



ARCHITECTURE INTERIORS CONSERVATION URBAN DESIGN MASTER PLANNING

STUDY OF CONSERVATION OPTIONS

FOR

THORPE, THOMAS AND BELL COTTAGES

EAST ROCKINGHAM, WESTERN AUSTRALIA

COMMISSIONED:

The National Trust of Australia (WA)

FUNDED BY:

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1.0 INTRODUCTION

1.1 BACKGROUND INFORMATION

This report has been commissioned by the National Trust of Australia and funded by Landcorp to study viable conservation options for Bell, Thomas and Thorpe cottages¹ in East Rockingham. The buildings are not owned by the Trust or Landcorp, but both organisations have are interested in determining an appropriate strategy for the future of these places. Various community groups have shown interest in the places in question, and it was considered appropriate to solicit their views as part of the investigation process.

1.2 REPORT OBJECTIVES

Objectives of this report are to:

- present basic historical documentation of the places and their context;
- assess the physical condition of the places;
- present a preliminary assessment of the places' cultural heritage significance;
- assess the various constraints that are likely to impact on the future use of the places;
- evaluate options for the future use of the places;
- present cost estimates for some of these options;
- provide a brief outline schedule of urgent conservation works required to maintain the places.

1.2 SPECIFIC TERMINOLOGY

To maintain clarity, a consistent use of the following terms has been adopted for this report: *Thorpe Cottage* refers to the northern-most cottage of those being studied, and the place is also known as The Pines. *Thomas Cottage* refers to the place immediately south of Thorpe Cottage, and the place is also known as Paradise. *Bell Cottage* refers to the southern-most cottage of those being studied, and is also known as Woodbine Cottage. In this document references to the places may be in terms of the building or in terms of the building and its significant curtilage. References to the *place* include the curtilage, references to the *cottage* are directed at the building fabric only.

¹ As noted in the Landcorp letter to The National Trust of Australia (WA), dated 28.11.1996.

1.3 STUDY TEAM

The project team consists of:

- Kevin Palassis, ARAIA
- Christopher Paterson, B.Sc., B.Arch. (Hons), RIBA
- Ian Boersma, B.App.Sc., B.Arch. (Hons).

1.4 ACKNOWLEDGMENTS

The authors wish to thank the following individuals and organisations for their assistance in the preparation of this report:

- Thomas Perrigo (The National Trust of Australia - WA)
- Alice Fyfield (The National Trust of Australia - WA)
- Dr Phil Playford (The National Trust of Australia - WA)
- John Ellis (Landcorp)
- Graham Sunderland (Landcorp)
- Ross Drabble (Westrail)
- Ross Hamilton (Westrail)
- Mike Oosterhof (Treecap and Bluechip Nominees)
- Paul White (Town of Kwinana)
- Sean Fairfoul (Town of Kwinana)
- Jeff Bradbury (City of Rockingham)
- Wendy Durant (Rockingham City Heritage Advisory Committee)
- John Green (Rockingham City Heritage Advisory Committee)
- Mary Davies (Rockingham Historical Society)
- Frank Churcher (Rockingham Historical Society)
- Ian Kelly (Heritage Council of Western Australia)
- Ian Elliott (Heritage Council of Western Australia)
- Phil Bennett (Heritage Council of Western Australia)
- Peter O'Loughlin (Main Roads Western Australia)
- Chris Keen (KTA Partnership)
- June Somes (Thorpe family descendant)
- Winifred Smith (Thorpe family descendant)
- Mervyn Reger (Bell family descendant)

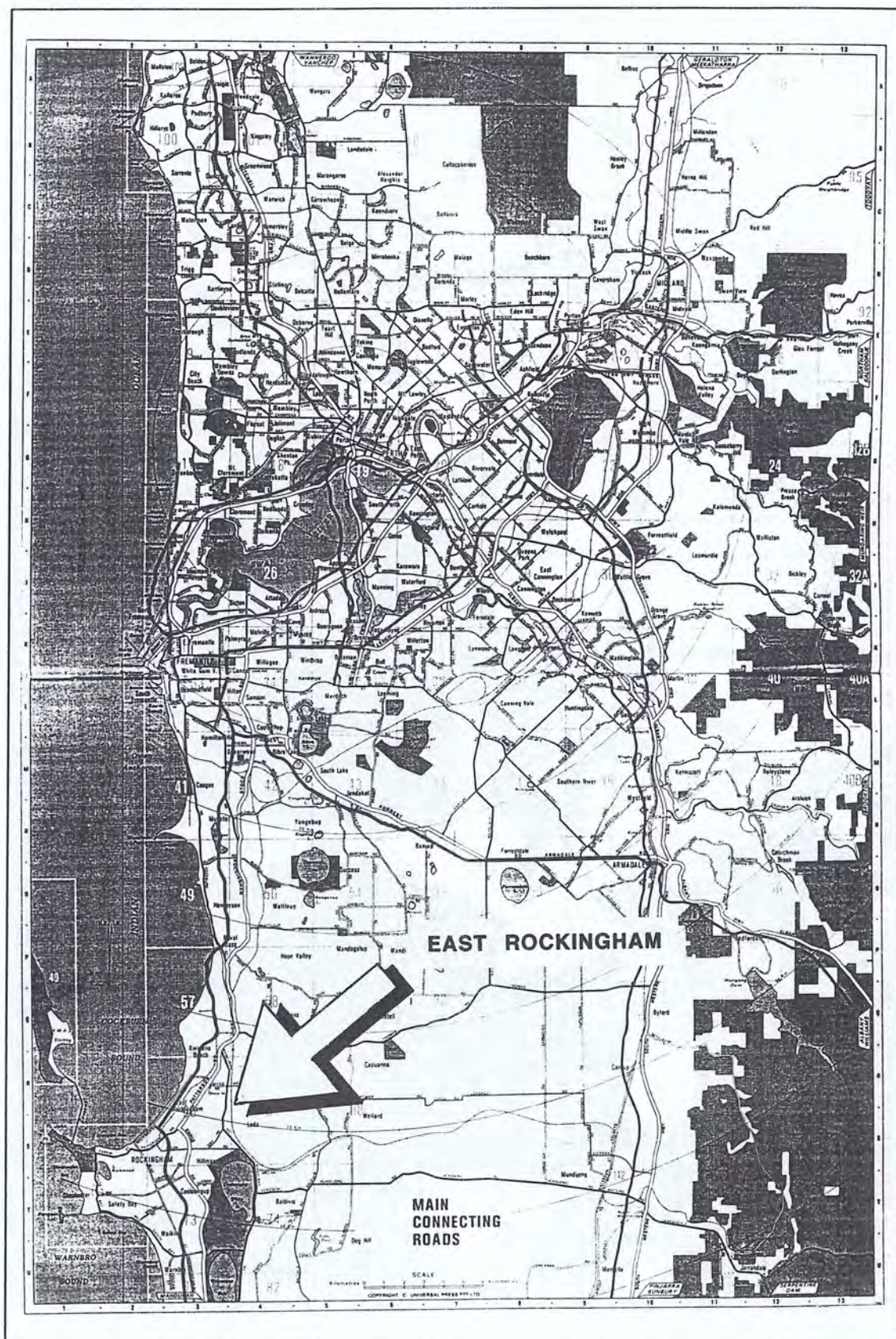


FIGURE No 1.1 Location of East Rockingham, Perth Metropolitan Area (WA).

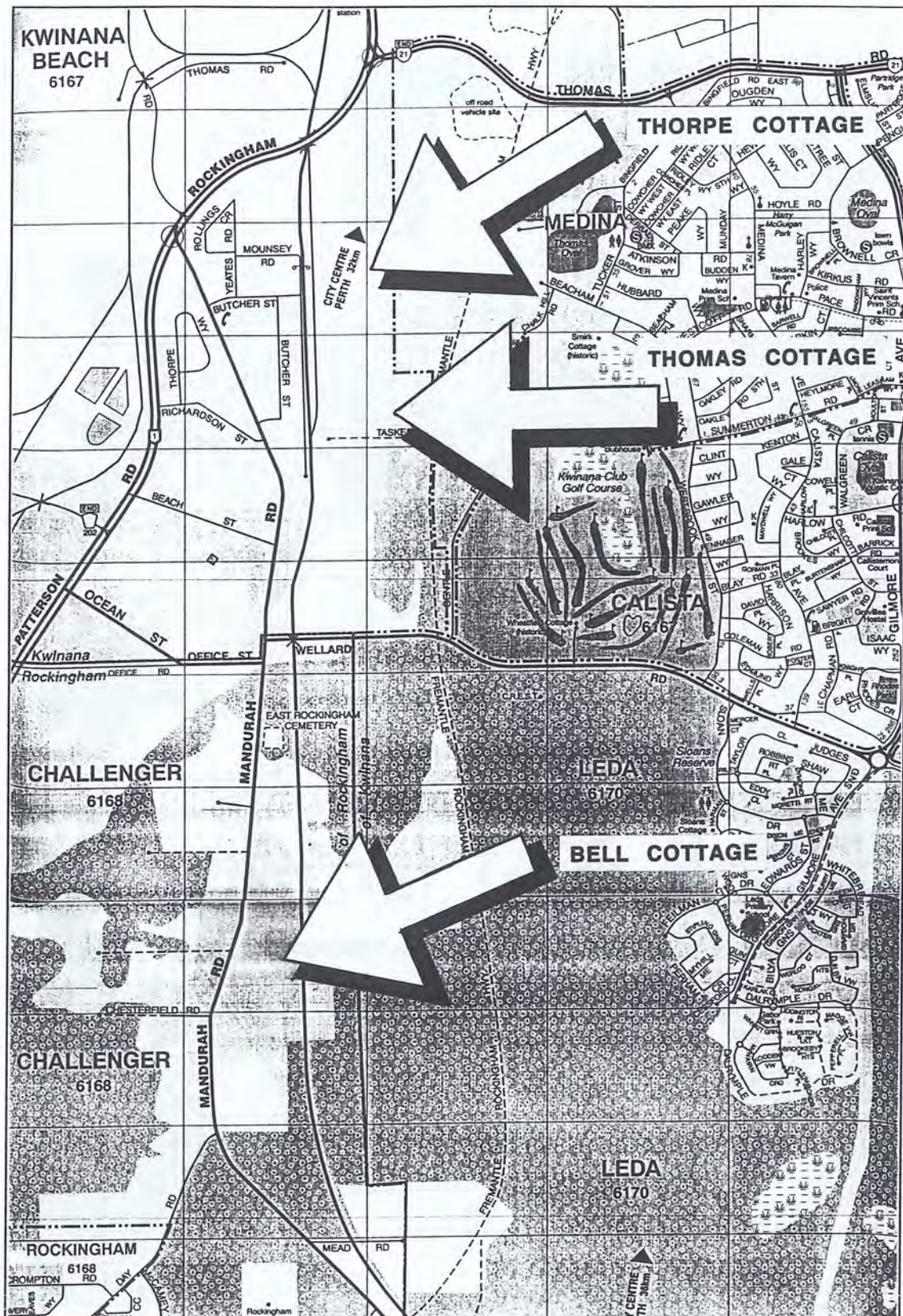


FIGURE No 1.2 Location of Thorpe, Thomas and Bell cottages within the East Rockingham area.

Streetsmart 1997 Perth Street Directory

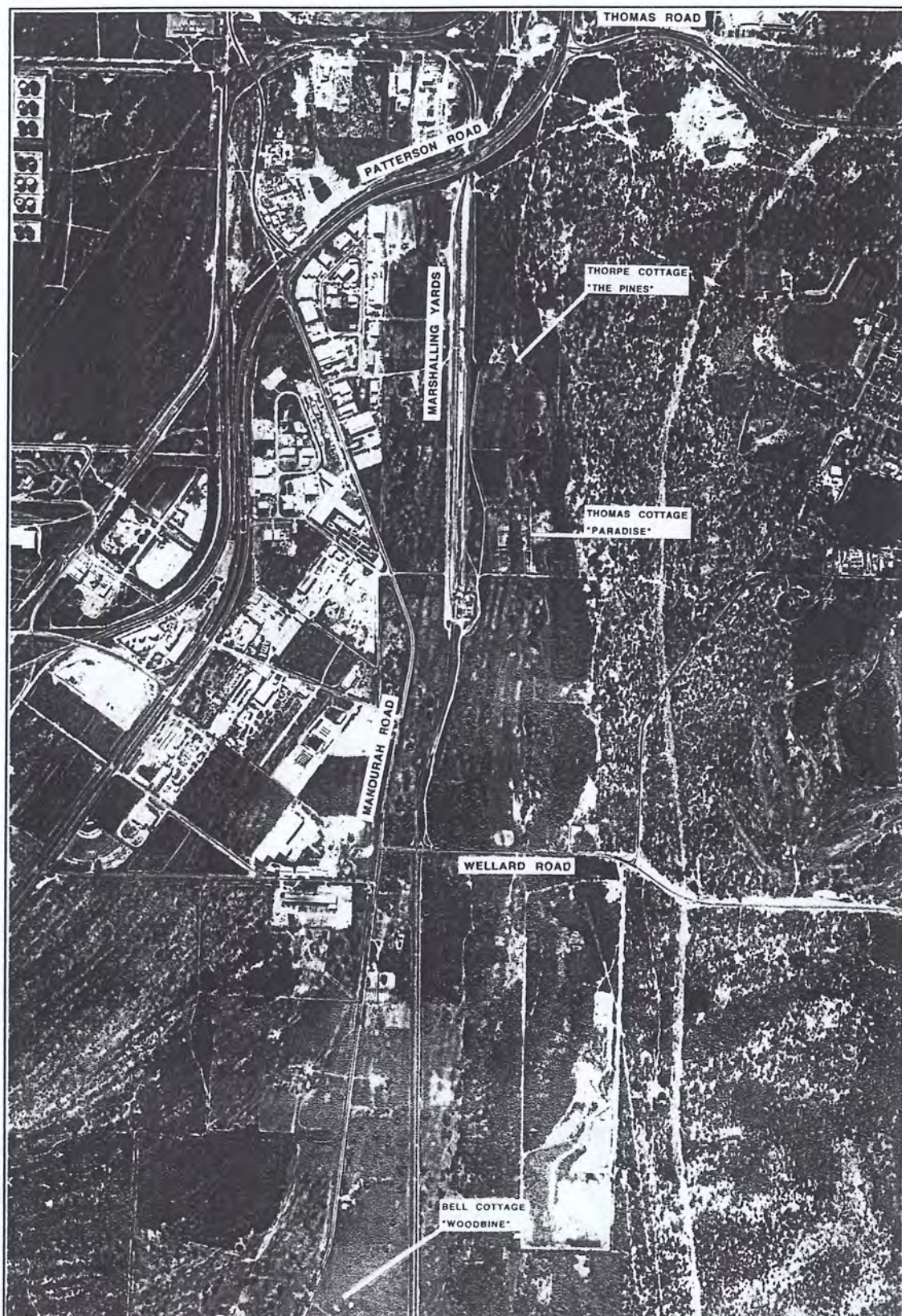


FIGURE No 1.3 Aerial Photograph of East Rockingham, showing the cottages relevant to this study.

DOLA 1987

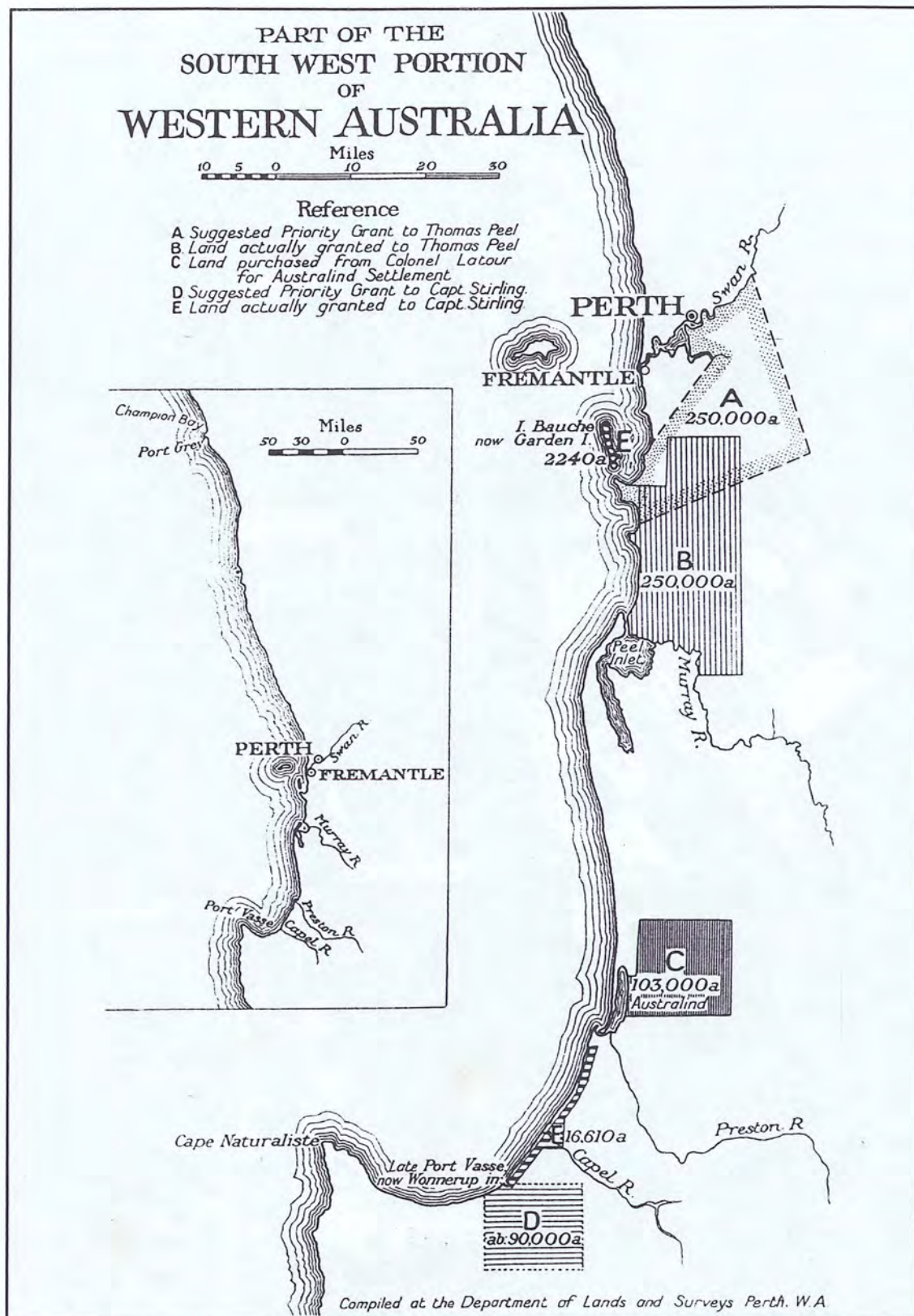


FIGURE No 2.1

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

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

2.0 HISTORICAL CONTEXT

2.1 A BRIEF HISTORY OF THE DISTRICT AND BUILDINGS

The history of European activity within the Rockingham area may be traced to early visits by sailing ships including the French expedition led by Commodore Nicholas Baudin in 1803 which named a number of coastal features in the area: Cape (Point) Peron, Ile Bauche (Garden Island) and Berthollet (Carnac Island).² When Stirling undertook a reconnaissance visit to the Swan River area in March 1827 he first set foot on Ile Bauche, and was so positively impressed with the island's fertility that he renamed it Garden Island. Two years later the ships carrying settlers and soldiers for the establishment of the Swan River Colony anchored in Cockburn Sound, sheltering in the lee of Garden Island. For the first six months the colony's first immigrants camped on this island in a temporary settlement while preliminary surveys were carried out on the mainland.³ The Cockburn Sound continued to be favoured as a sheltered harbour, with Careening Bay on the south of Garden Island becoming a popular location to undertake the repair of ships.

The mainland embracing Cockburn Sound was not ignored during the first months of settlement. When Thomas Peel arrived in the Colony in December 1829 a township named Clarence was surveyed south of Woodman's Point and was chosen as a place to accommodate temporarily the several hundred indentured settlers that Peel had brought out with him. Clarence was a temporary settlement and, despite the government's vision that the surveyed lots be taken up by private settlers, the place was deserted in 1832. But this was not before some 30 people died in the appalling conditions at Clarence and a great loss of capital was suffered by Peel, including the wrecking of four ships in Cockburn Sound during the winter of 1830.⁴ The Rockingham was one of these ships which went aground near Clarence.

Thomas Peel had anticipated receiving a land grant of a quarter of a million acres immediately south of the Swan River, but because of his late arrival in the Colony he forfeited this claim. While at Clarence he selected a new grant. The northern boundary of this grant extended from Point Peron east to the Baldvis sandhills, north to just below Thomsons Lake (approximately the line of Rowley Road today) and eastwards to just west of where the land rises for the Darling Escarpment

² Russel, L. (1979) *Kwinana - Third Time Lucky.*, pp 16, 17.

³ Taggart, N. (1984) *Rockingham Looks Back.*, pp 4, 9-15.

⁴ Richards, R. (1978) *The Murray District.*, p 36.

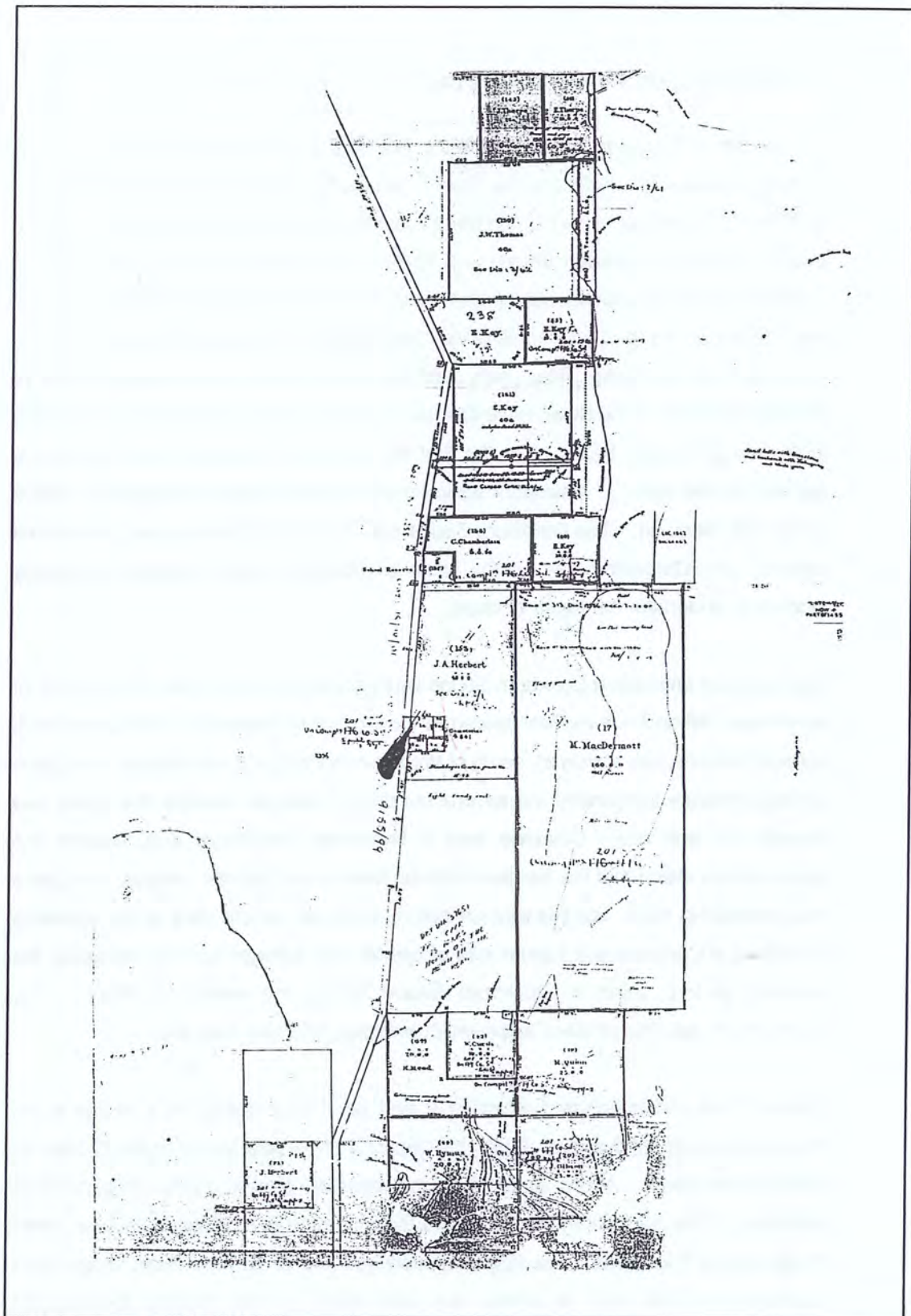


FIGURE No 2.2 Map of East Rockingham District ownership of the various land grants along Mandurah Road.

DOLA , mid 19th century.

(the east boundary at this point being approximately the line of Hopkinson Road today). In the next few years numerous private grants in the Cockburn Sound region were allocated, although limited development occurred on these grants until after the convict era.⁵ A number of individuals including Thomas Peel established a settlement further south at Mandurah during the 1830s, and when travelling overland to Fremantle would on occasion pass through the Rockingham area. The more popular route through the area passed along the high ground on the east of Lake Cooloongup, the route gradually evolving into the Mandurah Road we know today. At different times members of East Rockingham families secured liquor licences and attempted to gain business from traffic along this route. William Hymus held the district's first licence, but the most long standing establishment was Herbert's Bush Inn (later Chesterfield Inn) which opened in 1856.⁶

In the late 1830s Thomas Peel promoted an idea to establish an inner harbour at Safety Bay, suggesting that it would be a suitable point for the export of timber which grew in the nearby Baldivis Hills and also that it might be a base for local whaling activity. Some town allotments were surveyed and a few sold to speculators, but nothing further eventuated. It is interesting to note that at the time Peel also advertised the sale of "two rich farms" consisting of well grassed areas located between the hills and the coast.⁷ In 1846 the idea resurfaced, but authorities decided that the south most point of Mangles Bay was eminently better suited as a harbour facility. The shoreline at this point was just north of Thomas Peel's grant, and had been designated a possible future townsite called Rockingham as early as 1832. Government surveys were undertaken in the area, and allotments released for public sale. A jetty was constructed, but despite considerable public interest in the scheme, few persons had the confidence to invest in land at Rockingham. Only two town lots were sold.⁸

Already in the early 1840s land grants were being taken up inland from the proposed townsite of Rockingham, along a fertile belt of swamps at the foot of the Baldivis sandhills. Small holdings were acquired in these fertile pockets of swamp land, and surrounding commonage was used to graze cattle. It is however, generally understood that the first families did not settle in the area until the 1850s. Names of families arriving at this time include Mead, Thorpe, Key, Boughton, Hymus, Bell, Thomas, McDermott, Herbert and Smirk. During the '50s and '60s East Rockingham

5 Technic 10, (1975) *National Estate Study - A Report Prepared for The Town of Cockburn.*, p 15.
6 Russel, L. *op.cit.*, pp 39, 41.
7 Taggart, N. *op.cit.*, p 37.
8 *ibid.*, pp38-40.

developed a sense of community, a school being erected there in 1865.⁹ Initial dwellings erected by many early settlers were, according to local historical sources, of a temporary nature and constructed using the wattle and daub technique.¹⁰ As time and resources allowed, more substantial structures were constructed using local limestone.¹¹ The first part of Thorpe Cottage is thought to have been built around 1854,¹² Thomas Cottage is likely to have been built around 1870, and Bell Cottage was presumably built some time in the late 1860s.¹³ Almost all East Rockingham's pioneer homes are still standing, albeit in varying states of neglect and dereliction.

During the 19th century these farms operated at a subsistence level, with the menfolk generally occupied in a labouring capacity at Serpentine Farm or other substantial farming properties some distance inland.¹⁴ For thirty years, between 1872 and 1902, the Rockingham port provided East Rockingham with an important source of employment and market for local produce. The township at Rockingham developed during this period,¹⁵ and after the port's closure continued to be a popular fishing destination and place for retirement. Between the wars transport to the city markets improved, and a significant number of local farms concentrated on cattle for either beef or dairy production. Most properties were still small in size and farmers relied on grazing their cattle on surrounding commonage.¹⁶ However with changes brought

9 Verbal communication with Mervyn Reger 19.2.1997 indicates that James Bell (snr) won the Government tender to erect the school. Bell was a skilled carpenter (trained as a shipwright) and may have worked in conjunction with William Day (builder) on a number of local buildings. Evidence supporting this theory includes obvious similarities in building form, joinery detail, and the occurrence in that area of two cottages with unusual parapeted facades.

10 Taggart, N. *op.cit.*, p 48, 52.

11 Two types of limestone were typically employed in the East Rockingham area. Capstone was commonly obtained from limestone outcrops on higher ground and was used for rubble wall construction. A vuggy lacustrine limestone occurs in some of the low lying areas around the district as a crust of a roughly consistent thickness (averaging 300mm). This stone was soft when excavated and could be chopped square for building purposes, its most frequent application being for sharply defined openings or corners. The stone has variously been described as East Rockingham building stone, coral stone, swampstone and lacustrine marl. Quarrying for the stone was undertaken as recently as the 1940s by local resident Sam Chalwell, and evidence of the related excavations is still visible today.

12 Verbal communication with Mrs June Somes 13.2.1997: Descendants of the Thorpe family generally maintain that when John Thorpe married in 1854 he had the house ready for his bride.

13 Mervyn Reger (19.2.1997) is of the opinion that the place was built in the late 1860s, basing this on a probate document dating to 1911 which mentions that the dwelling was more than 40 years old. The National Trust assessment of 1970 mentions that "All descendants speak of the present cottage as having been built in the 1850's." More recently a number of sources have suggested it was not built until the 1880s. Mervyn Reger believes that the barn behind Bell Cottage is of approximately the same vintage as the dwelling. The barn was divided into two rooms, that on the north containing chaff-cutting and milling machinery, that on the south general storage (buggy etc). A circular, stone lined well was also located behind the cottage, and a two seater closet was some distance north of the cottage.

14 Taggart, N. *op.cit.*, p 45.

15 *The West Australian*, 16.7.1966.

16 Verbal communication with Frank Churcher, 10.2.1997 indicates that most land in the area was used for raising cattle, although farms generally kept a few horses for transport or farm use. A number of good dairies operated locally, those on the Chesterfield and Hymus properties being the most prominent, others included the Meads and Chalwells. Verbal communication with Mrs

about by increased mechanisation and the development of agriculture in Western Australia after the Second World War these small farms were no longer viable. As a result many holdings were sold or abandoned, and some established families moved away from East Rockingham.

Pressures related to the industrialisation of the Kwinana region during the 1950s were further responsible for the demise of farming in East Rockingham. In 1952 the Government made an agreement to have an oil refinery built at Cockburn Sound, and work commenced on the project shortly after. A short time later BHP obtained land next to the refinery and commenced to construct a steel rolling mill. To provide for the necessary infrastructure for this industry, the State acquired thousands of acres in the Kwinana area and undertook to build what is now the Kwinana township. Land affected by this residential development was excised from the Rockingham Shire in 1953 and placed under the control of a newly formed municipal body, the Kwinana Road Board. The boundary between the Rockingham and Kwinana municipalities cut through the old East Rockingham area, tracing a line along Office Road and a short distance of Wellard Road. In the ensuing years much land within East Rockingham was acquired for industrial and railway purposes. Several of the district's oldest properties were affected by this land acquisition, and although few if any buildings were demolished, vandalism and natural elements resulted in their gradual deterioration.

In 1961 the newly formed Western Australian branch of the National Trust became involved in the plight of East Rockingham's heritage buildings. The old Road Board Office (1900s) and school (1865) were the focus of the earliest correspondence between the Trust and Rockingham Council. The Council indicated that it was unwilling to do anything about the school building because of the possibility that the area would be required for future industrial development. Furthermore, the Council argued, it knew of no useful purpose that this building might serve should it be

June Somes (and her mother) 13.2.1997 provided details regarding the Thorpe and Thomas properties. Apparently the Thorpes kept a large herd of cattle early this century. They also kept a house cow, several horses and a stallion. A substantial orchard was located behind the house, and a stables building behind that. North of the cottage was a vegetable patch that supplied the family needs. The Thomases were also primarily occupied with cattle, although their herd was smaller than that of the Thorpe family. Verbal communication with Mervyn Reger (19.2.1997) indicates that the James Bell (jnr) used the property to pasture cattle and sheep which he would butcher to supply ships berthed at Rockingham. Quantities of garden produce were also supplied for sale to ships. Grain for the family's use was ground using a horse powered mill. Milking cows were kept for butter, and pigs for disposing of any surplus milk or garden produce

preserved.¹⁷ The old school was burnt down in an act of vandalism around 1965.¹⁸ The old Road Board Offices nearby were demolished around the same time.¹⁹

With the planning and construction of the Garden Island Naval Base from 1967 a scheme was also drawn for a system of railways to service the Base and other local industrial requirements. The property containing Bell Cottage was acquired for marshalling yards, and was to be the point of junction for the Garden Island line. In July 1969 a branch of the Royal Western Australian Historical Society was formed in Rockingham, and made it known that its immediate priority was the prevention of further losses to East Rockingham's heritage buildings.²⁰ Its members joined other concerned members of the public and appealed for the retention of Bell Cottage. The National Trust of Australia (WA) assessed Bell Cottage in 1970, revising its classification of the place in 1971 and again in 1973. As it stands, the building is has a "R" (Recorded) classification. Whilst members of the community never completely gave up their hope to save the place, at times their optimism waned. In 1974 The West Australian reported: "Bell Cottage in Mandurah Road appears to be doomed because of the construction of a proposed Commonwealth railway through it, the Day cottage and Mead's homestead are being closely watched by this society."²¹ At the time of being acquired Bell Cottage was fit for habitation, but its condition steadily deteriorated in the ensuing twenty five years during which it remained untended.

Further north two other pioneer cottages were also caught up on land acquired for railway purposes, Thorpe and Thomas cottages. Thorpe Cottage was brought to the attention of The National Trust when its roof caught fire and was destroyed in December 1975. The place had been occupied up to the time of the fire, and the occupant was keen to have the place repaired so as to move back in. When the Public Works Department declined to commit any finances towards the restoration, the local Historical Society appealed for the Trust's assistance, stating that "...it is, in the society's opinion, an historically valuable building."²² Despite the Trust's representation to the PWD no work was ever undertaken to restore the building. When the place was inspected by a volunteer of The National Trust in 1994 the greater portion of its walls were still in a relatively intact condition, but an inspection made in mid 1995 revealed that most walls had since been broken down. In late 1995 the Trust undertook an assessment of both the Thorpe Cottage site and Thomas

17 The National Trust of Australia (WA), Rockingham file: buildings of interest.

18 *ibid.*

19 Ritchie, W.G. *et.al.*(1988), *Old Rockingham Heritage Trail* (Brochure)

20 *The West Australian*, 3.10.1974.

21 *ibid.*

22 The National Trust of Australia (WA), Kwinana file: The Pines and Paradise.

Cottage (located immediately south of Thorpe), Thomas Cottage having at that stage been recently vacated by an occupant. At the time of writing this report the Trust is engaged in the finalisation of the assessments for Thorpe and Thomas Cottages, and is undertaking a re-assessment of Bell Cottage.

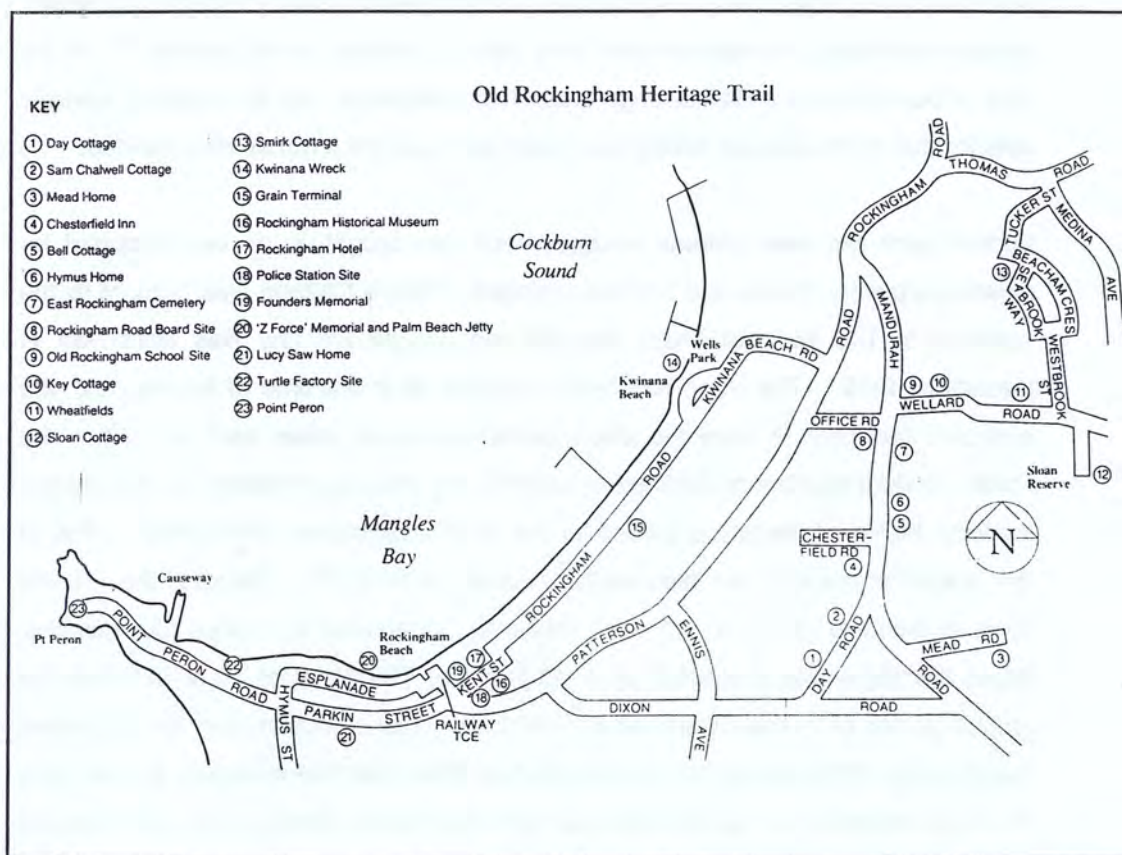


FIGURE No 2.4 Old Rockingham Heritage Trail map, showing sites in Rockingham identified as being of (European) cultural heritage significance.

Old Rockingham Heritage Trail brochure

2.2 CHRONOLOGY OF EVIDENCE

- 1846/7 Surveys undertaken for land in Rockingham area
- 1854 Title for 10 acres granted to Edwin Thorpe on behalf of John Thorpe
Probable date for construction of Thorpe Cottage (first stage)
James Bell bought 20 acres from Henry Mead, wattle & daub home erected
- 1867 20 acres added to the existing holding of John Thorpe
- 1868 Approximate date when Bell Cottage was constructed**
- 1867 Joseph W. Thomas married to Amelia Key of Mona's Mount
- 1869 Title for 40 acres granted to Joseph W. Thomas
- 1870 Probable date when Thomas Cottage was constructed**
- 1872 Railway line built from Darling Ranges to the Rockingham Port
- 1902 Death of John Thorpe and his wife Mary
- 1909 Death of Jane Bell (wife of James Bell)
- 1910 Death of Ebenezer Thorpe, cottage taken over by James Thorpe
- 1911 Death of James Bell, property transferred to his son John Bell
- 1912 Norfolk Pines planted by Jane Thorpe
- 1926 James and Ada Thorpe move to Northam, Bill and Ruby Thorpe tenants
- 1928 Death of James Thorpe, property transferred to Ivan and Winifred Thorpe
Bill and Ruby Thorpe remain as tenants
- 1930s Thomas family land holding has by this time considerably expanded
- 1936 Death of John Bell, Bell Cottage and farm sold to Joe Stokes
(Bell Cottage let to tenants until early 1950s, unoccupied thereafter)
- 1938 Probable date when Thorpe Cottage is unoccupied
- 1943 Thorpe property sold to Mr Riseley who later made additions to the house
- 1952 Decision to build the oil refinery at Kwinana
- 1953 Land resumptions in the Kwinana district affect Thorpe and Thomas cottages
(both cottages remain occupied by tenants)
- 1969 Construction commences for the Garden Island Naval Base
Land acquired for railway purposes includes Bell Cottage
- 1970 Initial National Trust Assessment of Bell Cottage
- 1975 Thorpe Cottage roof destroyed by fire
- 1993 Westrail enquires after the significance of Thorpe and Thomas cottages
- 1995 Thorpe Cottage walls rapidly deteriorating, Thomas Cottage unoccupied
National Trust assessment of Thorpe and Thomas cottages
- 1996 Property with Bell Cottage purchased by Treecap and Bluechip Nominees
- 1997 Study undertaken to determine feasible conservation options for Bell, Thorpe and Thomas cottages

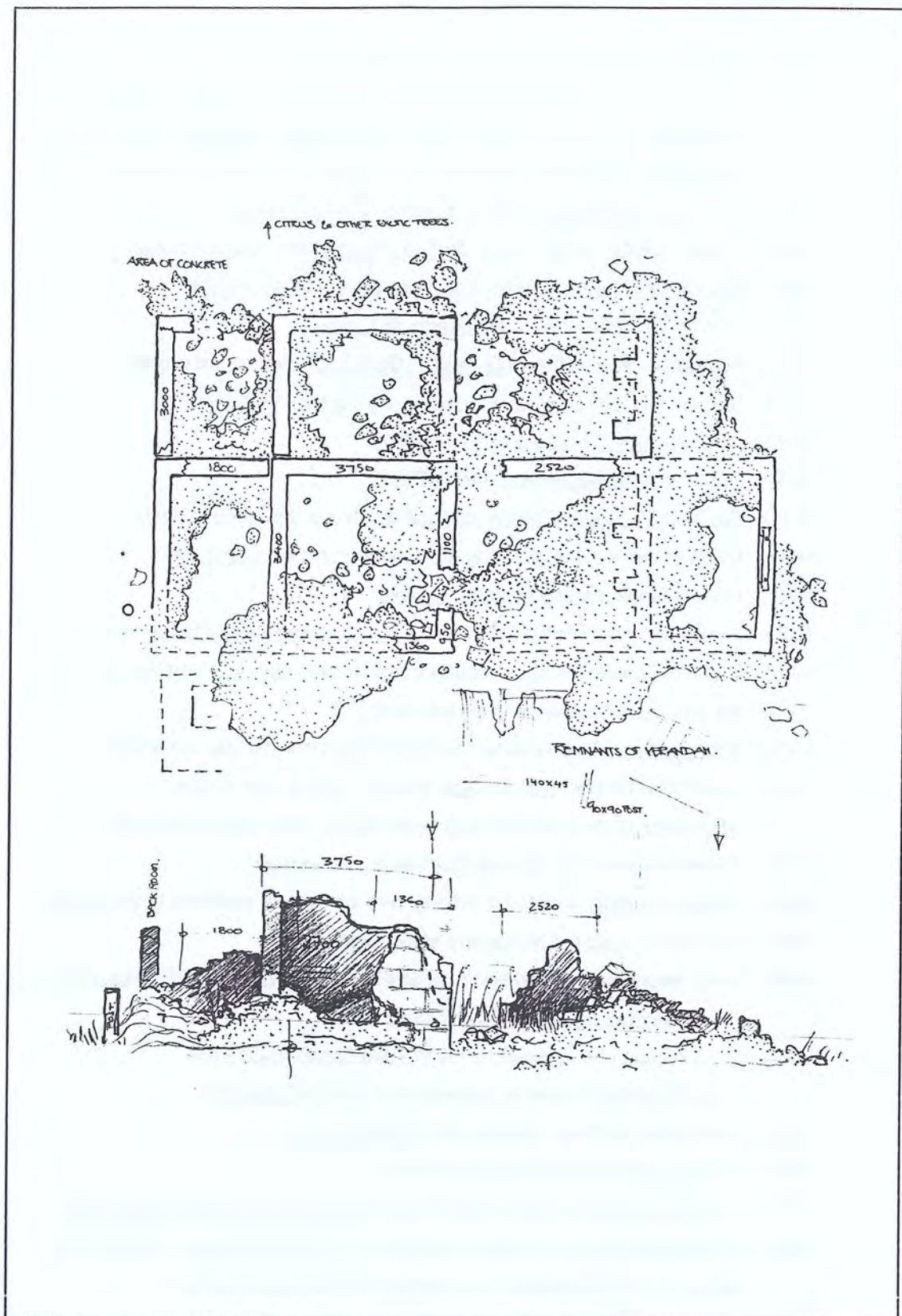


FIGURE No 3.1 Sketch plan and west facing elevation of the Thorpe Cottage Ruin.

Palassis Architects (Ian Boersma) 1997

2.2 CHRONOLOGY OF EVIDENCE

- 1846/7 Surveys undertaken for land in Rockingham area
- 1854 Title for 10 acres granted to Edwin Thorpe on behalf of John Thorpe
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- 1869 Title for 40 acres granted to Joseph W. Thomas
1870 Probable date when Thomas Cottage was constructed
- 1872 Railway line built from Darling Ranges to the Rockingham Port
- 1902 Death of John Thorpe and his wife Mary
- 1909 Death of Jane Bell (wife of James Bell)
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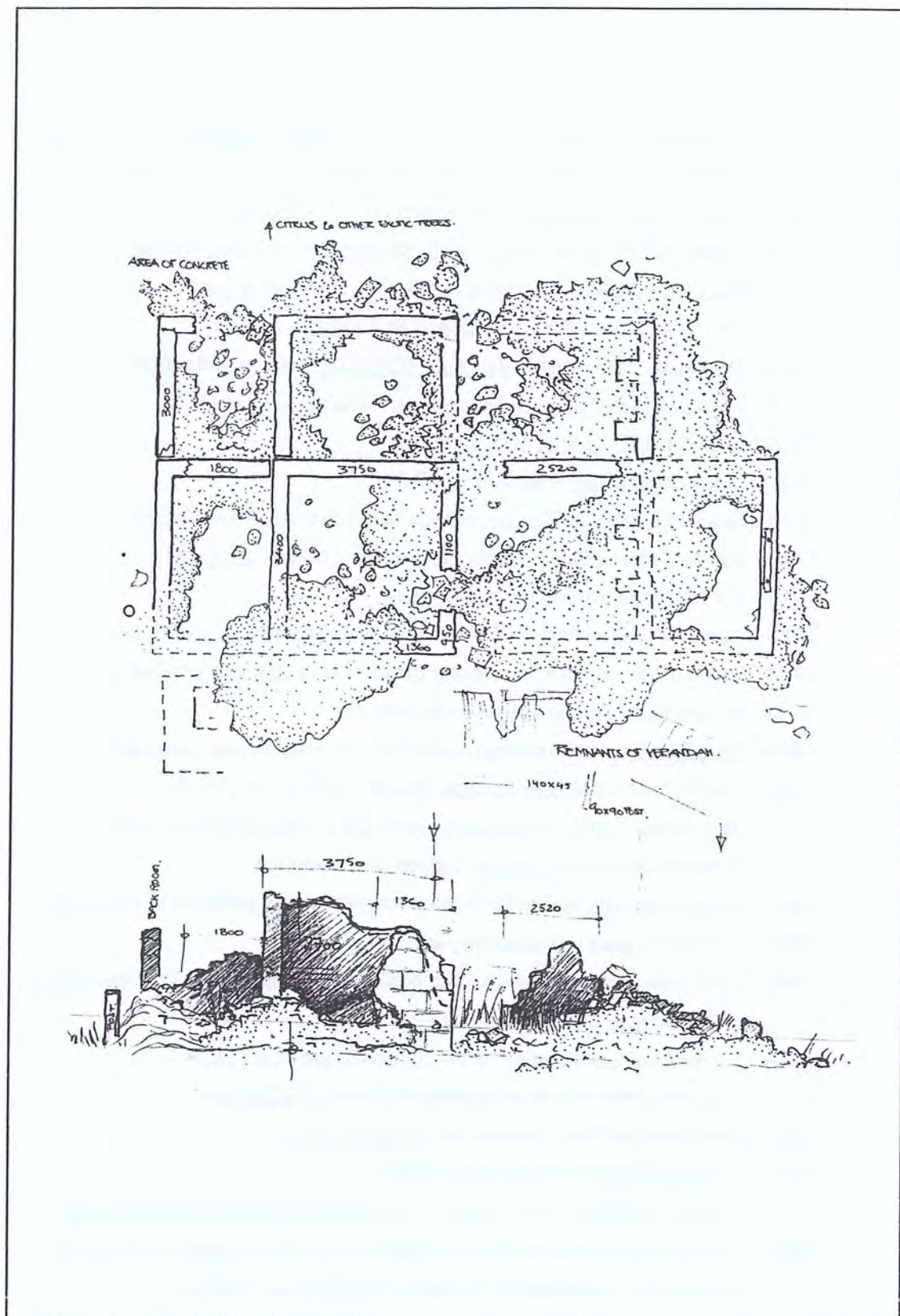


FIGURE No 3.1 Sketch plan and west facing elevation of the Thorpe Cottage Ruin.

Palassis Architects (Ian Boersma) 1997

3.0 PHYSICAL INSPECTION OF PLACES

3.1 INTRODUCTION

The physical inspection undertaken for this report focussed on aspects of the buildings which are likely to require consideration in determining appropriate future uses for the places and also for deciding which immediate conservation actions must be taken to maintain the places in a stable condition.

No detailed note was made of the authenticity or integrity of specific elements comprising the three places, such investigations being outside the scope of this report. However some general impression of these considerations was gained from the site visits, and are summarised as part of the preliminary assessment of significance, Section 4.3.7.

3.2 PHYSICAL INSPECTION

3.2.1 Thorpe Cottage

The extant fabric of the dwelling consists of predominantly broken walls, most of which are less than half of their original height and some of which are totally obscured by masonry rubble. With the exception of a short section of external wall on the north-east corner of the structure, existing walls are in stable condition. The wall in question has in places been subject to erosion of the mortar and the more vulnerable areas of stone, and has thus is weakened in its resistance to lateral forces. It would appear that deterioration of structurally sound walls has been accelerated by the actions of careless and destructive visitors. During the site inspection it was noted that the area is frequented by local people (on horseback and motorcycles), and evidence of recent visitor activity around the ruin was also found.

Vegetation within the curtilage of the site is affected by visitor activity. The swamp area located east of the cottage ruin has suffered from frequent intrusion by motor vehicles which have churned up substantial areas of the soft low lying ground, and also have compacted more elevated areas. The more hardy garden and orchard plantings survive and are not affected by human activity. It was noted, however, that the orchard is overgrown with grass and noxious weeds, restricting access and posing a fire risk. The Norfolk pines are in a good state of health.

A scattering of archaeological material, mainly domestic refuse of colonial date, is located approximately 40 meters west of the ruined dwelling. Concentrations of artefacts may be found on the track leading from the site to the marshalling yards. Just north of this area is the foundation slab of what appears to have been a substantial shed. Cement blocks are littered around this slab, and from their appearance one would conclude that the shed was of relatively recent construction.

3.2.2 Thomas Cottage

Three distinct types of construction may be identified within the building, an original limestone masonry core, galvanised iron clad stud frame addition to the north, and cement block additions to the south-east corner and front verandah. As a whole the building is in reasonable condition considering that it has not been occupied for a number of years and during which time it has remained unsecured. Walls of the limestone core appear to be structurally sound, although the following concerns are noted: a crack in the north wall is externally braced with a masonry buttress, brick quoins over a west window are missing, the uppermost portion of the north chimney is missing, and some masonry spalling is occurring to lower portions of the west and north walls. It is also noted that modifications to the rear skillion are crudely executed and generally detract from the building. The structure of the northern addition appears to be sound, however only cladding of the external walls remains in reasonable condition. Individual concerns noted are as follows: most roof sheeting has failed or is missing (causing gradual deterioration of structural timbers), the rear wall of the garage has been moved, and there is no evidence of a termite barrier (in places sand is in contact with floor joists). The cement block additions are of recent date and crude construction. Although some cracks are evident in the masonry they do not present any obvious risk to visitors or other building fabric.

Roof sheeting on the main part of the building is old, but would appear to shed water satisfactorily. However, a section of the front verandah roof has lifted and when stressed by winds is likely to deteriorate further. Some damage has also occurred to the main part of the roof through the movement of this loose sheeting. The verandah at the rear (east) of the core structure is also broken, a section comprising approximately one quarter of the verandah's length no longer existent on the northern end.

The state of each individual room within the core building is as follows. Within the north-west room approximately 80% of the floor boards are missing, as are the skirtings (joists remain). Architraves remain, and the window framing is also reasonably

GENERAL NOTE: WHEREVER FEEL LIKE GONE THE WALLS (INT) DETERIORATE FROM GROUND UP. ORGANIC MATERIAL (GROWING) IN OPEN AREAS, RUBBLE & OLD TIMBER.

ALL RED NOTATIONS ENTERED 20.01.1997.

WOODBINE OR BELL'S COTTAGE
OLD MANDURAH ROAD ROCKINGHAM.

STUDIO SKETCH: OVERVIEW OF SITE WORK

COTTAGE OF RENDERED LIMESTONE & SHINGLE ROOF
CONSTRUCTED FROM 1868 BY JAMES BELL.

OWNER: LANDCORP. LISTING 8: NATIONAL TRUST
(FILE ROCKINGHAM 1/4); HERITAGE COUNCIL;
ROCK'M MUNICIPAL INVENTORY.

COUNCIL CONTACT: BRIAN WARRAR
PH: 018 929 280 OR 5371993 (HOME)
COUNCIL: PO BOX 311 ROCK'M 6168.

WOODEN LATCH BRACKET TO DOOR POST.

WINDOW TAMER ALL MISSING.

DOOR WITH BARS ALL MISSING.

CONTACT CURTAIN RAIL BRACKET.

ALL JOISTS MISSING.

COMMENCEMENT OF DRAFT OFFICE.

CHIMNEY MINERAL ASBESTOS (FLAT) COLLAPSED.

JOIST MISSING.

ROOF COLLAPSE

CORR. GALV. IRON ROOF OVER ORIG. SHINGLES. ROOF STRUCTURE MAY NOT BE ORIG.

SHORE CRACKING CRACK WINDOW 25 mm WIDE ON INSIDE. RENDER BUCKLING ON O.S.

CROSS ON CRITIKAL POINT 1305 DOWN FROM PARAPET.

165 W.P. THROUGH.

110 RASTER IMPRESSION.

170 VERANDAH POST IMPRESSION IN RENDER.

REMAINS OF OREGON PINE WINDOW SASH. WHITE-ANT. DESTRUCTION. PAINTED TAN.

REMAINS OF OREGON PINE DOOR STILL FIXED TO HINGES.

1600 LINTEL.

15 mm FRAME INCLUDED.

860 LINTEL.

FRONT ELEVATION.

ONLY A SHORT SECTION OF HIP REMAINS. STREET PAPERERS TO MAP ARE INTEREST, AS ARE THE JOISTS INDICATED. EXPOSED TO FULL WEATHER.

ORIG. BUILT IN CUPBOARD (MIN. EVIDENCE)

ROOF STRUCTURE GENERALLY INTACT SELECT TIMBER, WHITE ANTED, MOST LATH & PLASTER MISSING.

FRONT WALL LEANING OUTWARDS CRACK 70 mm WIDE AT TOP OF WALL.

SEVERE MODERATE RENDER EROSION MAINLY FROM INTERIOR. SOME WALLING GONE BELOW WINDOW.

EROSION OF MORTAR, EVIDENT IN PARTIAL FAILURE OF PARAPET.

CORNER COLLAPSE AS PER 1994 DWGS/PHOTOS

CURRENT TERMITES

390

2625

1830

930

65

53

470

105

100

895

510

170

1120

360

1790

2635

125

140

1970

1775

1000

OPENING UNDER

1030

1580

1730

380

1730

2220

2140

2710

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1530

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2490

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Palassis Architects (Ian Boersma) 1993/7

intact. The fireplace mantle is missing, and the fibrous plasterboard ceiling damaged beyond repair. Within the south-west room the floor is largely intact, although requiring replacement of short sections of damaged board. All architraves are bull-nose section, and frames of the west door and window appear to have undergone modification. The fireplace has in recent times been faced with a salmon-brick, and the early lathe-plaster ceiling is damaged beyond repair. Within the south-east room an area of approximately 25% of the floor has been replaced with concrete and approximately 70% of floor boards in the remaining area are missing. Joists to this area remain *in situ*. All floor boards and joists within the north-east room have been removed.²³ Window and door joinery in the skillion section is of recent date.

Around the outside of the building are a number of features that require noting. A well with rubble limestone lining is located within 11 meters south of the building. The large square opening of the well is flush with ground level and has a removable cover of framed sheetmetal. A row of mature tuarts are located along a north-south line, within 11 meters of the building's west side. Against the south wall of the cottage is a mature succulent euphorb, and a large population of the ornamental succulent Agave is scattered about the site. Further away from the building, to the south-west, traces of recently demolished corrugated iron sheds may still be seen.

3.2.3 Bell Cottage ²⁴

The former Bell family property is situated along a major roadway, the cottage itself being highly conspicuous in an open field and readily accessible to visitors. The land has not been privately owned for many years with the result that visitors to the place have received little or no supervision. Graffiti and rubbish found on the site are evidence of less sympathetic visitor activity, as is the unusually small quantity of loose timber building material.²⁵ A group of youths were present during the site inspection on 20 February 1997.

The site contains the identifiable remains of two buildings, a dwelling and a shed of some description. The shed is located 41 meters east of the dwelling (from the rear wall of the main structure). Only two limestone masonry walls of the shed remain

²³ The site has been visited by Ian Boersma on a number of occasions since 1995 and it is evident that a much of this missing timber was removed during the past year.

²⁴ Measured drawings of Bell Cottage at 1:50 scale, showing its existing condition, are held by Palassis Architects.

²⁵ Bell Cottage has been visited by Ian Boersma on a number of occasions since 1993, and the gradual deterioration of the building fabric noted. Fallen and loose timber from the building has obviously been removed from the site over this time. In recent discussions with members of the community it was drawn to our attention that a nearby resident had been apprehended for removing timber from Bell Cottage to use for firewood.

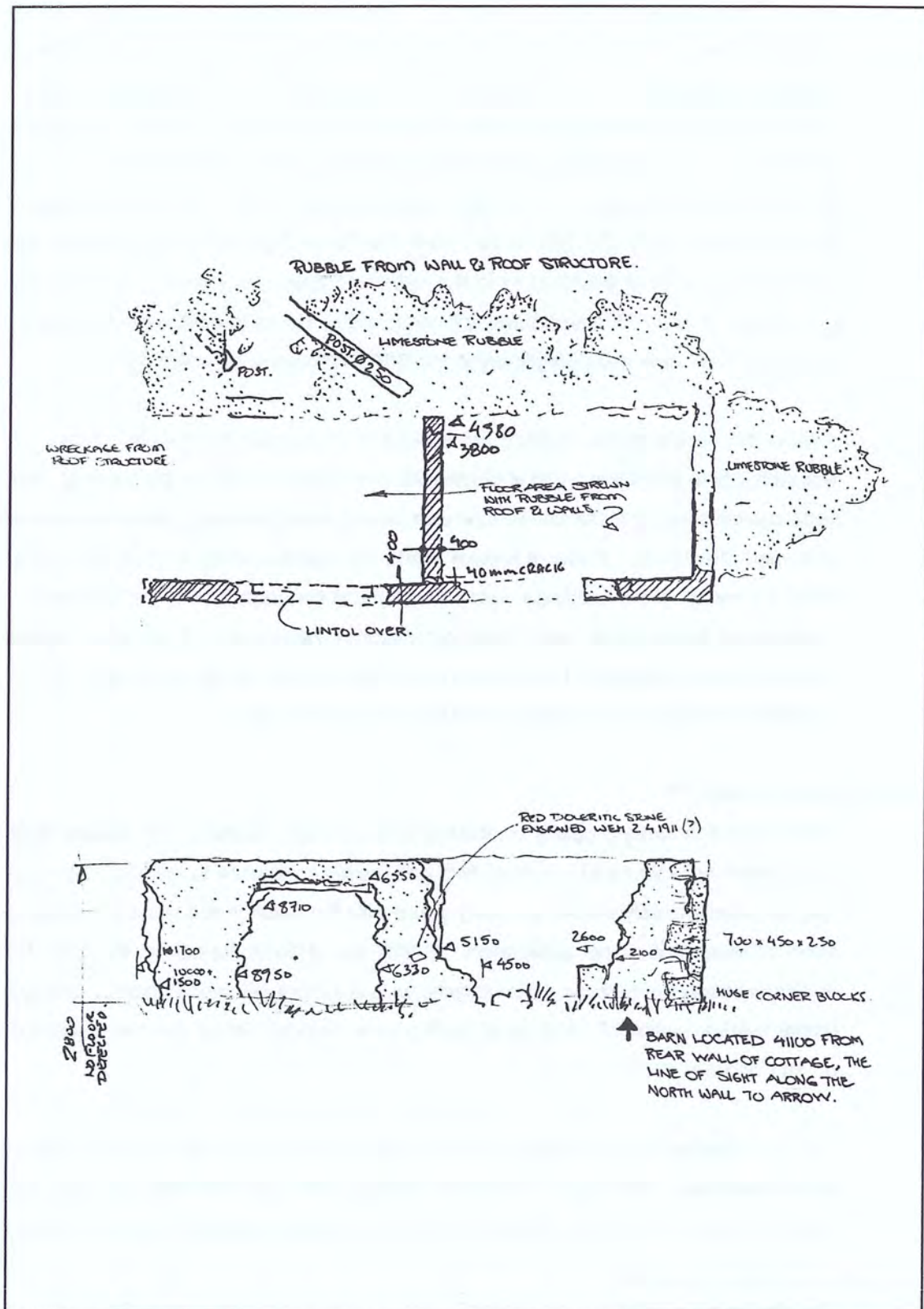


FIGURE No 3.4 Sketch plan and west facing elevation of the shed ruin located behind Bell Cottage.

Palassis Architects (Ian Boersma) 1997

standing, the other walls having collapsed in recent years. Littering the shed site are sheets of corrugated iron, a few items of structural roof timber, some large diameter timber posts and piles of limestone rubble.

Bell Cottage itself is in ruinous condition, although a great deal of fabric remains. The cottage consists of eight rooms arranged in two adjoining rows which form a rectangle, and an appendage to the rear consisting of kitchen and store. The roof of the building is largely deteriorated, with a small section remaining intact over the south-west corner of the main building and the entire roof on the kitchen/store. Corrugated iron forms the remnant roof cladding, but timber shingles are still beneath the remaining sections of roof on the main building. Evidence of non-current termite activity was noted, this activity having weakened select roof timbers. Traces of lathe-plaster ceilings may be found throughout the main part of the building, but no complete sections remain. Window joinery in the three remaining west windows is of exceptional quality and in fair condition. Window and door joinery in other parts of the building are of simple design and have in places been removed. Current termite activity has been identified in the door jambs of the store-room. Internal door frames are in fair condition. Some original architraves remain intact. Skirtings and floor timbers have generally deteriorated, being in damp conditions partly buried under rubble. Mantles and timber lintels over the fireplaces are missing. Original paint colours of most interior elements are readily discernible, and small traces of colour may also be found on external joinery.

Most walls are still full height and in place, with the exception of a 3.5 meter length of the west facade. A number of concerns related to the walls were identified. The west facade is leaning outwards by up to 100 mm at its highest point, the masonry not having been adequately keyed into return walls, thus diminishing the wall's resistance to outward lateral forces. Furthermore, fractures have occurred in the masonry directly over and below the facade's south window, limiting support of the adjacent parapeted section of facade.

Erosion of mortar and soft limestone masonry has occurred in places, and is particularly evident on the kitchen walls. Rubble masonry units have become loose and fallen away. It would appear that this advanced state of deterioration is a major contributing factor in the collapse of sections of wall comprising the kitchen/store. A wall at the rear of the main building has cracked and the north-east corner is leaning outwards. Interior wall surfaces are also noted as deteriorating where the walls are

exposed to weather. The deterioration is similar to the erosion described, occurring with some severity along the base of walls and to the height of one meter in places.

Three peppercorn trees are located several meters in front of Bell Cottage, and will require a separate arboricultural assessment to properly determine their condition. The trees appear to be reasonably healthy although in a neglected state. No significant traces of archaeological materials were seen on the site, although the site was not subject to an inspection by an historical archaeologist.

4.0 SIGNIFICANCE OF THE PLACES

4.1 INTRODUCTION

In putting forward conservation options for any place it is imperative to have some knowledge of the place's history and relative significance, so that whatever options are considered will not compromise the significant values of a place or its interpretation. The assessment presented in this document has been prepared from the historical material presented in this document, consultation with members of the community and inspections of the places themselves. This assessment of significance is constructed using the criteria set out by The Heritage Council of Western Australia (HCWA): aesthetic, historic, scientific, and social value. The degree of significance has been considered using the following terms set out by HCWA: rarity, representativeness, condition, integrity, authenticity.

This assessment is strictly provisional, compiled for the purpose described. It is desirable that at a later date a full assessment be made, drawing on evidence from detailed documentary and oral research, physical investigation and an analysis of these.

4.2 CURRENT RECOGNITION OF HERITAGE SIGNIFICANCE

Thorpe, Thomas and Bell Cottages have been subject to previous heritage assessments which recognised their cultural heritage significance.

The Heritage Council of Western Australia lists **Bell Cottage** on its database (No.2329) but no assessment has been made. The Heritage Council had no record of either **Thomas or Thorpe Cottages**.

The National Trust of Australia (WA) has assessed Bell Cottage in 1971 and reviewed this assessment in 1973, placing the building in class "R" (Recorded). The Trust has recently moved to reassess **Bell Cottage** with the view to possibly updating this classification. The Trust has recently completed assessment documentation for **Thorpe and Thomas Cottages** and is presently finalising the classification.

City of Rockingham recognises **Bell Cottage** to be of heritage significance and has included provision for the building's protection in its Town Planning Scheme. Bell Cottage is included in the draft Municipal Inventory which, when finalised, will be appended to the Town Planning Scheme. The place has also been included in the

Old Rockingham Heritage Trail, a privately organised and maintained trail through the area.

Town of Kwinana recognises **Thorpe and Thomas Cottages** to be of heritage significance and has provision for their protection in its Town Planning Scheme. These cottages have been listed for inclusion in the draft Municipal Inventory which, when finalised, will be appended to the Town Planning Scheme.

4.3 ASSESSMENT OF SIGNIFICANCE

4.3.1 Aesthetic Value

It is significant in exhibiting particular aesthetic characteristics valued by the community.

The cottages possess an aesthetic character that is highly valued by the community. All three cottages are valued for their simple Georgian elegance, their construction utilising basic materials complementary the natural environment, and their character which has developed through many years of inhabitation and exposure to the elements. The rustic nature of the **Bell Cottage** ruin has been an attractive subject for many artists, some of whose illustrations of the place are well known. Unkept remnant garden elements around **Thorpe and Thomas cottages** lend these places romantic charm. Lush, natural swamp vegetation which forms a backdrop to Thorpe and Thomas cottages (and which is included in the curtilage of Thorpe Cottage) add to the places' pleasing landscape character. (HCWA 1.1)

Bell Cottage possesses certain architectural features that are of aesthetic merit. The parapeted facade of the cottage is unusual in the context of Western Australian colonial vernacular architecture, with only one other example known (also in East Rockingham). The window joinery, notably the splayed internal casing and pinned mortice and tenon frames, are of particularly fine execution and worthy of special consideration. (HCWA 1.2)

The cottages are prominent features in the East Rockingham landscape. The mature Norfolk pines at **Thorpe Cottage** are highly visible elements of obvious landmark value. The row of tuarts on the west side of **Thomas Cottage** are a dominant and pleasing feature in the cleared area east of the marshalling yards. **Bell Cottage** is widely recognised as being a Mandurah Road landmark. (HCWA 1.3)

Sites of cultural heritage significance in the rural East Rockingham setting are within close proximity to one another, and at present the individual components may be interpreted as a single significant cultural environment. (HCWA 1.4)

4.3.2 Historic Value

It is significant in the evolution or pattern of the history of Western Australia.

Thorpe, Thomas and Bell cottages are important for their part in demonstrating the nature of human occupation within the locality, and as components of a wider cultural setting which is demonstrative of typical evolution patterns related to the more isolated European settlements near Perth. (HCWA 2.1)

Each of the cottages is important for their relation to individuals and families who pioneered the Rockingham and Kwinana districts (see Social significance). **Bell Cottage** has particularly strong associations with one of the most prominent local families, and as such is of considerable local historical significance. The **Thorpe** family were, among other things, known for their involvement in the Road Boards of Rockingham and Serpentine, and the **Thomas** family feature in various accounts of the early Swan River Colony. (HCWA 2.3)

4.3.3 Scientific Value

It has demonstrable potential to yield information that will contribute to a understanding of the natural or cultural history of Western Australia.

All three places are important for their potential to contribute to an understanding of both the natural and the cultural history of Western Australia through their use as research sites or other. **Thorpe Cottage** site has a surface scattering of colonial era archaeological material which may be studied to provide a deeper understanding of regional and period lifestyles. Natural vegetation including that in the swampland associated with **Thorpe and Thomas cottages**, and also the extant colonial garden plantings, are potentially of scientific interest. Of further interest is the stone employed for portions of walling in all three cottages. It is an unusual form of limestone known as lacustrine marl, and in this State it may only have ever been used for building purposes in the Cockburn Sound region. (HCWA 3.1, 3.2)

4.3.4 Social Value

It is significant through association with a community or cultural group in Western Australia for cultural, educational or spiritual reasons.

Various members of the community have demonstrated considerable interest in the cottages, particularly **Bell Cottage**, and have fought for their preservation since the early 1970s. The length and intensity of the community's battle may in itself be interpreted as a cultural phenomena of significance to the State. (HCWA 4.1)

Thorpe, Thomas and Bell cottages are among a number of culturally significant sites in the East Rockingham area which provide the district with a sense of history and permanence. Their importance is heightened by impending industrial development which is likely to substantially alter the character of the district. These buildings have the potential to act as lasting markers of time and space in a rapidly evolving environment. (HCWA 4.2)

4.3.5 Degree of Significance - Rarity

It demonstrates rare, uncommon or endangered aspects of the cultural heritage of Western Australia.

Intrinsically the buildings have limited significance in terms of rarity. Several hundreds of colonial era cottages survive within the State, and many share similar characteristics. Those found in East Rockingham are of interest because of their construction materials (see Scientific Value) and specific architectural qualities such as the parapeted facade (see Aesthetic Value). The most outstanding quality of these cottages, contributing towards a rarity value, is that they form part of an almost intact collection of historic buildings and sites related to an early settlement. (HCWA 5.1)

4.3.6 Degree of Significance - Representativeness

It is significant in demonstrating the characteristics of a class of cultural environments in the state.

Thorpe, Thomas and Bell cottages are to a considerable degree representative of the genre of colonial vernacular cottages found in Western Australia. Aspects of these East Rockingham buildings such as plan form and general construction detail are consistent with many other places of that era and socio-economic context.

4.3.7 Condition, Integrity and Authenticity.

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

CONDITION:

The remains of **Thorpe Cottage** amount to broken walls, most of which are less than half of their original height and some of which are totally obscured by masonry rubble. With the exception of a short section of external wall on the north-east corner of the structure, existing walls are in stable condition. The Norfolk pines are in a good state of health. The more hardy garden and orchard plantings survive and are not affected by human activity. Vegetation in the swamp area is in good health although vehicle activity in the swamp area causes some damage.

Thomas Cottage is generally in fair condition, the whole being structurally sound. The building appears to have been in a habitable condition until recently. Defects are generally repairable. In a number of places the internal cladding has deteriorated but is replaceable. Some original elements are missing. A number of significant trees on the west side of the building, and a remnant planting on the south-west corner, are in good condition. The well appears to be in good condition, but will require maintenance.

Bell Cottage is in a ruinous condition with much of its roof missing and remaining timberwork deteriorating from exposure to the elements. Most wall fabric remains in place, although deteriorating. Original finishes are readily discernible. Only two walls of the shed remain standing, and these appear to be in fragile condition. Three trees in front of the cottage appear to be in poor to fair condition.

Integrity is a measure of the likely 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.

INTEGRITY:

Remaining fabric of the **Thorpe Cottage** ruin provides almost no indication of the nature of missing details such as the roof, ceilings, verandahs or joinery. However important landscape elements are sustainable and the ruin will continue to mark the site of the cottage, thus maintaining some of the values associated with the place.

Thomas Cottage is a building retaining a moderate degree of integrity, the core of the building having undergone a number of modifications which, although not substantially altering the structure, have certainly detracted from it. The existing fabric may to a large extent be restored to reflect some of the place's former qualities. The surrounding landscape appears to be reasonably intact, and through careful management may reflect particular qualities which enhance interpretation of the place.

Bell Cottage has a high degree of integrity, much of the original construction, detailing and colour scheme either intact or traces of it evident. Few if any modifications have been made to the early structure. Sufficient evidence exists for the place to be restored if this is found to be desirable. The shed ruin is of low integrity. There is limited evidence of any former landscape features, if such features ever existed, within the immediate context of the cottage and shed ruin.

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

AUTHENTICITY:

Extant fabric and established plantings within the curtilage of **Thorpe Cottage** are of high authenticity, with the exception of a number of landscape features. Tracks, the shed foundation north of the ruin and type of pasture vegetation are of recent date.

Fabric comprising **Thomas Cottage** is of various degrees of authenticity. The periods of construction for different areas within the building are clearly identifiable. The core structure retains a moderate level of authenticity, with some alterations having occurred particularly in the skillion area at the rear. The stud-framed addition on the north impacts minimally on the original core structure, and within itself retains a high degree of authenticity. Areas constructed in cement block are not readily distinguishable from the original core structure, and as such may be read as areas of low authenticity. The row of mature tuarts and euphorb identified in this report are complementary to the early fabric of the building and may be considered as possessing a moderate to high degree of authenticity.

All remaining building fabric comprising **Bell Cottage** and the shed ruin behind is early or original, and as such possesses a high degree of authenticity. The trees in front of the cottage possess a moderate degree of authenticity, their present condition not particularly indicative of an earlier state.

5.0 CONSTRAINTS AFFECTING FUTURE USES

5.1 STATUTORY CONSTRAINTS

5.1.1 Heritage Listings

Bell Cottage has been entered onto The Heritage Council of Western Australia (HCWA) database, however no assessment documentation accompanies this entry. There is no statutory implications for entries on the HCWA database.

All three cottages have been assessed by The National Trust of Australia (WA). The classification of Thorpe and Thomas Cottages has not yet been finalised, and the assessment of Bell Cottage is currently under review. National Trust Classification recognises the cultural heritage significance of a place but has no statutory implications.

The Town of Kwinana and City of Rockingham, within whose boundaries the places are located, consider the buildings to be of heritage significance and have made provision for their inclusion into their draft Municipal Inventories.²⁶ Planning approval from the local government authority must be obtained before any demolition or substantial alteration may be made to buildings, listing on a Municipal Inventory will flag these structures for detailed consideration.

5.1.2 Current Zoning

Thorpe and Thomas Cottages are located on land zoned as a reservation for "Railways" under the *Metropolitan Region Scheme* (MRS) and *Town of Kwinana Town Planning Scheme No. 2*. The area west of the cottages is presently used for railway marshalling yards, and further expansion of this facility eastwards is not foreseeable.

Bell Cottage is located on land presently zoned "Industrial" under the MRS. The land is zoned as a reservation for "Railways" under the current *City of Rockingham Town Planning Scheme No. 1*, however the city's planning department is currently revising this document. The land has been re-zoned "Light Industry" in the city's draft *Town Planning Scheme No.2*.

²⁶ Thorpe and Thomas Cottages are included in Appendix1 of the *Town of Kwinana Town Planning Scheme No.2*, which is a list of "Buildings, Objects and Places - The Preservation of Which Should Be Encouraged."

5.1.3 Building Regulations

Buildings in Western Australia that are in the process of being constructed, altered or improved, must comply to current State and Federal Government Acts, Regulations and By-Laws concerned with the design of building fabric. Any new work to the buildings concerned will require consideration of local government requirements, the *Building Code of Australia* (BCA) and the *Compiled Building Regulations (Western Australia)*. In the case of historic buildings certain concessions to these regulations may apply.

5.2 ENVIRONMENTAL CONSTRAINTS

5.2.1 Future Land Use

Thomas and Thorpe Cottages are located in a buffer region between the established Kwinana Industrial Area and Medina township. No foreseeable development is likely to physically impact on these places.

Bell Cottage is located on the eastern fringe of the area designated as East Rockingham Industrial Park. The concept of this industrial park development is an initiative of the Western Australian Planning Commission (WAPC), which in its recently released *State Planning Strategy* ²⁷ provides details of its commitment to give emphasis to "investigating strategic industry sites accessible to regional centres and ensure that they are incorporated into regional plans and/or statutory region schemes." East Rockingham is identified in the strategy document as an area for the potential development of heavy industry. The WAPC has devised a specific document known as the *IP-14 Structure Plan* (1996) as a blueprint to guide planning development subdivisions in the East Rockingham area. Under this plan, land west of Mandurah Road in the vicinity of Bell Cottage is designated for "Environmentally Acceptable Heavy Industry." The strip of land between Mandurah Road and the railway reserve which includes Bell and Hymus Cottages, is designated as a "Special Use - Garden Industrial" precinct (see Appendix 10.2). Landcorp has indicated that the zoning of this area may be upgraded to "Industrial", dependant on the nature of adjacent heavy industries.

WAPC has indicated that it has not planned for the retention of heritage properties within the areas designated for Environmentally Acceptable Heavy Industry. Landcorp, as the State's land developing arm, has been advised by the WAPC that the buildings referred to in the Structure Plan are not of State significance and their

²⁷ WAPC (1996) *State Planning Strategy*.

retention is not imperative.²⁸ Bell Cottage is not on land owned by Landcorp, and the Structure Plan document indicates that "Bell Cottage is to remain." Implementation of the Structure Plan may however, impact on Bell Cottage in the following ways:

- Transformation of context from its present rural situation to industrial.
- Limitation of site access and visitor volume because of the location of Bell Cottage within the potential risk contours of the Heavy Industry Precinct.
- Visual or geographical isolation of Bell Cottage from other heritage places.
- Removal of other heritage places resulting in the diminished significance of those retained. Much of Bell Cottage's significance is derived from its relation to the area's rich collection heritage places.

5.2.2 Future Roadways

A portion of the reserve east of Thorpe and Thomas Cottages has been designated for use as a Controlled Access Highway. Main Roads Western Australia advises that provision has been made for a four lane highway built to Freeway standard, although the land is still owned by WAPC and no work is planned in the foreseeable future. Any planned development involving the cottages and requiring vehicular access will require consideration of the limited options for access to the site. Access at present is gained from Mandurah Road via the private road servicing the marshalling yards, or from Patterson Road by bush track.

5.3 CONSULTATION

5.3.1 Owner Attitudes

Thorpe and Thomas Cottages are on land owned by Westrail. In the past Westrail has demonstrated that it is supportive of the retention of heritage buildings, and in 1993 sought the National Trust's advice on the significance of these buildings.

Bell Cottage is on land owned by Treecap and Bluechip Nominees who intend to develop the surrounding site for industrial use. Company director Mike Oosterhof indicated that his company is willing to discuss possible re-use of the building and its integration into development plans. The company is concerned that the place does not remain in its present state of dereliction, and also considers that any options for re-use that draw on company resources should also provide returns to the company, either tangible financial or intangible. Options involving either public or private use of the place may be considered, and include use as a display centre for industrial products, office for industry, industrial park entry statement or information centre.

²⁸ The cottages have not, however been assessed by the Heritage Council and any such statement regarding their significance or otherwise is premature. (See Section 8.0).

5.3.2 Local Government Attitudes

The Town of Kwinana has indicated that it recognises the heritage significance of both Thorpe and Thomas Cottages, and considers that the condition of Thomas Cottage (and associated well) is in a state that would lend itself to conservation. The council has extended protection to these places by including them in Appendix 1 of its *Town Planning Scheme No.2*.

The City of Rockingham has indicated considerable interest in preserving heritage places in the East Rockingham area. The council has set up the Rockingham Heritage Advisory Committee as a community based group advising the council's planning services arm. Heritage buildings in the East Rockingham area have been listed for inclusion in the Municipal Inventory currently being prepared by the council. Furthermore, in response to the threat these places face from the proposed Industrial Park, council has prepared Model Scheme Text heritage provisions and Schedule of Places of Heritage Value for inclusion in its draft *Town Planning Scheme No.2*. Council has also developed a strategy which involves designation of a Heritage Precinct over the East Rockingham area and the establishment of an associated Interpretive Centre on Lot 11 Day Road (former abattoir site). It is evident that the council's present approach strongly favours the retention of heritage sites and the preservation of heritage buildings in their original placement.

5.2.3 Community Attitudes

Community attitudes within the Kwinana and Rockingham areas appear to be predominantly supportive of the retention of local heritage buildings. Confirmation of this fact may be found in correspondence between members of the public and the National Trust since 1961, held in the Trust's archives. The Rockingham District Historical Society (Inc) expressed that "...these homes are very important to the history of Rockingham..." and that "...the society have been interested in the restoration of these homes for many years, especially the Bell Home..."²⁹

Consultation with the Town of Kwinana indicates that heritage buildings within the municipality "...play an important part in celebrations like Australia Day with breakfasts and open days common." It was also mentioned that the present supply of public open space for industrial development was a concern to members of the community, and that "...the prevailing...attitude within the community is one of seeking to protect public open space and community assets. ...Paradise and Pines Cottage [sic] would also attract this kind of public concern."³⁰

29 Rockingham District Historical Society, correspondence dated 10.1.1997.

30 Town of Kwinana, correspondence dated 3.1.1997.

6.0 VIABLE CONSERVATION OPTIONS

6.1 INTRODUCTION

In view of the considerations presented in sections 3.0, 4.0 and 5.0, there are a number of conservation options that may be deemed appropriate for Thorpe, Thomas and Bell Cottages. This section introduces the options and provides a brief explanation of what each involves.

For a number of the options presented, the opportunity exists to explore vesting the building (ruin) and its curtilage of significant fabric to The National Trust of Australia (WA). This has a number of important advantages:

- management of heritage property in perpetuity;
- access to heritage expertise for conservation and interpretation;
- enhanced access to Lotteries, Federal and State Grants;
- organisational experience in establishing public & private appeals;
- tax deductibility for expenditure on Trust property;
- tourism. The Trust has an extensive existing portfolio and is able to promote its properties nationally and internationally.

6.2 OPTION FOR THORPE COTTAGE

6.2.1 Option - Consolidate as historic ruin

Because of the advanced state of building fabric deterioration it would seem that the most appropriate option for the Thorpe Cottage site is to consolidate the ruined structure where necessary, conserve its significant areas of vegetation and provide interpretation. The site also presents an opportunity for archaeological investigation which may lead to a more detailed understanding of the place and activities which were formerly associated with it. The place is not likely to draw large volumes of visitors, but would rather present a focus for the incidental user of the surrounding public open space. Reconstruction to a habitable structure is not recommended as the quantity of reconstructed material would exceed the quantity of original fabric.

6.3 OPTIONS FOR THOMAS COTTAGE

6.3.1 Option - Re-use as residence.

Thomas Cottage is a substantially intact building which could without great difficulty be returned to a habitable state and conserved to an earlier form. The option of returning the building to a residential use is consistent with the original purpose of the place, and in terms of maintaining its heritage value is the most appropriate option. This use is unlikely to draw many visitors to the area. Conservation of the existing fabric will be required, and also the provision of new services.

6.3.2 Option - Re-use as office.

The location of this building may lend it to be used as an office facility for either Westrail, industry related to the railways or local parkland management. The requirements for this use may be similar to those outlined above, but may involve higher visitor numbers. Other uses may be defined if registrations of interest were called for in the Western Australian press.

6.4 OPTIONS FOR BELL COTTAGE

Although in a ruinous state, a substantial amount of Bell Cottage's original fabric remains in place (with a high degree of integrity). A number of re-use options for Bell Cottage may be possible, with four presented below. For each option one of two basic approaches may be taken to the building's conservation. The first involves returning the building to a former state, the second involves consolidation of existing fabric and new contemporary style construction.

Returning the building to former state will involve a range of conservation actions including preservation, restoration and reconstruction. Action involving adaptation of existing fabric or the addition of new elements will be minimised. The building will be presented as it was formerly.

The second option involving consolidation of existing heritage fabric whilst allowing new contemporary construction lends itself to potentially creative and dynamic re-use solutions. This approach may assist in providing a visual link between the heritage structure and its context of new industrial buildings. Care should be taken to stabilise as much existing fabric as is possible, and incomplete areas of the structure may be in-filled with modern fabric which presents a contrast with the original. The new elements should not attempt to replicate or confuse interpretation of the original fabric, and should also consider scale and massing of the original. Lightweight and transparent materials are particularly appropriate for the creation of a non-intrusive structure.

Furthermore, the use of contemporary design / construction technology is appropriate should extension of the building be considered.

Bell Cottage shed has not been included in these re-use options as it is removed some distance from the cottage and in an advanced state of ruin. Re-use of the extant shed fabric remains an opportunity that may be studied in detail as development plans for the site become more definite.

6.4.1 Option - Industry display centre

The location of Bell Cottage in the heart of an industrial park creates the opportunity to use the building as a centre to display the products of a particular industry or a range of local industries. The building could provide office or under cover display areas, and its curtilage used for open-air displays within a landscaped setting.

6.4.2 Option - Office for industry

Most industries require a certain amount of office space for administration and reception. Use of Bell Cottage as an administration/reception area for an adjacent industry is an option that may be considered.

6.4.3 Option - Catering facility for industry.

Most industrial areas make provision for a catering facility to service locally employed people. This type of facility frequently becomes an informal social focus of the industrial area. As an established landmark, Bell Cottage would lend itself well to providing this informal focus. Use as such also allows a certain amount of public access to this important heritage building. A precedent for conversion of old properties to eating / drinking facilities is well established and proven.

6.4.4 Option - Entry statement for industrial park

This option involves the building being a formal point of focus within the industrial park. The building could be used to house a general information centre, and would double as a publicly accessible historic structure.

Other options for re-use may be considered if registration of interest was called. Any re-use option should be assessed on its merits for retaining or enhancing the cultural significance of the place.

1.1.1 Introduction - The purpose of this report is to provide a detailed description of the project and the work that has been completed to date. The report is intended for the client and the project team.

1.1.2 Objectives - The objectives of the project are to design and construct a new building that meets the client's requirements and is within the budget.

1.1.3 Scope - The scope of the project is to design and construct a new building that meets the client's requirements and is within the budget.

1.1.4 Methodology - The methodology used in this project is a combination of traditional and modern building techniques.

1.1.5 Results - The results of the project are a new building that meets the client's requirements and is within the budget.

1.1.6 Conclusion - The conclusion of the project is that the building has been successfully designed and constructed.

1.1.7 Recommendations - The recommendations of the project are to use the same methodology and techniques for future projects.

7.0 COST ESTIMATES FOR CONSERVATION OPTIONS

7.1 INTRODUCTION

The cost estimates presented below are based on a generalisation of the works required for each building. The costings are merely indicative and will be dependent upon the level of works and precise nature of the future use option.

7.2 THORPE COTTAGE - CONSOLIDATION AS HISTORIC RUIN

7.2.1 URGENT WORKS:	Repoint Mortar (North-east corner)	\$ 300
	Clear grass and rubbish from orchard & garden	\$ 700
	Block vehicular access to swamp	\$ 800
	Signage	\$ 150
	Contingency / Fees / Preliminaries / Margin	40% <u>\$ 780</u>
	Total	<u>\$2780</u>
7.2.2 CONSERVATION:	Urgent Works	\$2780
	1/2 Conservation Plan (combine with Thomas)	\$6000
	Interpretation	\$1000
	Archaeology	\$6500
	Contingency / Fees / Preliminaries / Margin	40% <u>\$6510</u>
	Total	<u>\$22 800</u>
	Yearly Maintenance	\$2000

7.3 THOMAS COTTAGE - RETURN TO HABITABLE FORM

7.3.1 URGENT WORKS:	Termite treatment	\$ 300
	Repair roof of core building	\$ 300
	Repair roof to northern additions	\$ 1000
	Secure well cover	\$ 200
	Erect mesh fence around building	\$ 4000
	Signage	\$ 150
	Contingency / Fees / Preliminaries / Margin	40% <u>\$ 2380</u>
	Total	<u>\$ 8330</u>
7.3.2 CONSERVATION:	Urgent Works	\$ 8330
	1/2 Conservation Plan (combine with Thomas)	\$ 6000
	Interpretation	\$ 1000
	New wet areas & services @ \$1200/m ²	\$15000
	General conservation works	\$80 000 - \$120 000
	Contingency / Fees / Preliminaries / Margin	40% <u>\$44 100 - \$60 100</u>
	Totals	<u>\$154 430 - \$ 210 430</u>
	Yearly Maintenance	\$2000

7.4 BELL COTTAGE

7.4.1 URGENT WORKS:	Clear vegetation from base of building	\$ 200
	Termite treatment	\$ 300
	Complete roof structure over two front rooms	\$ 1600
	Roof sheeting (45m ²)	\$ 1575
	Guttering (26 m) and downpipes (14 m)	\$ 750
	Ridge Capping / flashing (20 m)	\$ 200
	Repair eroded mortar (rough racking) @ \$50/m ²	\$ 1000
	Repair breaches in masonry	\$ 2000
	Steel supports to facade & NE corner (x5)	\$ 2000
	Erect mesh fence around building (100m)	\$ 4000
	Signage	\$ 150
	Contingency / Fees / Preliminaries / Margin 40%	<u>\$ 5510</u>
	Total	<u>\$19285</u>

7.4.2 Return to former state

CONSERVATION:	Urgent Works	\$19285
	Conservation Plan	\$ 8000
	Interpretation	\$ 1000
	General conservation works	\$110 000 - \$150 000
	New wet areas & services @1200m ²	\$15000
	Contingency / Fees / Preliminaries / Margin 40%	<u>\$57314 - \$77314</u>
	Totals	<u>\$200 599 - \$ 270 599</u>
	Yearly Maintenance	\$2000

7.4.3 Stabilise heritage fabric / Contemporary construction

Re-use involving work other than that listed above will require costing at current rates for construction. For example, new construction using high quality materials and finish may cost in the order of \$1300/m². Preliminary cost estimates may be prepared once a future use has been determined and the required floor space may be quantified.

8.0 CONCLUSION

It is recommended that:

- The places immediately be referred for assessment by the Heritage Council of Western Australia;
- Upon adoption of this report by The National Trust of Australia (WA) the property owners be advised of the report's findings;
- Immediate steps be taken to secure Thomas Cottage against further theft of building fabric and vandalism;
- Urgent works be implemented within a six to twelve month time frame;
- Conservation plans be commissioned prior to works other than urgent conservation;
- A budget be prepared for the annual maintenance of these places until further work is carried out;
- Full conservation works for re-use of Thomas and Bell Cottage be undertaken as soon as practicable.

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1. The first of the three cottages was built in 1840 by Thomas Bell, a local farmer, and was known as 'The Bell Cottage'. It was a simple, single-story building with a gabled roof and a chimney. The second cottage was built in 1850 by Thomas Thorpe, a local farmer, and was known as 'The Thorpe Cottage'. It was a similar building to the first, but with a slightly different roofline. The third cottage was built in 1860 by Thomas Palassis, a local farmer, and was known as 'The Palassis Cottage'. It was a two-story building with a more ornate facade than the other two.

2. The three cottages were built on a small plot of land in the village of Thorpe, which was then a small hamlet. The cottages were built for the local farmers and their families, and were used as a place to live and work. The cottages were built in a simple, functional style, and were known for their sturdy construction and good workmanship.

3. The three cottages were built in a row, and were known as 'The Bell, Thorpe and Palassis Cottages'. They were built in a simple, functional style, and were known for their sturdy construction and good workmanship. The cottages were built in a row, and were known as 'The Bell, Thorpe and Palassis Cottages'. They were built in a simple, functional style, and were known for their sturdy construction and good workmanship.

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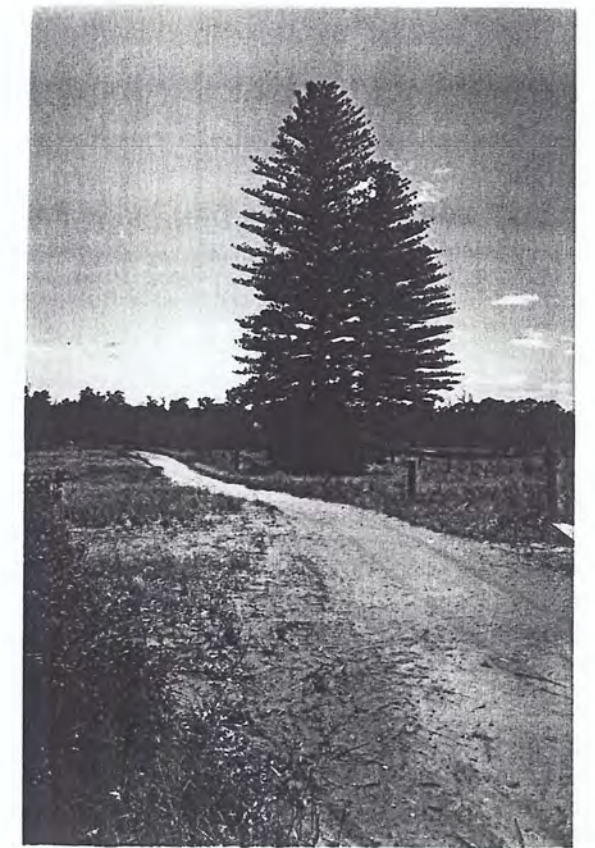
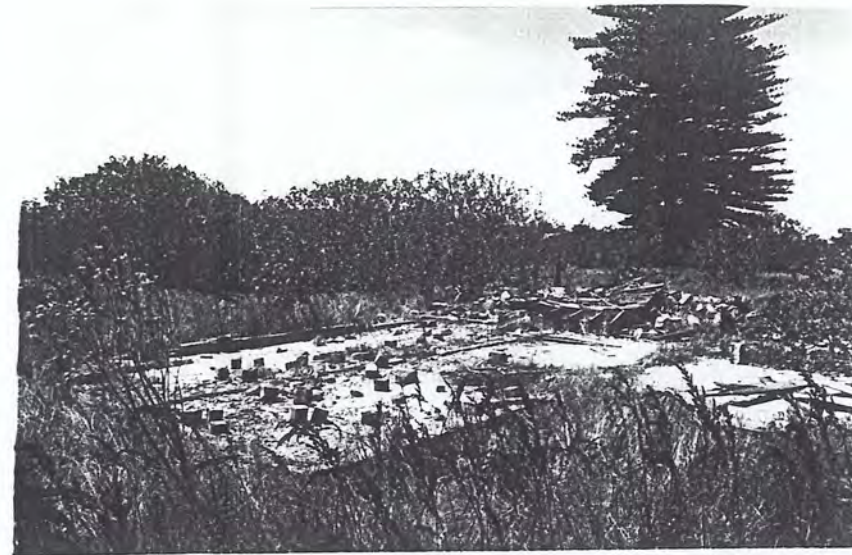
10. The three cottages were built in a row, and were known as 'The Bell, Thorpe and Palassis Cottages'. They were built in a simple, functional style, and were known for their sturdy construction and good workmanship. The cottages were built in a row, and were known as 'The Bell, Thorpe and Palassis Cottages'. They were built in a simple, functional style, and were known for their sturdy construction and good workmanship.

10.0 APPENDIX

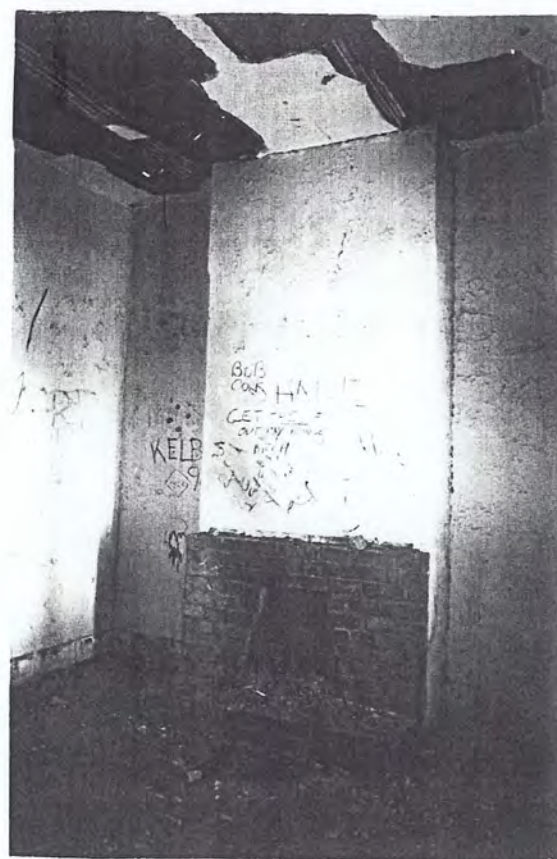
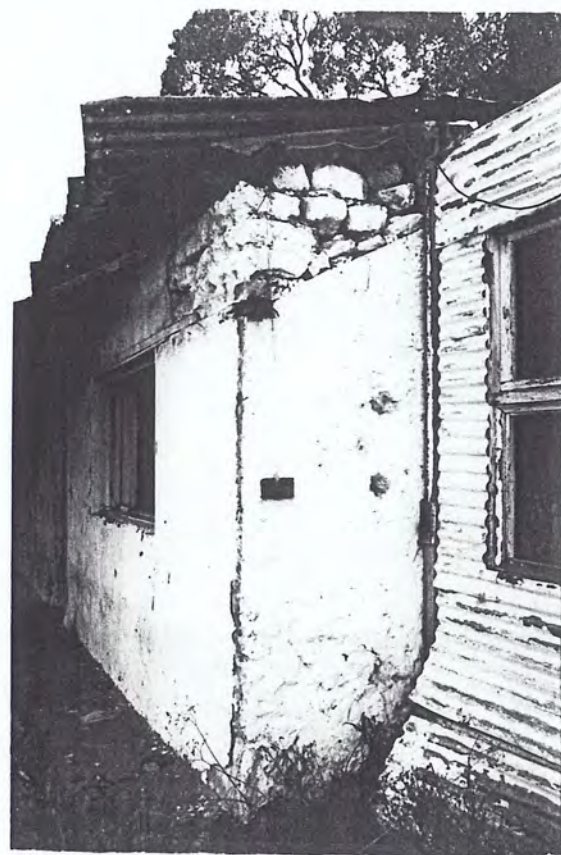
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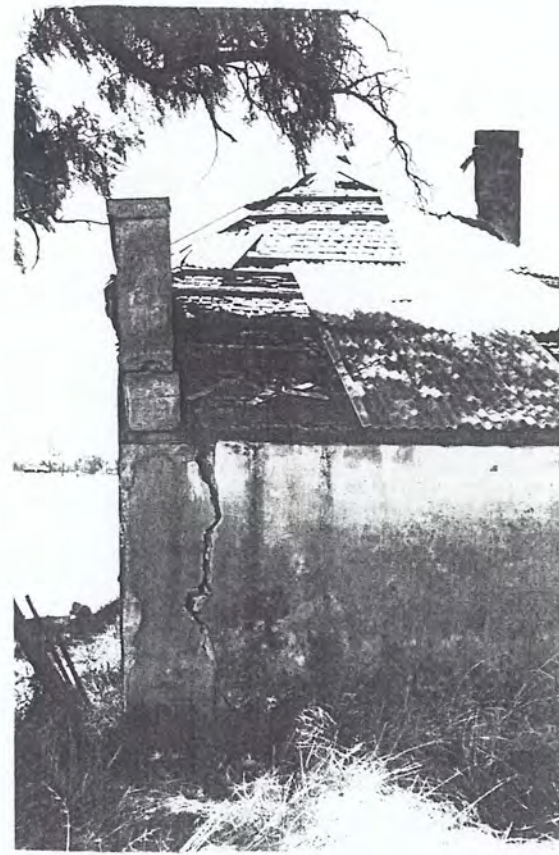
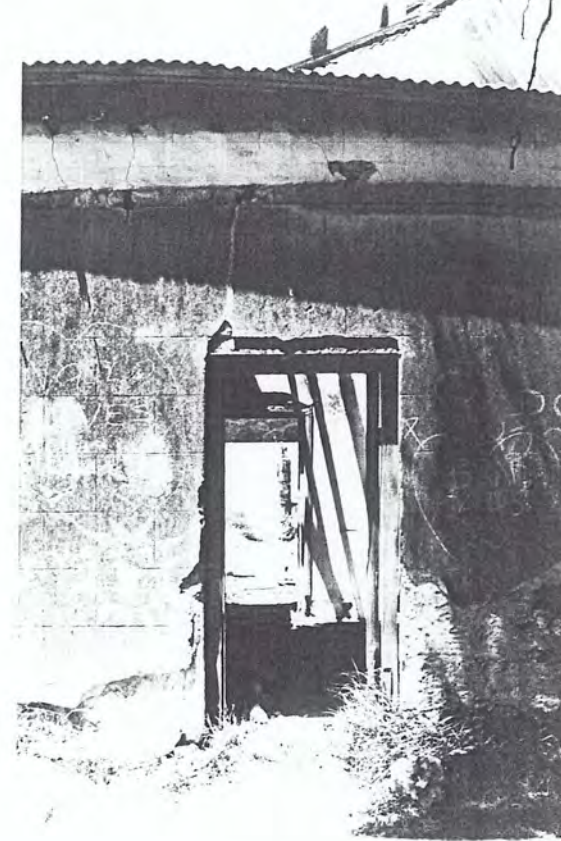
10.2 Plan: East Rockingham Industrial Park, IP-14 Structure Plan 1996.

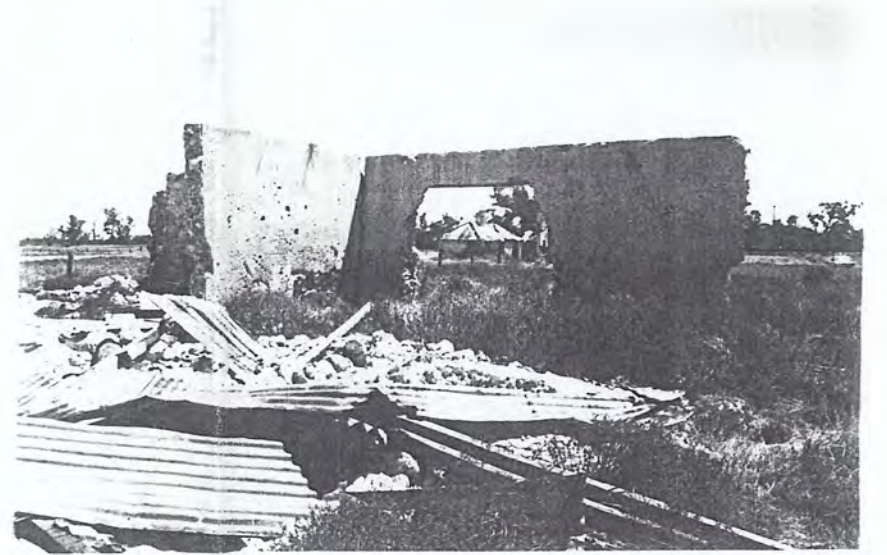
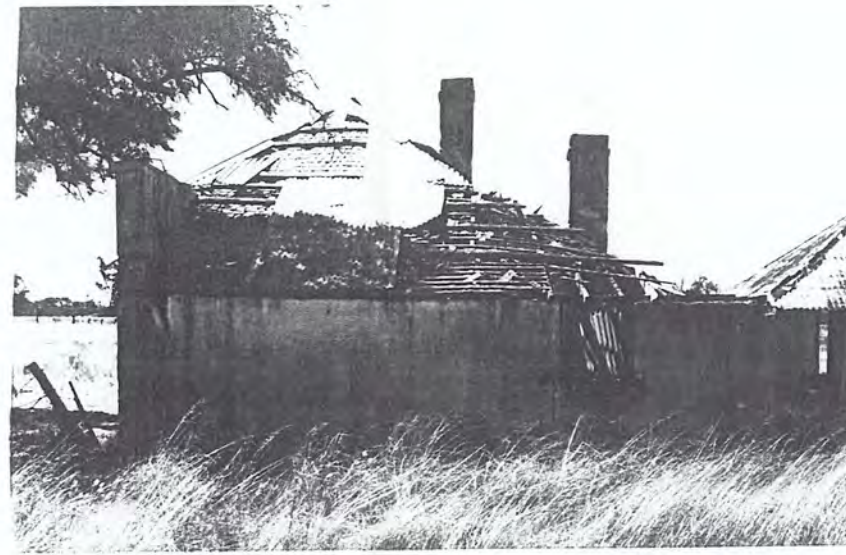
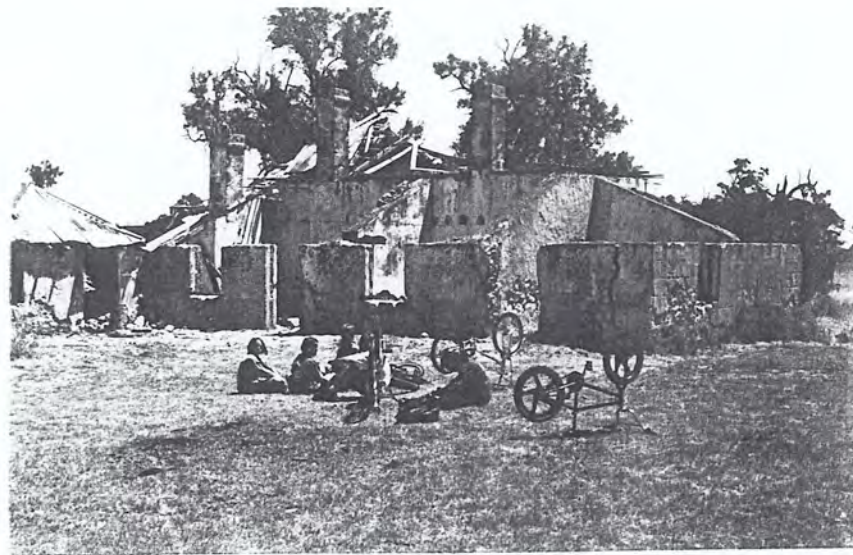
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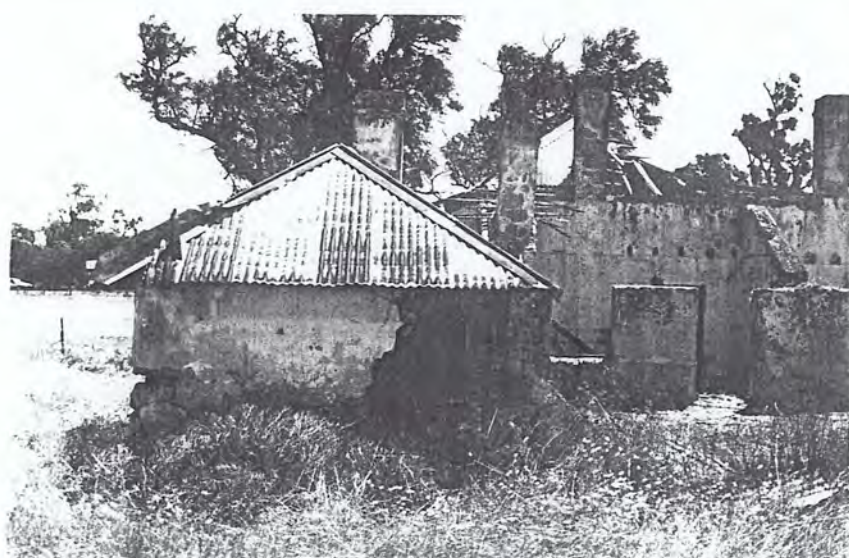
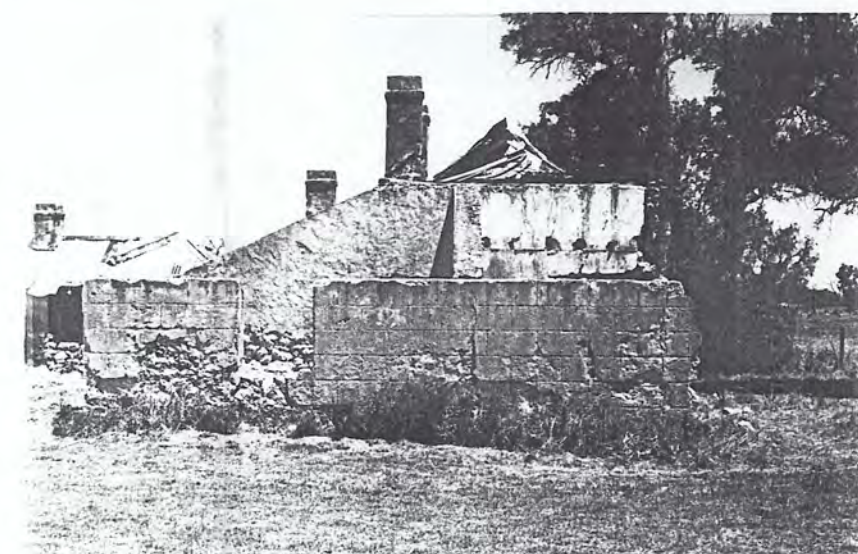












**10.2 EAST ROCKINGHAM INDUSTRIAL PARK
IP-14 STRUCTURE PLAN 1996.**

EAST ROCKINGHAM INDUSTRIAL PARK IP-14 Structure Plan 1996

INDUSTRIAL PRECINCT

- ① Port Related Industry
- ② Environmentally Acceptable Heavy Industry
- ③ Advanced Materials Park
- ④ General Industry
- ⑤ Light Industry
- ⑥ "SPECIAL USE - GARDEN INDUSTRIAL" PRECINCT
- ⑦ Service Commercial

OTHER LAND USES

- EXISTING RAIL OR RAIL RESERVE
- CONTROLLED ACCESS HIGHWAY
- IP14 BOUNDARY
- LOCAL AUTHORITY BOUNDARY
- EXISTING LIQUOR STORE
- MAJOR ROAD LINK
- POSSIBLE ACCESS
- DRAINAGE
- PARKLAND BUFFER

RESTRICTED ACCESS WILL DETERMINE FUTURE USE

EXISTING ENTRY TO BE CLOSED

CITY CENTRE ZONE AS PROPOSED IN MRS AMENDMENT FUTURE USE TO INCLUDE LANDSCAPE BUFFER OTHER USES DETERMINED BY LOCAL AUTHORITY

LIGHT INDUSTRIAL EXTENSION TO "DIXON ROAD" ESTATE

POSSIBLE EXTENSIONS TO BULK CARGO JETTY (SUBJECT TO FURTHER ASSESSMENT AND CONSULTATION)

BULK CARGO JETTY

ROAD TO BE CLOSED AND DEVIATION CONSTRUCTED WHEN CUT BY SERVICE CORRIDOR

Western Mining Corporation (WMC) Ltd

WELLARD ROAD / OCEAN STREET MAJOR ROAD LINK AS PROPOSED IN MRS AMENDMENT OFFICE ROAD TO CUL-DE-SAC TO PROVIDE ACCESS TO SERVICE CORRIDOR AND ADJACENT LOTS

TOWN OF KWINANA

LIQUOR STORE TO REMAIN SUBJECT TO RISK ASSESSMENT IN FUTURE

Western Mining Corporation (WMC) Ltd

CITY OF ROCKINGHAM

Waste Water Treatment Site

POSSIBLE LOCATION OF RAIL CAR STORAGE AND MAINTENANCE

OLD ABATTOIR SITE - HERITAGE VILLAGE



Taylor Burrows
181 North Road, Suite 101
PO Box 101, North Road
Perth, Western Australia 6000
Tel: (08) 944 1111
Fax: (08) 944 1112

PLAN NO 32553
DATE October, 1996
SCALE 1:7,500

PROVISION FOR POSSIBLE SERVICE CORRIDOR EXTENSIONS

PARKLAND BUFFER VESTED IN CALM OR UNDER CALM MANAGEMENT

PROPOSED SPECIAL USE GARDEN INDUSTRIAL PRECINCT

*LARGER LOTS IN A GARDEN LANDSCAPE SETTING
*GUIDELINES AND ODP TO APPLY UNDER LA DISTRICT ZONING SCHEME
*SUBDIVISION LAYOUT INDICATIVE ONLY
*LANDSCAPE TO BE IN ACCORDANCE WITH APPROVED LANDSCAPE MASTER PLAN
*MANDURAH ROAD TO HAVE GENEROUS LANDSCAPE BUFFERS

POSSIBLE RAIL LINK

BELL COTTAGE TO REMAIN

WASTE WATER TREATMENT ZONE (15.0ha Approx.)
*TO CONTAIN ON SITE LANDSCAPE BUFFERS

LARGE LOTS GENERAL INDUSTRY (Wool Scouring)
LOT SIZES RANGE 1.5 TO 12ha

CARAVAN PARK TO REMAIN ACCESS AND FUTURE LANDUSE OF THIS LOCALITY TO BE EVALUATED AS CONSTRAINTS ARE CLARIFIED

DIXON ROAD COULD BE LINKED INTO MANDURAH ROAD AFTER CONSTRUCTION OF CAH