retained and enhanced.

The following opportunities and constrains are applicable to the future planning of, and works to The Old Abattoir, Hillman, for the purpose of maintaining the various aspects of its significance, as set out in the Statement of Significance.

⁵¹ Ibid, p. 9

7.3.3 Opportunities arising from the Statement of Significance

Policy 13

The Old Abattoir, Hillman' is one of a number of places in the East Rockingham area that contribute to an understanding of the history of the district. The individual places within this precinct demonstrate different aspects of the history of the region. Any future development of The Old Abattoir site should refer to the other places identified in the heritage precinct.

In any future development of the site or further research in relation to this place, there is potential to recognise and acknowledge the other places within the City of Rockingham that form the East Rockingham Heritage Precinct. Information could be utilised to form interpretive material that would allow further understanding of the history of the settlement and development of the region.

7.3.4 Constrains arising from the Statement of Significance

Policy 14 (Policy 9 in 1999 Conservation Plan)

The identified aesthetic values of 'The Old Abattoir, Hillman' should be retained. These values include the simple form of the building; and its setting in a cleared rural lot which contributes to its prominence as a local landmark.

The setting of this simple building in a rural landscape amongst mature tuarts is a significant aspect of its landmark and aesthetic value. Any future conservation works or adjacent development should consider the impact of work on the views to and from the place and site.

The placement of new structures, fences, plantings or paved areas 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 Dixon Road and Darile Street intersection. The proposed sites to locate future amenities and parking areas as shown in Figure 8.2 of the 1999 Conservation Plan is supported. Considerations should be placed on the scale, form and materials proposed for any new structures.

Policy 15 (Policy 10 in 1999 Conservation Plan)

The Old Abattoir, Hillman is a rare building as it is one of the few small-scale abattoirs remaining in a relatively unchanged condition since its construction in the 1940s. It makes a significant contribution to the understanding of these practices in the state. Further research should be undertaken to increase the comprehension of these practices.

The Old Abattoir, Hillman is a rare and instructive example of a small-scale abattoir built during the 1940s. There is little documented of small scale abattoirs in Western Australia and further research into this building would enhance the wider knowledge of these practices. 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.

7.3.4 Policies arising from the Levels of Significance

The following policies relate to levels of significance allocated in section 5.4 of this report and provide specific direction of priorities in relation to development and conservation of the site through indicating where there is greater or lesser scope for adaptation and alteration without diminishing the overall significance of the place.

Policy 16

Zones, sections and elements of considerable significance should be preserved, restored or reconstructed as appropriate. Reconstruction is desirable provided sufficient detailed information is available. Adaptation is acceptable provided all adaptations are reversible and do not affect any external or internal fabric which is of exceptional or considerable significance. No original material should be removed or action taken to confuse the sense of

the space. Structural adaptation is generally unacceptable. Minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas, which will adversely affect the setting of the building or obscure important views to and from the site.

The zones and elements of considerable significance, as identified in section 5.4.2, include the original form and floor plan (3-room configuration) and remnant building fabric including vuggy lacustrine limestone masonry walls, timber roof structures, timber wall framing, Marseille pattern clay tiles, weatherboard cladding and concrete slab.

Policy 17

Zones, sections and elements of some significance should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal appearance of the building. Discreet structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes. Any alterations to the building fabric should be documented. Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new building works in open space areas which will adversely affect the setting of the building or obscure important views into and out of the site.

The zones and elements of some significance, as identified in section 5.4.3, include the site and setting within the curtilage and any uncovered evidence of former buildings and practices would contribute to the significance of the remainder of the site.

Policy 18

Intrusive spaces or elements have been identified, as detracting from the significance of the place and their removal and/or replacement with more appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economics, before implementation. Before removal/demolition ensure that the comprehensive photographic and graphic recording is completed.

Intrusive elements, as identified in section 5.4.5 including the cyclone mesh fence around the building and invasive vegetation within the wall and floor structures. It should be noted that the fence was erected for the security purposes and should remain until a regular occupant is in place.

Trees and bushes, which have self sown within or adjacent to the building, should be carefully removed. Poisoning and gradual removal is the best process to avoid unnecessary damage to the significant fabric.

7.3.5 Policies Relating to the Physical Setting of the Place

Policy 19

The Old Abattoir, Hillman' is on a prominent site at the corner of Dixon Road and Darile Streets. Its setting and views of the place from key vantage points should be conserved and maintained to retain its aesthetic significance.

The significance of the Old Abattoir, Hillman is in part a result of its setting in the rural landscape of mature Tuarts and bush land. Views of the building within this setting should be maintained. The location, scale, form and material of any future development within the curtilage, which may include services and amenities such as parking areas and toilets, should be carefully considered.

Policy 20 (Policy 21 in 1999 Conservation Plan)

The mature trees and bushes are important elements of the site and should be conserved with specialist advice.

As well as contributing to the aesthetic setting of the place, mature trees such as tuarts have historical connections to the site. Future development of the place should take into consideration proper maintenance and management of the various tree and plant species within the site and road reserve. Specialist advice from an arboriculturist should be sought when preparing management strategies for the place.

Policy 21

The site of Old Abattoir, Hillman has archaeological potential. Traces of the former activities on the site are likely to be revealed in future development of the site. Any findings should be documented by a qualified professional.

The site has been relatively undisturbed since it was used as an equestrian centre in the 1970s. To date, there is little known documentary evidence of the former occupants, uses and built structures on site. Such evidence may be revealed in archaeological findings. In the event of future development the possibility of archaeological finds should be recognised and planned for. A qualified archaeologist should be engaged for such works.

7.3.6 Policies Relating to Historical Associations

Policy 22

The Old Abattoir, Hillman is associated with local identities of Rockingham and the region. The types of activities associated with these individuals demonstrate the patterns of occupancy and settlement in the region. Information relating to the former owners and occupants of the place should be made available to the community.

The former owners and occupants of the site including Oliver (Crom) Wilson, Sydney Dixon and Robert Connolly made contributions to the establishment of the region. These individuals established the types of small businesses; abattoir, dairy and equestrian centre that were evident on the fringes of settlements.

The contribution of these individuals and similar small businesses to the establishment of the region should be conveyed to the wider community to enable a wider comprehension of the significance of the place.

Policy 23

Interpretation of the significance of 'The Old Abattoir, Hillman' should be implemented.

The significance of The Old Abattoir, Hillman is little understood to the wider community. Interpretation would enable comprehension of the site and foster community interest in the retention of the place. Interpretation strategies for the place can vary and is dependent on the short and long term outcomes envisaged for the place. Interpretation can include a simple sign or plaque erected on site identifying the place as a heritage site with a brief description of the place, a signboard describing the various conservation works taking place on site, interpretation through archaeological digs, off-site interpretation through printed material with references to the East Rockingham Heritage Precinct and interpretive displays exhibited on site.

Policy 24

Interpretation of the site should be coordinated within a wider interpretation of this location in the City of Rockingham and specifically the other buildings in the East Rockingham Heritage Precinct.

The Old Abattoir, Hillman reflects the development of the east Rockingham region. It is desirable that any general or focused interpretation of the place be coordinated with other interpretive efforts to gain maximum exposure and to provide an appropriate historical, social and physical context for the interpretation of the locality.

Policies Arising from the Physical Condition of the Place

7.4.1 Maintenance and Repair of Culturally Significant Fabric

Policy 25 (Policy 24 in 1999 Conservation Plan)

The structure once made safe should be maintained through the implementation of a regular inspection and maintenance program.

The current structure is subject to vandalism, damage from the elements and the invasion of plants. Apart from capital works to conserve the existing structure and addressing the various safety issues, regular inspection and maintenance program should be put in place to monitor the condition of the structure.

Existing maintenance plans, if any, should be reviewed and expanded as necessary to include Section 8.2 and 8.3 of this Conservation Plan. As a general guideline, the maintenance plan should include

- Weekly inspections - general presentation and cleanliness around the site
- Monthly inspections - potential health and safety hazards, security, pests activity and weatherproofing of building;
- Annual inspections – pest control and building insurances, condition of building fabric, re-painting and replacement of building fabric, condition of mechanical systems;
- Programmed maintenance – major works, inspections, painting and maintenance requiring capital to undertake such as structural repairs, cherry picker inspections of high level roof and drainage situations and seven year painting programs

Policy 26

A master plan that sets out feasible strategy / strategies, financial resources and timeframes to undertake capital works, conservation works, ongoing maintenance and future development of the place should be established.

Section 8.2 'Schedule of Management and Conservation Actions' and Section 8.3 'Schedule of Management, Conservation and Future Development Actions' of this report for the various zones and elements of significance identified within the place have been developed to assist the owner and future users / occupants with the preparation, monitoring and reporting processes of a master plan.

Policy 27

The findings and recommendations of the structural report prepared for 'The Old Abattoir' should be adopted and implemented.

The structural assessment for The Old Abattoir, Hillman prepared by Maitland Consulting Structural Engineering (MCSE) in conjunction with this Review seeks to assess the existing

condition of the building and provide recommendations to conserve and maintain the building. The findings of the structural report should, therefore, be included into any conservation and future planning of The Old Abattoir and the site. (Refer to Appendix F of this report)

Policy 28 (Policy 20 in 1999 Conservation Plan)

The remnant structure of 'The Old Abattoir, Hillman' should be conserved.

The fabric of The Old Abattoir, Hillman has deteriorated significantly since the last description of the place in 1999. Urgent attention to minimise safety risks to people as well as to the remnant fabric of the place is required. The collapse of the southern section of the roof have exacerbated the deterioration of the masonry walls and wall framing, which would otherwise be protected, to a degree, from the weather elements if the roof was still intact. It is recommended for the roof to be reconstructed, incorporating both salvaged and new replacement material. Replacements should generally match the original or known fabric. Alternatively, if reconstruction of the roof is not possible at this stage, a temporary roofed structure over the remaining fabric once the place is made safe is recommended.

Efforts to locate sources of the lacustrine limestone should also be encouraged, as the material is unique to the building and the locality and contributes to the significance of the place.

Policy 29

The remnant interior finishes and artefacts of 'The Old Abattoir, Hillman' should be conserved.

The remaining finishes and artefacts which demonstrate the original and subsequent uses of the place include the arrangement of the internal walls, meat rails, wall mounted timber pieces with evenly spaced steel dowels, nib wall and raised concrete floor, the height of the external walls and the utilitarian finish of the floor and walls. Appropriate protection on site as part of the interpretation of the place is encouraged. Where elements are at risk of damage or deterioration if left on site, removal and storage in a temporary storage facility for later reinstatement is also encouraged. Due process to document all artefacts prior to removal from site should be implemented to assist reinstatement as well as for future references.

Policy 30

All works identified and recommended as immediate actions should be implemented as a matter of priority to manage and conserve the building.

The works scheduled in Section 8.2 of this report generally include management, maintenance and future planning of the building and site, essential works to make the building safe and minimize further degradation of significant fabric and due processes to secure the place.

Policy 31

Existing pest control inspections and protection methods should be reviewed. The review should identify whether the existing protection process should be replaced with another.

This inspection and review should be implemented immediately and continue to be carried out as part of the maintenance program. Attention should be paid to cracks and voids within the structure and all timber elements, which are prone to vermin, fungal, wood boring insects, and termite attacks. Existing trees within the proximity of the building should be inspected. Implementation of replacement or new processes can be integrated with concurrent or planned works for the building and the site.

7.4.2 Maintenance and Repair of Other Fabric

Policy 32

Maintenance and repair to security should be carried out with consideration of the cultural significance of the site as a whole and of adjacent culturally significant elements.

The cyclone mesh fence should be maintained in order to prevent further vandalism of the site until a new occupant or regular user of the site is present.

Policy 33

The vegetation on the site should be well maintained to ensure the ongoing safety of the building.

The site should be well maintained to prevent the building being further degraded through the action of invasive grasses and trees. The lawn should be regularly cut and removed from the building where it is currently encroaching on the significant fabric. Trees should be removed or lopped where there is potential for them to damage the existing fabric of the building. Trees and bushes which have self sown within or adjacent to the building should be carefully removed. Poisoning and gradual removal is the best process to avoid unnecessary damage to the significant fabric.

The potential for fire damage should be acknowledged and appropriate procedures such as burning off should be implemented.

7.5 External Requirements

7.5.1 Heritage Listings

All current heritage listings are noted in Section 1.9 of this report. Policies relating to the implications of these listing are discussed below.

Policy 34 (Policy 12 in 1999 Conservation Plan)

The Old Abattoir, Hillman is recommended for entry on the Register of Heritage Places.

Policy 35 (Policy 13 in 1999 Conservation Plan)

Regardless of whether the place is included on the Register of Heritage Places, the Heritage Council of WA (or, with its agreement, the City of Rockingham Regional Heritage Advisor) should be invited to comment on any proposed development or conservation works that are likely to impact upon the significance of the place.

Any planned future works should be referred to the Heritage Council of WA for their comment. The expertise of the Heritage Council of WA should be sought to advise the owners and managers on the management and development of places of cultural heritage significance.

Policy 36

Approval from the City of Rockingham should be sought for any proposed development or changes of use.

It is likely that in the future the City of Rockingham will have the responsibility for managing the place as a community facility. All levels of approval should be sought at the City of Rockingham for future development.

Development may include:

- the commencement or carrying out of an renovation, modification, re-fitting or decoration of the building whether internal or external in its effect;
- the demolition of the building;

- the alteration or removal of the building or part thereof.

Regard should also be given to other requirements of the Town Planning Scheme when formulating development proposals, such as:

- Council may approve the works notwithstanding that the development or other works involved may not comply with building codes or standards or with any other requirement specified in the Town Planning Scheme.

7.5.2 Statutory Requirements – Non heritage

Policy 37 (Policy 14 in 1999 Conservation Plan)

Wherever possible, future works should comply with the Building Code of Australia (BCA) and other specific code and regulatory requirements.

Unless it can be demonstrated to the satisfaction of the relevant authorities that the heritage significance of the place would be compromised by compliance then compliance is required. Compliance to BCA does not appear to pose conflicts with conservation requirements, provided the works are undertaken with care and are done by, or in consultation with, a conservation professional who would address the details of the work on significant fabric.

Policy 38 (Policy 15 in 1999 Conservation Plan)

Provision for disabled users should be included in any proposal for the adaptation of 'The Old Abattoir, Hillman'. Where these provisions involve modification or additions to the building fabric, they should not impinge on the cultural heritage significance of the place.

Most of the existing doorways are of a sufficient width to cater for wheelchair access. Ramps may be constructed of metal or timber so as to cause minimal disturbance to the original building fabric.

7.6 Requirements and Resources of the Owner, Occupants and Users

Policy 39 (Policy 2 in 1999 Conservation Plan)

The owners, users and custodians of 'The Old Abattoir, Hillman' should be prepared to manage the property on sound business principles, with respect to the findings of the 1999 Conservation Plan and this review document.

Ownership and custodianship of The Old Abattoir, Hillman brings the responsibilities of maintaining the cultural heritage significance of the place and requiring the application of budgets for conservation, upgrading and maintenance works.

Policy 40

Any future users of Old Abattoir, Hillman could be expected to have requirements which will require some modification to the fabric of the building. These requirements should be accommodated providing they do not affect the heritage significance of the place or are reversible by the relevant users.

User requirements and code requirements are normal expectations that will require some adaptation to the place, providing the overall heritage significance is not impacted upon. Future use of The Old Abattoir will be required to meet current standards and code requirements as well as to requirements and guidelines set out in these conservation policies.

Policy 41

The future users of 'The Old Abattoir, Hillman' should be made aware of the 1999 Conservation plan and this review document and the manner in which improvements and upgrading can be approved and undertaken.

There is need for a clear guidance for owner and users to undertake improvements and upgrading works. Upgrading and conservation of the existing building as well as future amenities within the vicinity of the building should be the key issues addressed in the master plan and maintenance program. Decision making processes, protocols for day-to-day management of the place, inspection routine and maintenance programs should be established and implemented by the owner and users of the place.

7.7 Future Development and Compatible Use

Policy 42

Future development of 'The Old Abattoir, Hillman' should aim to retain its heritage significance, whilst recognising requirements for economic and physical sustainability.

This review is intended as a guiding document to provide the basis for future funding proposals for the place. City of Rockingham as commissioning agency for the preparation of the 1999 Conservation Plan and this Review has identified two probable development options for The Old Abattoir, Hillman, although specific future usage/s of the building have not been identified.

The options are as follows:

- Ensuring that the building is stabilised as a ruin;
- Ensuring that the building is made sound and weather tight.

The option to stabilise the building as a ruin is not encouraged as a long-term solution for the place and should only be considered as a last resort. The remnant limestone masonry structure, once the roof structure is removed, would gradually deteriorate if left in its exposed state. With this development option, conservation and retention of the significance of the place is generally not anticipated.

The option to make the building sound and weather tight is supported, as it would ensure the retention of the remnant fabric. This option can be implemented in various ways based on economic circumstance at a particular stage, including construction of a temporary roofed structure, reconstruction of the original roof and temporary wall cladding (i.e. marine grade plywood) to protect the internal fabric or reconstruction of the original roof and wall cladding.

Policy 43

Continuing, modifying or reinstating a significant use may be appropriate and preferred forms of conservation. (Article 23)⁵²

Identification of a use for the place is highly encouraged as continual usage of a place, whether heritage listed or otherwise, would generally ensure ongoing maintenance and monitoring of the physical fabric.

The determination of new uses for The Old Abattoir should be a result of consultation with members of the community, the owners and City of Rockingham. At this stage, the possibility of a new use that is consistent with the previous rural uses is unlikely due to the change in demographics and character of the immediate locality which is mainly light industrial, residential and natural reserve / recreational.

In the 1999 Conservation Plan it was speculated that The Old Abattoir could be developed as a facility for the interpretation of the natural environment around the Lake Cooloongup. Given the physical barrier of the existing Perth to Mandurah railway line as well as a proposed reserve for a controlled access highway (freeway) connecting to Rae Road in

⁵² The Burra Charter 1999, The Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance, p. 8

Hillman (still under discussion) the barrier between the two sites would make it unreasonable to make The Old Abattoir a viable interpretation site for the Lake Cooloolongup reserve.

Community based uses for recreational and educational purposes, gathering / meeting facilities, uses as community group workshops and / or studios can be considered as development options.

8.0 POLICY IMPLEMENTATION

8.1 Implementation and Future Management

The owner/s of The Old Abattoir, Hillman has the primary responsibility for the implementation of the conservation policies and recommended conservation works set out in this review document and the 1999 Conservation Plan. It is recommended all findings and policies set out in both documents be adopted by the owner/s and City of Rockingham with comments from Heritage Council of Western Australia (HCWA).

It is also recommended for any existing management and maintenance programs to be reviewed and where necessary expanded to include budgets, protocols for day-to-day management of the building, routine maintenance, specialist maintenance and / or remediation work and conservation work.

For ease of reference the items in bold are recommendations reproduced from the Structural Report prepared by Maitland Consulting Structural Engineering, Section 4.0 and denoted SRR.

8.2 Schedule of Conservation and Maintenance Actions

As requested by the City of Rockingham, the following conservation and maintenance actions for the zones, structures and elements of significance identified within The Old Abattoir, Hillman has been scheduled to assist in determining the future of the site and implementation of conservation and maintenance programs for the site. The timing for individual actions is as follows:

O	=	Ongoing
IM	=	Immediate, within 1 year
ST	=	Short term, 1 – 3 years
MT	=	Medium term, 4 – 6 years
LT	=	Long term, 7 – 10 years

Location	Element	Action	Timing	Comments
General	Register of Heritage Places (Policy 34)	Seek entry of the place on the Register of Heritage Places. The place is deemed to be a place of 'considerable' local significance and a place of 'some significance' within the state context.	IM	To be undertaken by owner & City of Rockingham with input from Heritage Council of WA the City of Rockingham Regional Heritage Advisor and/or heritage architect / qualified consultants.
	Master Plan (Policy 1-7, 10, 11, 26, 30, 39-42)	Include budgets for capital costs & ongoing maintenance, structural and conservation works, maintenance program and future use of site and building. Where possible, works identified to be carried out within established timeframes. Findings and conservation policies to be adopted by the owners and City of Rockingham as guidelines for	IM - ST	To be undertaken by owner, City of Rockingham & relevant stakeholders with input from the City of Rockingham Regional heritage Advisor and/or heritage architect / qualified consultants. Annual inspection & maintenance routine with input from the City

		the master plan.		of Rockingham Regional heritage Advisor and/or heritage architect / qualified consultants
	Maintenance program (Policy 25)	Maintenance program to be included in the Master Plan.	O	To be adopted and implemented by owner, City of Rockingham heritage architect & those involved in conservation works.
	Structural Report (Policy 27, 30)	Adopt and implement, as first priority, findings and recommendations by Maitland Consulting Structural Engineering.	IM	Annual inspection & maintenance routine
	Insurances (Policy 25)	Pest control and building insurances to be maintained and reviewed as required. Insurance company to be notified of any changes to existing policies i.e. status of building, future use/s	O	To be undertaken by owner & City of Rockingham
	Termite & pest control (Policy 25, 31)	Review existing control systems and upgrade as required.	IM	Annual inspection & maintenance routine
		Inspect building and site for termite / pest activity.	O	
Site General	Setting (Policy 19-20, 25)	Maintain bush and mature treed setting and views from key view points	IM / O	To be included in Master Plan
		Investigate options to enhance setting and significance of the place.	IM – ST	Input from arboriculturist required.
		Introduce appropriate plantings to reinforce rural character and setting.	ST – LT	Monthly inspection & maintenance routine
		General presentation and cleanliness to be maintained.	O	Monthly inspection & maintenance routine
	Vegetation (Policy 18, 25, 33)	Regular removal and control of invasive grasses and trees. Trees and bushes, which have self sown within or adjacent to the building, should be carefully removed by poisoning and gradual removal to avoid unnecessary damage to significant fabric.	IM / O	Weekly inspection & maintenance routine

	Security (Policy 25, 32)	Maintain existing cyclone fencing.	IM / O	To be undertaken by owner & City of Rockingham with input from the City of Rockingham Regional Heritage Advisor and/or heritage architect / qualified consultants
	Site drainage (Policy 25)	Investigate capacity of existing drainage system. Upgrade as required to drain water away from building.	IM	As above
Old Abattoir General	Archival record (Policy 8)	Prior to any removal / demolition works, a comprehensive archival record of the building should be undertaken. Include photographic recording and measured drawings of the building. This provides a base line document for future reference.	IM – ST	To be undertaken by owner & City of Rockingham with input from the City of Rockingham Regional heritage Advisor and/or heritage architect / qualified consultants
	Salvaged items (Policy 8)	Salvaged items to be numbered, marked with original location and dimensions recorded. Salvaged items to be stored in secured location.	IM – ST	To be undertaken by owner, City of Rockingham & those involved with conservation works. Owner to nominate storage facility.
Masonry walls	External (Policy 16, 25, 28)	Retain and conserve existing limestone walls. Make good eroded and cracked masonry, using stone metal as existing, set in lime mortar. Point up eroded joints with lime mortar. Prop selected walls, where stability is critical due to loss of restraint as roof structure has been temporarily lost. (refer SRR 1.3)	IM & O	To be undertaken by owner, City of Rockingham & those involved with conservation works i.e. heritage architect, specialist tradespeople, etc. (SRR 3.1)
		Protect walls from erosion until reinstatement of framed walls and roof has been completed.	IM & O	(SRR 3.2)
		Patch repair fretted and cracked masonry walls. Use only lime mortar for repointing and resetting of stone.	IM & O	As above Ongoing maintenance to be undertaken as part of the monthly & annual inspection & maintenance routine

		Source similar limestone from surrounding areas to be use for repairs and/or replacement	ST	To be undertaken by owner, City of Rockingham & those involved with conservation works i.e. heritage architect, specialist tradespeople, etc.
		At time of wall framing and roof reconstruction (SRR 1.4 & 2.4) make good any defects and remove props (SRR 3.1).	ST/LT	SRR 3.3
	Roof & Framed walls	Regularly check timbers for condition including splitting, fungal decay and termite degradation. Treat, repair or replace as required.	O	SRR 4.1 (b), item 7.1
	Masonry walls	Make good eroded and cracked masonry, using stone metal as existing, set in lime mortar.	O	SRR 4.1 (b), item 7.2
	Floor	Make good cracks where tripping of persons could possibly occur. Keep floors clear of debris.	O	SRR 4.1 (b) item 7.3
	Internal (Policy 16, 25, 29)	Investigate appropriate methods to remove graffiti with minimal damage to the porous / vuggy limestone.	ST	As above.
		Inspect condition of damp proof courses, if any. Remediate as required.	IM	As above
		Retain and protect internal walls and finishes.	IM & O	As above Ongoing maintenance to be undertaken as part of the monthly & annual inspection & maintenance routine
		Investigate appropriate methods to remove graffiti from rendered surfaces.	ST	To be undertaken by owner, City of Rockingham & those involved with conservation works i.e. heritage architect, specialist tradespeople, etc.
	Wall vents	Retain wall vents.	IM	As above

Roof structure	Preliminary planning	Prepare accurate framing plan of all existing timbers, showing exact location, sizes and connections.	IM	Structural Report Recommendation (SRR 1.1)
	Rafters & battens (Policy 16, 25, 28)	Remove and discard deteriorated timber all rafters and battens. Salvage timbers where possible and tag for future reinstatement. Show on framing plan as per SRC 1.1.	IM	As above (SRR 1.2 and 1.3)
	Weatherboard clad gable (Policy 16, 25, 28)	Remove and discard deteriorated cladding. Salvage where possible for future reinstatement	IM	As above
	Marseille clay tiles (Policy 16, 25, 28)	Remove and discard damaged roof tiles and wire ties. Salvage where possible for future reinstatement	IM	As above
	Reconstruction (Policy 6, 16, 25, 28)	Reconstruct roof structure based on measured drawings and photographs. Reinstall salvaged rafters, battens and roof tiles. Provide new timbers and tiles to match dimensions and profiles of original / salvaged material. Timber from hardwood species preferred.	ST - MT	As above (SRR 1.4)
		Regularly inspect reconstructed roof for splitting, rot, decay and termite activity	O	As above. Ongoing maintenance to be undertaken as part of the monthly and annual inspection & maintenance routine
Roof plumbing	Remnant gutter	Remove remnant ogee profiled gutter.	IM	To be undertaken by owner & City of Rockingham with input from those involved in conservation works i.e. heritage architect, specialist tradespeople, etc.
	Replacement rainwater goods (Policy 6, 16, 25, 28)	Provide new ogee profiled gutters and circular downpipes	ST - MT	As above
Remnant wall framing	Preliminary planning	Prepare accurate framing plan of all existing timbers, showing exact location, sizes and connections.	IM	(SRR 2.1)

Floor structure	Wall plates (Policy 16, 28)	Retain in-situ timber wall plates as guide points for future reinstatement.	IM	As above
	Wall framing (Policy 16, 25, 28)	Remove and discard deteriorated timber studs, noggins and bracing. Retain wall plates over masonry walls, which are to be left in place to facilitate re-framing. Salvage and tag where possible for future reinstatement.	IM	As above (SRR 2.2 and 2.3)
	Reconstruction (Policy 6, 16, 25, 28)	Reconstruct wall framing based on measured drawings and photographs. (SRR 2.1) Reinstate salvaged studs, noggins and bracing. Provide new timbers to match dimensions and profiles of original / salvaged material. Timber from hardwood species preferred.	ST - MT	As above (SRR 2.4)
		Regularly inspect reconstructed roof for splitting, rot, decay and termite activity.	O	As above. Ongoing maintenance to be undertaken as part of the monthly and annual inspection & maintenance routine
	Concrete slab (Policy 16, 28)	Retain and protect in-situ.	IM & O	As above
		Make good cracks where tripping of persons could possibly occur. And keep floors clear of debris.	IM	SRR 4.1 & 4.2
		Remove all building debris and rubbish. Dispose off-site.	IM	To be undertaken by owner & City of Rockingham
Other artefacts		Remove tree and invasive vegetation. Dispose off-site.	IM	As above. SRR 6.1
	Nib wall and elevated concrete slab (Policy 16, 28)	Retain and protect in-situ	IM	To be undertaken by owner & City of Rockingham with input from those involved in conservation works i.e. heritage architect, specialist tradespeople, etc
	Wall mounted timber pieces with steel dowels (Policy 16, 28)	Retain and protect in-situ.	IM	As above

	Meat rails (Policy 16, 25, 28)	Prepare accurate framing plan of all existing timbers, showing exact location, sizes and connections. Remove from suspended condition due to safety. Either retain on site and protect or temporarily tag and remove from site and reinstated when roof is reconstructed as part of the interpretation. Bend rails back into shape as required.	IM IM / ST-MT	SRR 5.1 To be undertaken by owner, City of Rockingham & those involved with conservation works. SRR 5.2 and 5.3
Interpretation (Policy 22-24)	Signage	A signboard or plaque identifying the place as a heritage site with a brief description of its history. Other information relating to the various conservation works on the place can also be included on a temporary basis to keep the public informed.	IM - LT	To be undertaken by owner & City of Rockingham with input from the City of Rockingham Regional heritage Advisor and/or heritage architect / qualified consultants
Archaeology (Policy 21)		When opportunity arises, undertake archaeological survey of the site. Information yield from the exercise can be utilised as additional documentary evidence to inform future development and interpretation.	IM – LT	Input from specialist consultant (archaeologist) required.

8.3 Schedule of Conservation, Maintenance and Future Development

The City of Rockingham has identified two probable development options for The Old Abattoir. The following schedules address the options individually and can be readily utilise to form the basis for future funding proposals for the place.

The timing for individual actions is as follows:

O	=	Ongoing
ST	=	Short term, 1 – 3 years
MT	=	Medium term, 4 – 6 years
LT	=	Long term, 7 – 10 years

8.3.1 Building Stabilised as a Ruin

This option is not encouraged as a long-term solution for the place, as the limestone masonry structure would gradually deteriorate if left in its exposed state. Under this development option, conservation of the place is generally not anticipated. Owner and future manager(s) of the place should take into consideration public accessibility to the place, as it would influence level of safety and security required on site and interpretation strategies.

Location	Element	Action	Timing	Comments
Site	Security (Policy 32)	Determine level of security required and public accessibility on site and of the building.	ST	To be undertaken by owner & City of Rockingham with input from the City of Rockingham Regional heritage Advisor and/or heritage architect / qualified consultants
		Investigate options to retain or replace existing cyclone fencing with other methods of security.	ST	As above
Old Abattoir (Policy 16, 25, 27, 28)	All extant timbers, roof tiles, gutter, wall framing, wall plate	Remove and discard all extant fabric except limestone masonry walls. Option A Remove and dispose of all timber Option B Retain a small section, eg: at north east end, for interpretative purposes. Remove and dispose of all other timbers.	IM O O	To be undertaken by owner & City of Rockingham Refer to SRR 4.2, item 1.1
	Remnant masonry structure	Retain extant masonry structure. Refer to Structural Report Section 4.2. Masonry to be left in existing condition once made safe. For safety reasons demolish all sections of wall where there is a possibility of collapse. Retain all other sections of wall. As a ruin, conserving will in future would not normally occur. Without conservation and protection from roof and framed walls, masonry walls will quickly erode and collapse.	ST & O O	As above SRR 4.2, item 1.2
	Floors	Retain in current condition. Keep floors clear of debris for safety reasons.	O	SRR 4.2 item 1.3
Interpretation (Policy 22-24)	Signage	A signboard or plaque identifying the place as a heritage site with a brief description of its history.	ST – LT	To be undertaken by owner & City of Rockingham with input from the City of Rockingham Regional heritage Advisor

	Heritage trail	Include the old abattoir and site as part of any future heritage trail encompassing the East Rockingham Heritage Precinct.	ST – LT	and/or heritage architect & qualified consultants As above
	Written / printed interpretive material	Off-site interpretation through print media providing location, brief description of the place and its significance in relation to local history and the East Rockingham Heritage Precinct.	ST - LT	As above

8.3.2 Building to be Made Sound and Weather Tight

It is anticipated for all recommended 'Immediate' (IM) conservation and maintenance actions / works scheduled in Section 8.2 to be undertaken prior to the commencement of this development option. This option is supported, as it would ensure the retention of the existing remnant fabric for future use/s.

Location	Element	Action	Timing	Comments
General	Future use / planning (Policy 39-43)	Identify possible future use / uses of the place. This would assist in the long-term management and conservation of the place, identify level of conservation, alteration or adaptation needs, services requirements, etc.	ST	To be undertaken by owner, City of Rockingham & relevant stakeholders with input from the City of Rockingham Regional heritage Advisor and/or heritage architect / qualified consultants.
Old Abattoir	All structure	As for section 4.1 of Structural Report Conservation and maintenance schedule. The difference between conserving the building and making it sound/weather tight is non-structural. To reduce costs: <ul style="list-style-type: none"> • Wall openings could be boarded over with waterproof plywood instead of glazed and with new doors. • Some internal items could be secured only, not reinstated to original condition. 		SRR 4.3, item 1.0
Roof & wall structure	Reconstruction (Policy 6, 16, 25, 28)	As scheduled in Section 8.2. Existing meat rails can be reinstated and retained on	ST – MT	To be undertaken by owner & City of Rockingham with input

		site.		from the City of Rockingham Regional heritage Advisor and/or heritage architect.
	Other option	Construct a temporary roofed structure over remnant masonry walls once existing roof structure has been removed and salvaged. This would protect the walls and interior fabric.	ST	As above
Roof cladding	Reconstruction (Policy 6, 16, 25, 28)	As scheduled in Section 8.2 using Marseille patterned clay tiles and wire ties.	ST – MT	As above.
Wall cladding	Reconstruction (Policy 6, 16, 25, 28)	Reconstruct with salvaged and new hardwood weatherboard cladding to original / known profiles and dimensions.	ST – MT	As above.
	Other options	Board up all reconstructed open framing with marine grade plywood until reconstruction and / or appropriate new works can occur.	ST	As above.
		If temporary roofed structure is provided, extend structure and cladding to protect all remnant fabric and interiors.	ST	As above.
Interpretation (Policy 22-24)	General	Prepare an interpretation plan and strategy for the whole site.	ST	To be undertaken by owner with input from the City of Rockingham Regional heritage Advisor and/or heritage architect & qualified consultants
		Retention, conservation and /or reconstruction of key elements of the place with minimal additions and / or alterations as a form of interpretation of the place	ST – LT	As above
	Signage	A signboard or plaque identifying the place as a heritage site with a brief description of its history.	ST	As above
	Heritage trail	Include the old abattoir and site as part of any future heritage trail encompassing the East Rockingham Heritage	ST – LT	As above. Advisory assistance to develop heritage trails can be sought from

	Written/ printed interpretive material	Precinct. Off-site interpretation through print media providing location, brief description of the place and its significance in relation to local history and the East Rockingham Heritage Precinct.	ST – LT	HCWA. As above.
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9.0 INDICATIVE COSTS SCHEDULE

The following schedule is an estimate only and has been prepared as guidance for future planning. The schedule is not an alternative to a detailed builder's quotation. The costs have been estimated through the application of professional experience and the knowledge of projects of similar scale and complexity. The costs have been prepared in September 2009 and are relevant for a period of approximately three months. All estimated costs exclude GST.

	OPTIONS	DESCRIPTION	EST COSTS
A	Building Stabilised as a ruin	<ul style="list-style-type: none"> Removal of dangerous roof timbers, and tiles. Tag and store off site. Removal of invasive vegetation Retain and conserve existing masonry walls. 	\$6,000 to \$8,000
B	Building Stabilised as a ruin with shelter.	<ul style="list-style-type: none"> Removal of dangerous roof timbers and tiles. Tag and store safely. Removal of invasive vegetation Retain and conserve existing masonry walls. Erection of a freestanding shade structure over entire building. 	\$30,000 to \$40,000
C	Building made sound and weather tight	<ul style="list-style-type: none"> Restore roof with salvageable roof timbers and tiles and replace missing timber and tiles to match existing. Install new roof plumbing to match remaining elements. Install adequate ground drainage. Restore remaining external masonry walls and reconstruct missing external walls to match existing. Seal openings with temporary panelling. 	\$30,000 to \$40,000
D	Restore and conserve	<ul style="list-style-type: none"> Restore roof with salvageable roof timbers and tiles and replace missing timber and tiles to match existing. Install roof plumbing to match remaining elements. Install adequate ground drainage. Restore remaining external and internal masonry walls and reconstruct missing walls to match existing. Install new doors and windows to openings in a design appropriate to the former rural/industrial use. 	\$40,000 to \$60,000

It should be noted that works associated with any future use of the building and the site have not been included. These would include the following items.

- Landscaping
- Carparking
- Installation of power and water to the site and building.
- Installation of new fittings and fixtures within the building to enable it to be used; eg lockable storage;
- Construction of amenities elsewhere on the site. e.g. toilets
- Interpretation of the site

10.0 APPENDICES

Appendix A The Burra Charter

The Burra Charter is available online from Australia ICOMOS at:
www.icomos.org/australia/.

Appendix B Criteria of Cultural Heritage Significance

For Assessment of Places for Entry into the Register of Heritage Places
The Criteria for Assessment are available online from the Heritage Council of Western Australia's publications page at:
www.heritage.wa.gov.au/pdfs/pubList/section2/Assess_crit.pdf

Appendix C The Study Briefs

Heritage Council of Western Australia's Conservation Plans: A Standard Brief for Consultants. [October 2002] It is available online from Heritage council of Western Australia's publications page:
www.heritage.wa.gov.au

Study brief prepared by City of Rockingham for the review of 1999 Conservation Plan and the preparation of a Structural Engineering Report

REQUEST FOR QUOTATION
REVIEW OF CONSERVATION PLAN
AND
PREPERATION OF STRUCUTRAL
ENGINEERING REPORT
FOR
THE OLD ABATTOIR –
CORNER DIXON ROAD AND DARILE
STREET, HILLMAN

1. Introduction

The City is seeking quotes for the Review of an existing Conservation Plan and preparation of a Structural Engineering Report for the 'Old Abattoir' on the corner of Dixon and Day Roads, Hillman.

2. Background Information

In 1999 the City of Rockingham commissioned and funded the preparation of a Conservation Plan for the 'Old Abattoir', which is located on the corner of Dixon Road and Darile Street in Hillman.

The 'Old Abattoir' is a building of cultural heritage significance and appears on the City's Heritage List and Municipal Heritage Inventory of Heritage Places.

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. 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 1970's the land was sold to the Metropolitan Regional Planning Authority and most structures associated with Connolly's equestrian centre were removed from the site.

The Conservation Plan deemed that the 'Old Abattoir' as to be a place of 'considerable' local significance, and a place of 'some' significance within the state context.

The Plan recommended twenty four (24) actions ranging from entry into the Register of Heritage Places, identifying areas for the introduction of relocated or reconstructed heritage buildings onto the site, to works to the existing building fabric and adaptation proposals for the building (including an Interpretive Centre). It is understood that very few of these actions have been implemented.

Recently Council Officers have been investigating a number of options for the future of this dilapidated building and surrounding land upon which it is located. The site is owned by the WAPC, and whilst Council has undertaken revegetation works within the generally vicinity of the 'Old Abattoir' building, the reserve is not vested in the City. The Department of Environment and Conservation manages the reserve, to a basic standard, as part of its Rockingham Lakes Regional Parks program.

The City has also formed an internal Technical Working Group with the objectives of the Group being:

- Assist in the preparation of an application for an Area Assistance Grant from the WAPC;
- Formulate a proposal for the future use and development of the 'Old Abattoir'; and
- Upon the Grant application being successful, supervise the Study and the preparation of a Management Plan for the Precinct.

The first meeting of the Technical Working Group was held on the 3rd July 2007 where a number of issues and suggestions for the use of the site were raised.

At its ordinary Meeting on the 26th August 2008 Council considered a Report that provided an update on the status of the historical 'Old Abattoir' building and requested Council support for a review of the Conservation Plan for the building. Council resolved the following:

- "(i) Note the progress being made towards identifying the future use and management of the building and the surrounding land upon which it is located.*
- (ii) Seek quotations from suitably qualified consultants to undertake a review of the Conservation Plan and prepare a Structural Engineering Report for the building, in accordance with the City of Rockingham Purchasing Policy.*
- (iii) Request that the Department of Environment and Conservation confirm its management responsibilities for the building and surrounding reserve, as part of its Rockingham Lakes Regional Park program."*

The review of the Conservation Plan and preparation of a Structural Report for the 'Old Abattoir' is considered the first step towards identifying the future for the building.

A copy of the full Council Report can be provided on request.

A copy of the 'Old Abattoir's' Conservation Plan and listing in the City's Municipal Heritage Inventory can be provided on request.

3. Scope of Work

You are invited to submit a quote for the review of the existing Conservation Plan for the 'Old Abattoir' and the preparation of a Structural Engineering Report that will assist the City in determining the future of the site and formulate a works programme to restore the building.

It is considered that architectural, historical and structural engineering expertise will be required to undertake this Project.

The Review of the Conservation Plan and Structural Engineering Report is to be prepared in accordance with the Heritage Council of Western Australia's 'Conservation Plan Study Brief'.

In addition the Review is to include:

- a) Review, analysis and recommendations on Section 7.0 – Conservation Policy and Section 8.0 – Policy Implementation of the Conservation Plan.
- b) Preparation of a conservation and maintenance schedule. It is considered that the Structural Engineering Report will assist in the preparation of the maintenance schedule.

A separate Schedule should be provided for:

- i) Ensuring that the building is stabilised as a ruin;
- ii) Ensuring that the building is made sound and weather tight.

This schedule will also form the basis for any future funding proposals the City may pursue.

Further investigations as to the schedule of conservation and maintenance required if the building is to be adapted for a specific use will be undertaken under a separate investigation.

The contractor is required to report monthly (or as requested) on progress and updates.

4. Timeframe

The timeframe for final completion of the Review and preparation of a Structural Engineering Report is 15 weeks from commencement date.

Week 1 - Initial meeting on site to inspect the building.

Week 6 - Completion of 1st draft Revised Conservation Plan and delivery of two (2) copies to the City of Rockingham

Week 8 - Consultation with the Heritage Council of Western Australia (to be undertaken by the City) and in-house assessment

Week 10 - The City to advise of any required changes to the document

Week 15 - Finalisation and delivery of three (3) hard copies plus one (1) electronic copy of the Revised Conservation Plan to the City

Appendix D Certificate of Title

Current title for the study site

WESTERN



AUSTRALIA

REGISTER NUMBER	
902/DP50998	
Duplicate Edition	DATE DUPLICATE ISSUED
1	22/3/2007

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

VOLUME
2652FOLIO
338

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

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 902 ON DEPOSITED PLAN 50998

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESTERN AUSTRALIAN PLANNING COMMISSION OF 469 WELLINGTON STREET, PERTH
(AF K115846) REGISTERED 9 MARCH 2007

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

Lot as described in the land description may be a lot or location.

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

STATEMENTS:

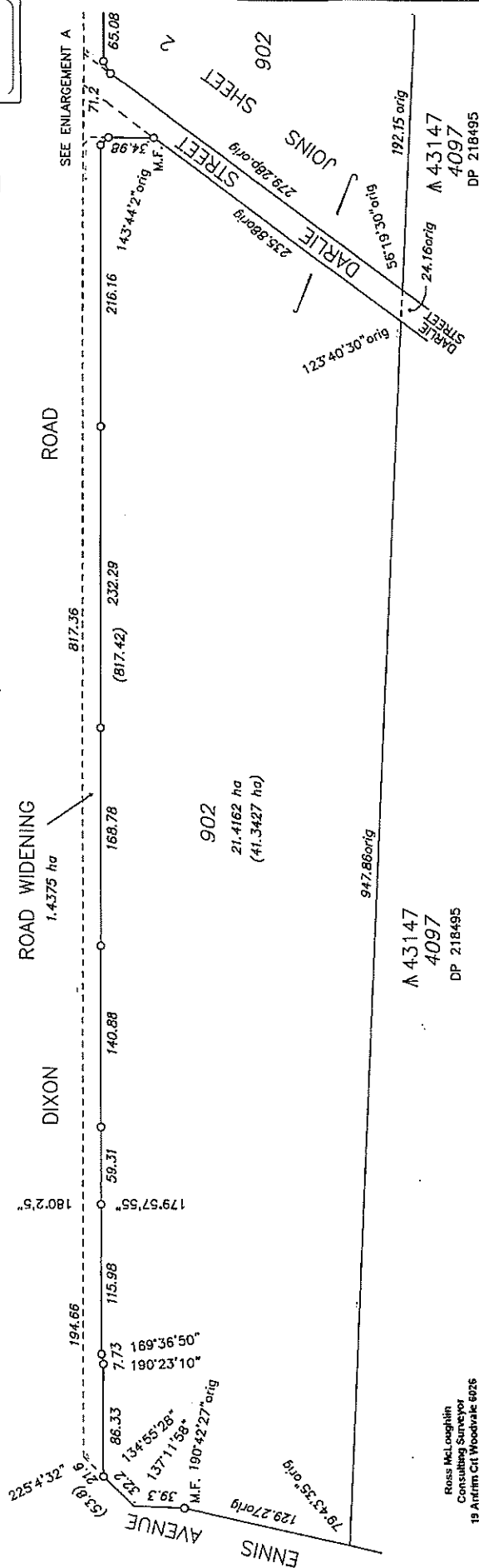
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP50998 [SHEET 1,2].
PREVIOUS TITLE: 1258-566, 2075-545, 1243-420, 1242-804, 1230-58, 1230-57, 1230-56, 1219-53.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: CITY OF ROCKINGHAM.

ED/VER	AMENDMENTS	BY	SIGNATURE	DATE

FORMER TENURE

LOT	FORMER TENURE	OWN PLAN/DIA	CERTIFICATE OF TITLE
902	LOT 1	P 6980(1)	1242/804 ✓
	LOT 2	P 6980(1)	1230/57 ✓
	LOT 3	P 6980(1)	1259/566 ✓
	LOT 4	P 6980(1)	1230/56 ✓
	LOT 5	P 6980(1)	1243/420 ✓
	LOT 6	P 6980(1)	1230/58 ✓
	LOT 7	P 6980(1)	1258/566 ✓
	LOT 8	P 6980(1)	1219/53 ✓
	LOT 9	P 6980(1)	1258/566 ✓
	LOT 11	D 46121	2075/545 ✓



Ross McLoughlin
Consulting Surveyor
14111m Crt Woodvale 6026
Tel/Fax: 9309 4758

TYPE FREEHOLD PURPOSE SUBDIVISION PLAN OF		DISTRICT COCKBURN SOUND TOWNSITE DOLA FILE HILLMAN LOCAL AUTHORITY CITY OF ROCKINGHAM		FORMER TENURE SEE TABLE INDEX, BG 33 (2) 07.28, 07.29, 08.28, 08.29, 09.28, 09.29		ON 0 50 100 150 200		FIELD BOOK 100932 100933	
LOT 902 AND ROAD WIDENING		APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE 807-2-28-26-V3 DELEGATED UNDER S.16 P & D ACT 2005 DATE 8-12-2006		SURVEY FIRM IN ORDER FOR DEALINGS SUBJECT TO Sec 168(3) PEDA		APPROVED 9.3.07 DATE INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER		DEPOSITED PLAN 50998	
SURVEYOR'S CERTIFICATE - Reg 54 R. A. McQUHILLIN I hereby certify that this plan is accurate and is a correct representation of the - (a) land and/or (b) watercourse and/or (c) other natural features (d) other man-made features (e) other features (f) other features (g) other features (h) other features (i) other features (j) other features (k) other features (l) other features (m) other features (n) other features (o) other features (p) other features (q) other features (r) other features (s) other features (t) other features (u) other features (v) other features (w) other features (x) other features (y) other features (z) other features (aa) other features (ab) other features (ac) other features (ad) other features (ae) other features (af) other features (ag) other features (ah) other features (ai) other features (aj) other features (ak) other features (al) other features (am) other features (an) other features (ao) other features (ap) other features (aq) other features (ar) other features (as) other features (at) other 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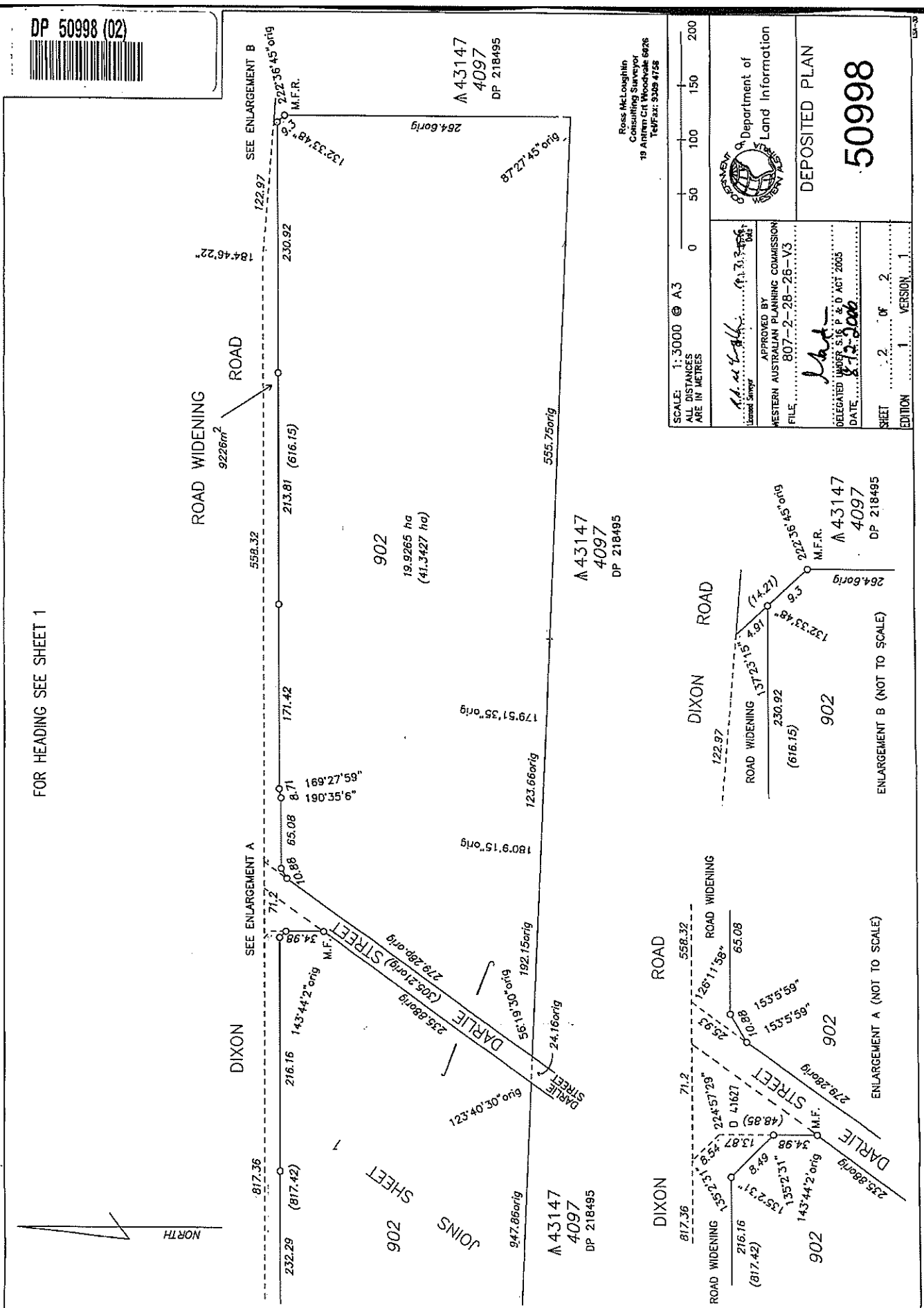
1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

2. Once the problem is identified, the next step is to define the objectives and goals of the project. This helps to clarify what needs to be achieved and provides a clear direction for the team.

3. The third step is to develop a plan or strategy to address the problem. This involves breaking down the problem into smaller, manageable tasks and determining the resources needed to complete each task.

4. The fourth step is to implement the plan. This involves putting the strategy into action and monitoring progress regularly to ensure that the project is on track.

5. The final step is to evaluate the results of the project. This involves comparing the actual outcomes with the objectives and goals to determine the effectiveness of the project and identify areas for improvement.



Appendix E City of Rockingham MHI Place Record Form

Municipal Heritage Inventory entry for Place No. 001 Old Abattoir and Stables

MUNICIPAL HERITAGE INVENTORY
PLACE RECORD FORM

LGA Place No: 001

Abattoir & Stables

USE

Original Use

FARMING/PASTORAL - Stable

Present Use

Other Use

INDUSTRIAL/MANUFACTURING - Abattoir

DESCRIPTION NOTES

Condition

Poor

Integrity

Low-Moderate

Authenticity

High

A single storey limestone masonry structure with a concrete floor and hard-wood roof structure clad partially with 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. Abutting the building on the southeast side is a concrete slab which extends along the length of the building.

The place is set in cleared pasture land supporting a number of prominent Tuarts (believed to be over 100 years old), and bordered to the east and south by natural bushland.

HISTORICAL NOTES

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. Wilson had arrived with his family in 1940 and bought a butcher's shop. Previously, the Bells had slaughtered animals in a killing yard next to their shop, but it was no longer considered acceptable to have this done in the middle of a growing town.

Aerial photographic evidence from 1972 indicates that at least two buildings were on the site, including several smaller structures and a circular track. Today, only the former Abattoir is extant, the other buildings on the site having been removed. There is some evidence to suggest that the abattoir operated for a short time only, and was then converted into a dairy, and later, into stables for trotting horses.

MUNICIPAL HERITAGE INVENTORY
PLACE RECORD FORM



LGA Place No: 001

Abattoir & Stables

SIGNIFICANCE

Statement of Significance

Aesthetic Value:	the place is a prominent landmark and is visually pleasing as a rustic building in a rural landscape setting, surrounded by large established trees
Historic Value:	the place is a key component of the East Rockingham heritage precinct the place is associated with the provision of abattoir services to the local population during WWII, and is also associated with equestrian activities that were a dominant activity in the most recent phase of the district's history
Scientific Value:	the design of the abattoir indicates the processes associated with a small-scale slaughtering operation in the early 1940s
Social Value:	the place is among a number of sites in East Rockingham which provide the district with a sense of history and permanence
Representativeness:	the site is representative of a pattern of landscape that was once characteristic of East Rockingham
Rarity:	the place is rare, no abbatoirs of similar age or scale are known to exist in the State

MANAGEMENT

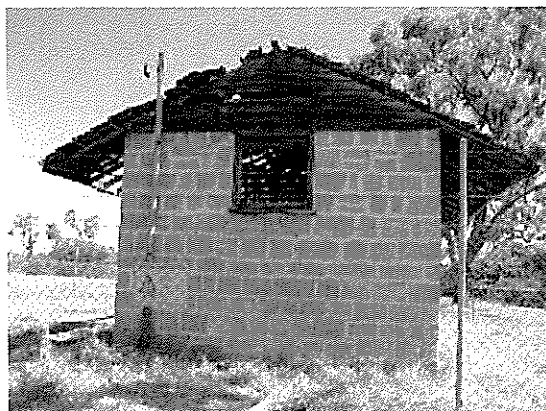
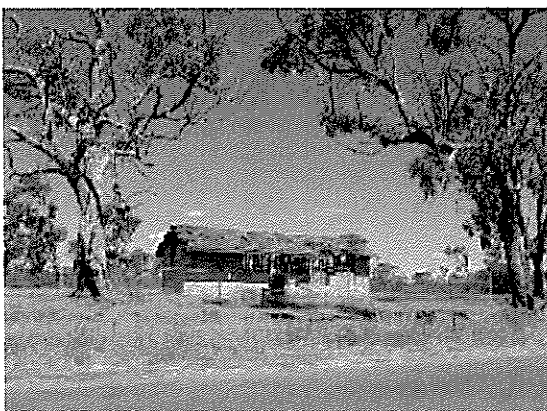
Management Category B

ASSOCIATIONS

Associations Dixon
Association Type Builder

HERITAGE LISTINGS

City of Rockingham Municipal Inventory, Adopted 22.12.1998



Appendix F Structural report of Old Abattoir prepared by MCSE, February 2009

OLD ABATTOIR

DIXON ROAD, HILTON

STRUCTURAL REPORT



Prepared for:

City of Rockingham

and

Hocking Planning & Architecture

By:

Maitland Consulting Structural Engineering
Suite 5, 531 Hay Street, Subiaco WA 6008
Telephone: 9489 4800
Email: ianmcse@iinet.net.au

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INTRODUCTION & SUMMARY

1.1 **Background**

The Old Abattoir, Hilton, comprises a limestone masonry building with a concrete floor and hardwood roof structure clad in Marseille pattern clay tiles. It is rectangular in plan, measuring 14.7 x 4.9 metres. The building was constructed circa 1943 originally to serve as an abattoir, which soon closed down. It was then converted into a dairy and later an equestrian centre.

The Department of Conservation and Land Management is the present custodian of the place.

The place has the following heritage listings:

- HCWA Assessment Program – 9/5/09
- Municipal Inventory – adopted 22/12/99

The abattoir is a rare building. No abattoirs of similar age or scale are known to exist in the state. The extant building fabric is considered to possess a high degree of authenticity, and no obvious modifications have been made to the extant building fabric since the place was used as an abattoir. Apart from the cyclone fence erected around the perimeter of the building, the site contains no cultural fabric deemed to be intrusive to the character of the place.

The above background is taken from a conservation plan dated November 1999 prepared by Kevin Palassis Architects for The City of Rockingham. The Conservation Plan concluded that the Old Abattoir is deemed to be a place of considerable local significance and a place of some significance within the state context.

1.2 **Details of Structural Services**

Maitland Consulting Structural Engineering (MCSE) was commissioned in November 2008 by Hocking Planning and Architecture for City of Rockingham, to undertake the following scope of work.

1. On site inspection and assessment.
2. Preparation of report under the headings of:
 - Introduction and Summary
 - Description
 - Defects and Assessment
 - Recommendations
 - Appendices
 - Drawings
 - Photographs

City of Rockingham's brief required the consultant to provide three schedules:

- Conservation and Maintenance schedule
- Schedule for stabilising the building as a ruin
- Schedule for making the building sound and weather tight.

Ian Maitland of MCSE undertook an inspection on 15/12/08 with Yen Nee Goh of Hocking Planning and Architecture.

The inspection was limited to areas and components readily accessible and visible. No invasive investigations or testing of materials were undertaken.

Conclusions and recommendations provided in this report are based on observations made within the limits of the inspection.

All dimensions and other geometrical information of existing work quoted in this report are approximate.

All dimensions are in mm. Structural members are given depth first by width second.

1.3 **Documents Provided to MCSE**

Hocking Planning and Architecture provided the following documentation:

- Conservation Plan 1999 prepared by Kevin Palassis Architects.

1.4 **Experience of Consultant MCSE**

Ian Maitland has over 35 years experience as a qualified Structural Engineer.

Structural engineering for heritage projects constitutes the majority of MCSE's practice.

Ian Maitland is currently a member of the Rottnest Island Cultural Heritage Advisory Committee and is on Engineers Australia heritage panel.

In September 2008 MCSE won an Engineers Australia State award, for the structural enhancement of St George's Cathedral.

1.5 **Summary**

The building has a timber framed roof supporting tiles, timber framed upper walls, limestone masonry walls and a concrete floor slab.

The roof and timber walls are dilapidated and require reconstruction but using existing material where possible.

M	C
S	E

The masonry walls exhibit some erosion and cracking, which can be repaired using stone reconstruction techniques. Some pointing of eroded joints is necessary. Rebuilding the roof structure, which has overhanging eaves, and framed walls, will assist protection of masonry surfaces and reduce erosion.

A tree inside should be removed as it is, or may have, a deleterious effect on an adjacent wall.

Concrete floors have some cracking which should be repaired where there is a possibility of people tripping. Otherwise slabs can remain as is.

There are four horizontal steel elements internally, believed (but not confirmed) to be meat rails. Some require straightening and refixing.

2.0 **DESCRIPTION**

The structure is comprised of the following elements.

Refer also to drawings and photographs.

At the time of inspection, some 40% of the roof structure at the south west end had collapsed. The 1999 Conservation Plan shows the roof intact. Both 1999 and 2008 conditions are shown on the drawings.

2.1 **Roof Structure**

The structure is entirely of timber, probably local hardwood jarrah. Main elements are:

- Battens longitudinally 20 x 50 at 340 centres supporting Marseille pattern clay tiles. Tiles missing in many locations. Refer photographs.
- Rafters 150 x 50 at 600 centres, at 25 degree pitch, from central ridge beam and cantilevering 1200 over side walls.
- Six collar ties 150 x 50 at wall plate level, in positions shown on drawing SR4. Ends supported on timber posts.

At the south west end, some of the collapsed roof timbers were in place in a tangled mess, and the remainder have been removed from the area.

2.2 **Framed Walls**

Over parts of the long (side) walls, over the two internal walls and to the north east gable end, are timber framed walls, except where timbers are in part or totally missing.

Walls consist of 50 x 100 top and bottom plates and 100 x 50 studs at 450 centres. 75 x 25 braces exist in some areas.

No cladding remains, except to the small north east gable where shiplap weatherboard is in place.

2.3 **Masonry Walls**

Masonry walls are present to all four external walls, some full height and others to 1850 height with framed walls over. There are also two internal walls again to 1850 height. Refer to drawings.

Masonry walls are constructed of vuggy/ acustrine limestone, a marl type material formed as a sediment in the bed of coastal lakes. Examples of the stone found between Jandakot and Mandurah have an unusual textural quality, having a network of holes, similar in appearance to volcanic pumice.

M	C
S	E

Walls are 280 – 300 thick and generally are faced and roughly squared, except for part of the south east side which appears to have originally been an opening and filled in later with stone of a more irregular form.

Joint mortar appears to be lime mortar.

Inside faces of walls are generally plastered or rendered

2.4 Floors

Concrete slab internally and an apron slab on the south east side extending out about 5 metres.

2.5 Foundations

Footings were not visible and are probably stone or concrete strip.

Foundations in the area are sand.

2.6 Meat Rails

There are four horizontal steel elements, believed to be meat rails. These are shown on drawings:

- SR1 – Three rails
- SR4 – One rail

3.0 **ASSESSMENT**

3.1 **Roof**

What remains of the roof structure is in a severely dilapidated state. The site is not safe for persons to enter for this reason.

Members and the overall roof structure have numerous defects:

- Timber deterioration due to exposure to the elements – splitting, defibre-ing and warping
- Separation of timbers at joints, due to exposure, rusting of nails and timbers warping.
- Termite degradation.

It would not be practicable to repair the roof structure in situ. If it was to be conserved, to remain in place in future, it would be necessary to:

- Remove all roof tiles
- Discard all timbers which are too damaged to re-use
- Tag all timbers which can be re-used and prepare framing plans of their positions.
- Rebuild structure using re-used and new material. Construct to AS1684.
- Replace tiles – reused and new.

3.2 **Framed Walls**

Comments apply as for the roof structure in section 3.1:

- Defect types
- Wall reconstruction – except it is recommended to leave existing bottom plates in place, to facilitate reconstruction.

In addition, the south east side framed wall has an outward lean of about 100mm.

3.3 **Masonry Walls**

Walls exhibit the following defects:

(a) Cracking

Cracking is present on all exterior walls. Refer to drawings SR2 and SR3. Cracks are predominantly vertical and vary up to 10 mm in width. Likely causes of cracking are foundation settlement (inadequate footings) and material shrinkage.

M	C
S	E

The most practical way to repair cracks is to remove stone locally at sides of cracks and reconstruct the stonework.

(b) Stone erosion

Erosion is not widespread but there is one large area of erosion on the south east wall which extends right throughout the wall. Refer to photograph 13.

It appears that the stone material has a harder outside shell, which once penetrated, the softer material internally quickly erodes.

The one severe area of erosion notwithstanding, erosion generally is not severe enough to raise concerns for structural adequacy.

Eroded areas are best repaired using stone reconstruction techniques.

It is also important to protect walls from the elements, as far as is practicable. Reconstructing the roof, with eaves will assist.

(c) Joint erosion

Joint erosion is occurring but is not widespread or severe.

Pointing up joints which have eroded more than 50mm is recommended. Material should be lime mortar.

3.4 Floors

Floors exhibit some surface erosion and cracking. It appears not to be widespread, although some areas were not inspected, being covered in debris.

Defects only need repairing where there is a possibility of people tripping.

3.5 Meat Rails

The meat rail in the south west room has collapsed along with the roof.

The section of rail at ridge line (drawing SR4) in the roof collapsed section has twisted and bent downwards.

The other two are to be retained and conserved. End fixings will require strengthening if required, and rails themselves straightened, if distorted.

4.0 **RECOMMENDATIONS**

Recommendations are provided in three separate schedules, as required by City of Rockingham's brief, section 3(b).

Timing for actions is as follows:

O – Ongoing

IM – Immediate, within 1 year

ST – Short term, 1 – 3 years

LT – Long term, 3 + years

4.1 **Conservation and Maintenance Schedule**

(a) Conservation

Item No.	Structural Element	Action	Timing
1.0	Roof		
1.1	Roof	Prepare accurate framing plan of all existing timbers, showing exact location, sizes and connections	IM
1.2	Roof	Remove and dispose of all damaged and degraded timbers. Show on drawings (Item 1.1)	IM
1.3	Roof	Tag all remaining timbers. Remove and store remaining timbers	IM
1.4	Roof	Reconstruct roof to match existing, using stored timbers and new timbers in locations where original timbers were disposed of. Carry out after items 2.4 and 3.3	ST or LT
2.0	Framed Walls		
2.1	Framed walls	Prepare accurate framing plan of all existing timbers, showing exact location, sizes and connections	IM
2.2	Framed walls	Remove and dispose of all damaged and degraded timbers, except for wall plates over masonry walls, which are to be left in place to facilitate re-framing	IM
2.3	Framed walls	Tag all remaining timbers. Remove and store remaining timbers	IM

2.4	Framed walls	Reconstruct walls to match existing, using stored timbers and new timbers in locations where original timbers were disposed of. Carry out after actions 2.4 and 3.3	ST or LT
3.0	Masonry walls		
3.1	Masonry walls	Make good eroded and cracked masonry, using stone metal as existing, set in lime mortar. Point up eroded joints with lime mortar. Prop selected walls, where stability is critical due to loss of restraint as roof structure has been temporarily lost (action 1.3)	IM
3.2	Masonry walls	Protect walls from erosion until reinstatement of framed walls and roof has been completed.	IM O
3.3	Masonry walls	At time of framed walls and roof reconstruction (items 1.4 and 2.4) make good any defects and remove props (item 3.1)	ST or LT
4.0	Floors		
4.1	Floors	Make good cracks where tripping of persons could possibly occur	IM
4.2	Floors	Keep floors clear of debris	IM
5.0	Meat Rails		
5.1	Meat Rails	Prepare accurate framing plan of all existing timbers, showing exact location, sizes and connections	IM
5.2	Meat Rails	Tag all remaining timbers. Remove and store remaining timbers.	IM
5.3	Meat Rails	Reconstruct using stored materials. Bend back into correct shape as required	ST or LT
6.0	Miscellaneous		
6.1	Tree	Remove tree at wall between reception and display area, north west room	IM

(b) Maintenance

7.0	All Structures		
7.1	Roof & Framed walls	Regularly check timbers for condition including splitting, fungal decay and termite degradation. Treat, repair or replace as required.	O
7.2	Masonry Walls	Make good eroded and cracked masonry, using stone metal as existing, set in lime mortar.	O
7.3	Floor	Make good cracks where tripping of persons could possibly occur. Keep floors clear of debris	O

4.2 Stabilising Building as a ruin

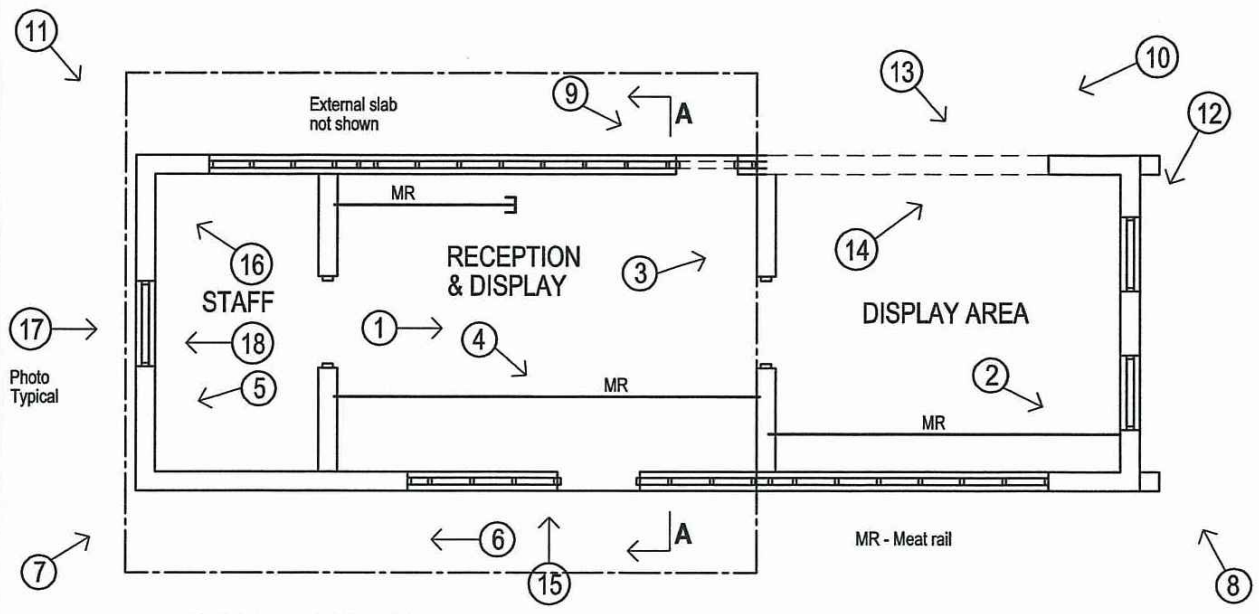
Item No.	Structural Element	Action	Timing
1.0	Roof and framed walls		
1.1	Roof and Framed walls	<i>Option A</i> Remove and dispose of all timber <i>Option B</i> Retain a small section, say at north east end, for interpretative purposes. Remove and dispose of all other timbers	O O
1.2	Masonry Walls	For safety reasons demolish all sections of wall where there is a possibility of collapse. Retain all other sections of wall. As a ruin, conserving will in future would not normally occur. Without conservation and protection from roof and framed walls, masonry walls will quickly erode and collapse	O
1.3	Floors	Retain in current condition. Keep floors clear of debris for safety reasons.	O

4.3 **Making Building sound and weather tight**

1.0	All Structure	<p>As for section 4.1 – Conservation and maintenance schedule.</p> <p>The difference between conserving the building and making it sound/ weather tight is non – structural.</p> <p>To reduce costs:</p> <ul style="list-style-type: none"> • Wall openings could be boarded over with waterproof plywood instead of glazed and with new doors. • Some internal items could be secured only, not reinstated to original condition. 	As 4.1 Schedule
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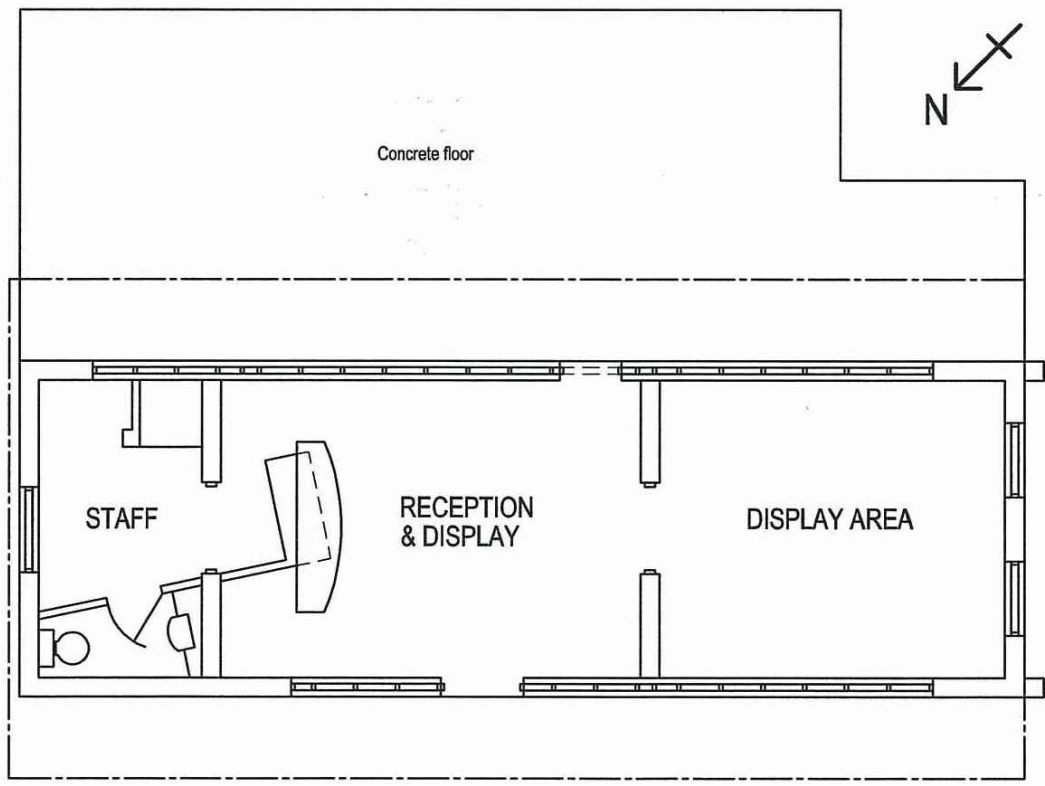
M	C
S	E

DRAWINGS



FLOOR PLAN - 2008

1:100 at A4



FLOOR PLAN - 1999

1:100 at A4

Scale Bar
1:100 at A4



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Client

**CITY OF ROCKINGHAM
HOCKING PLANNING AND ARCHITECTURE**

Project

OLD ABATTOIR - HILTON

Title

FLOOR PLANS

Date

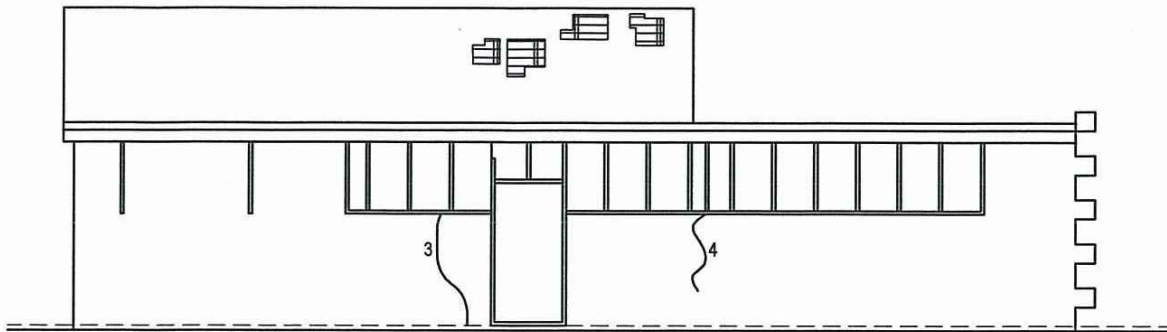
Feb 2009

Job No.

08056

Dwg. No.

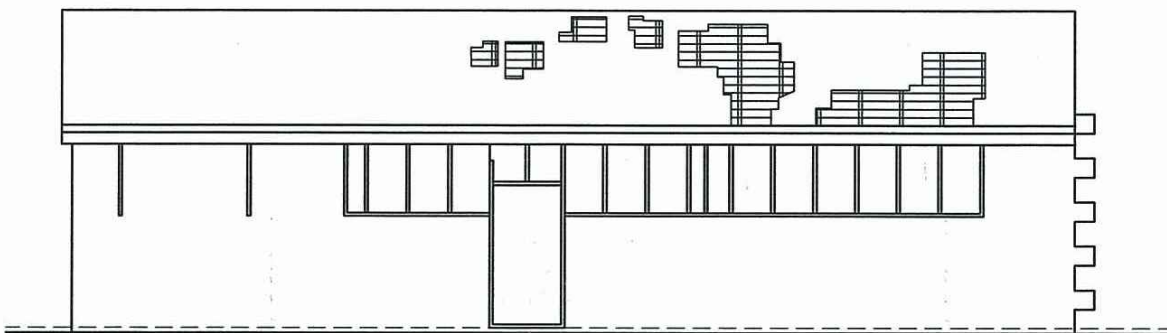
SR1



NORTH-WEST ELEVATION - 2008

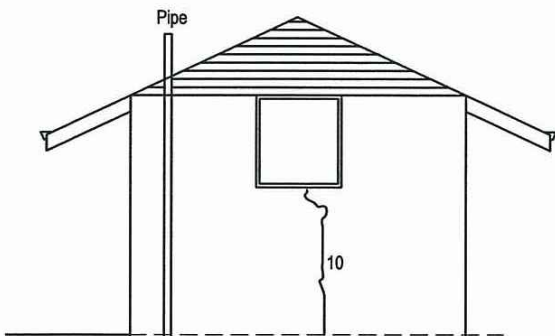
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4 - Wall crack 4mm wide



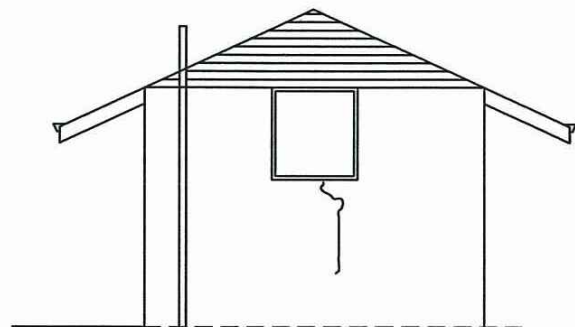
NORTH-WEST ELEVATION - 1999

1:100 at A4



NORTH-EAST ELEVATION - 2008

1:100 at A4



NORTH-EAST ELEVATION - 1999

1:100 at A4

Scale Bar
1:100 at A4



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Client

**CITY OF ROCKINGHAM
HOCKING PLANNING AND ARCHITECTURE**

Project

OLD ABATTOIR - HILTON

Title

WALLS ELEVATIONS - 1

Date

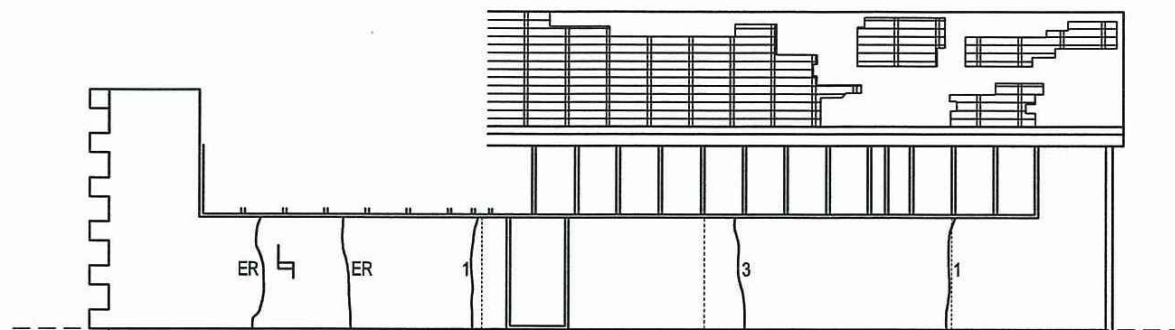
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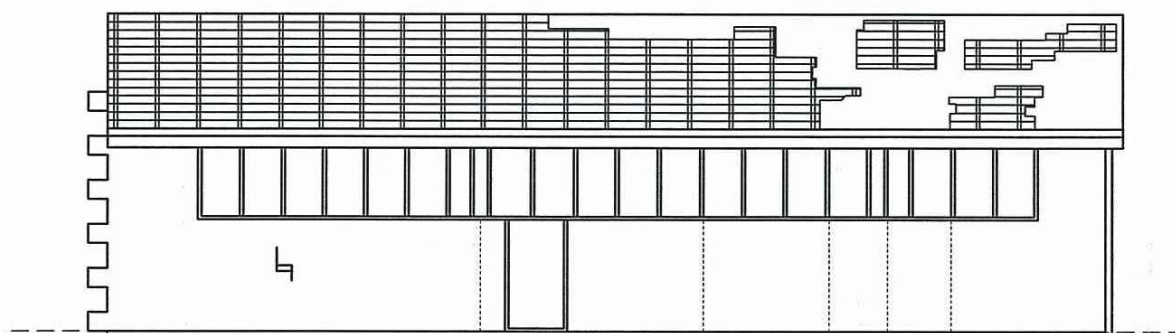
SR2



SOUTH-EAST ELEVATION - 2008

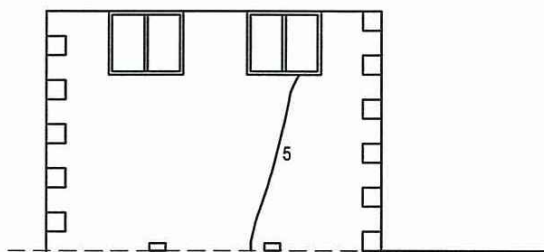
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ER - Erosion



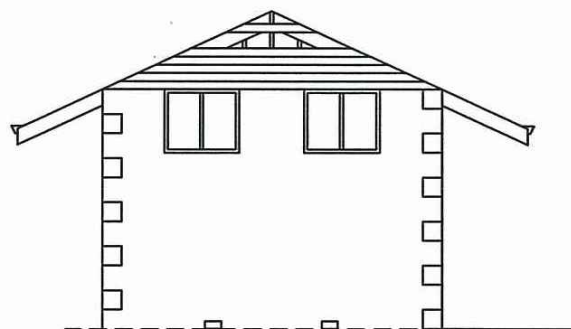
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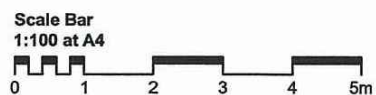
SOUTH-WEST ELEVATION - 2008

1:100 at A4



SOUTH-WEST ELEVATION - 1999

1:100 at A4



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Client

**CITY OF ROCKINGHAM
HOCKING PLANNING AND ARCHITECTURE**

Project

OLD ABATTOIR - HILTON

Title

WALLS ELEVATIONS - 2

Date

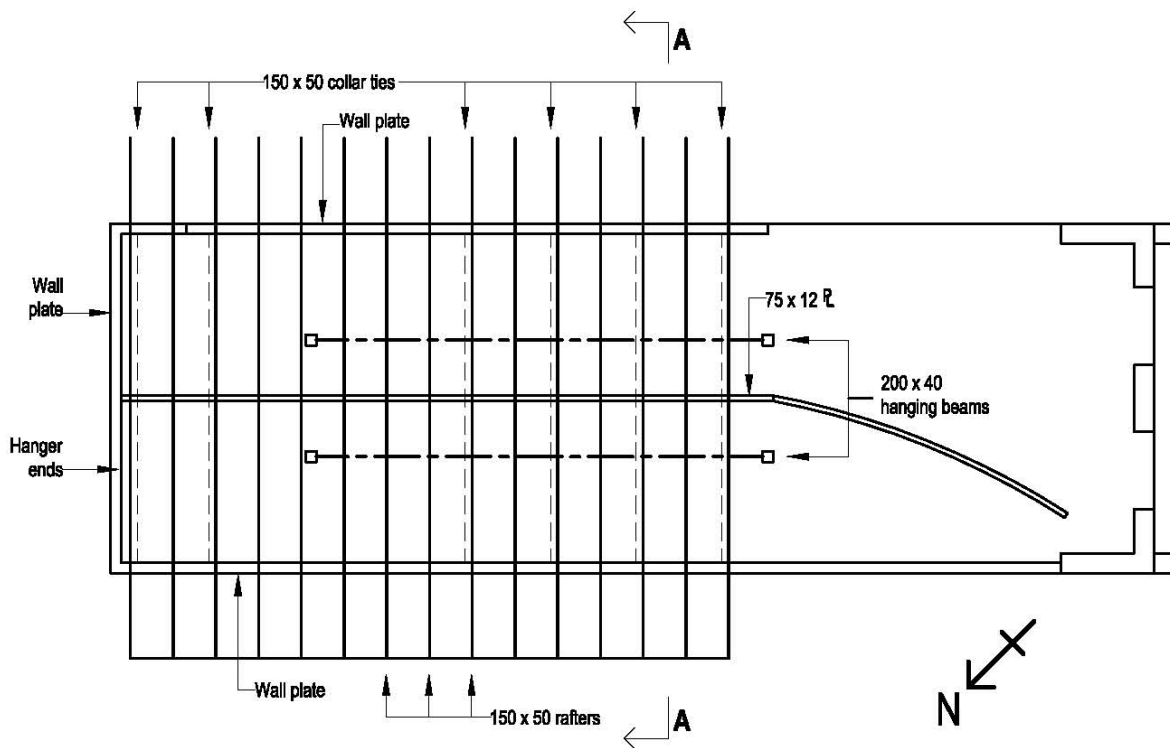
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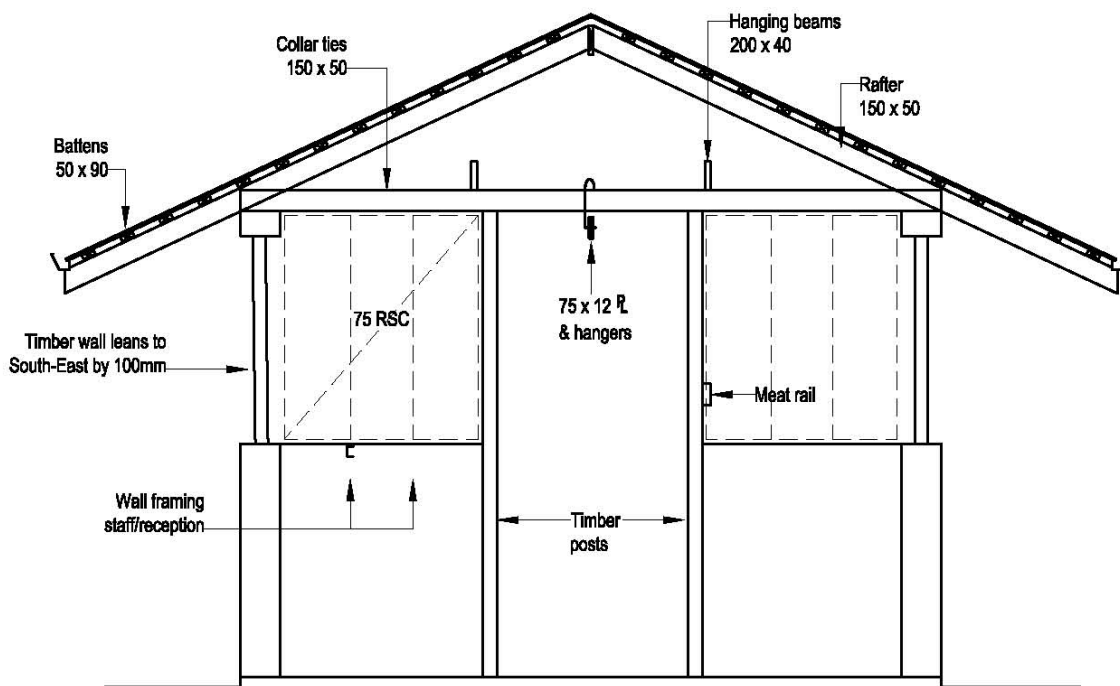
Dwg. No.

SR3



ROOF FRAMING PLAN

1:100 at A4



SECTION A-A

1:50 at A4

Scale Bar
1:50 at A4



Scale Bar
1:100 at A4



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Client

**CITY OF ROCKINGHAM
HOCKING PLANNING AND ARCHITECTURE**

Project

OLD ABATTOIR - HILTON

Title

ROOF PLAN AND SECTION

Date

Feb 2009

Job No.

08056

Dwg. No.

SR4

M	C
S	E

PHOTOGRAPHS



Photograph 1 – View to south west
Arrow – Meat rail



Photograph 2 – West corner



Photograph 3 – View to south



Photograph 4 – View to east
Arrow – Meat rail



Photograph 5 – View to north
Arrow – Meat Rail



Photograph 6 – Eaves, north west side

INTERNAL VIEWS - EAVES



Photograph 7 – North west wall



Photograph 8 – North west wall



Photograph 9 – South east wall



Photograph 10 – South east wall



Photograph 11 – South east and north east walls



Photograph 12 – South west wall

EXTERNAL WALLS & ROOF



Photograph 13 – Wall erosion – South east wall



Photograph 14 – Wall erosion. Inside location of photograph 13



Photograph 15 – Wall erosion – north west elevation



Photograph 16 – Internal wall, east corner. Graffiti on render.



Photograph 17 – North east wall external
Arrow - Cracking



Photograph 18 – North east wall internal
Arrow – cracking. Location of photograph 17

WALL DEFECTS