



COSSACK

DRAFT Conservation Management Plan
November 2017



Document Control

Document ID: PG 2017/717-306 Cossack, Scheme Amendment & CMP/6 Draft Documents/1 Draft Report/Phase 5 - Conservation Management Plan /20171123 Cossack CMP Draft Folder/20171127 Cossack CMP Draft.indd						
Issue	Date	Status	Prepared by		Approved by	
			Name	Initials	Name	Initials
1	27.11.17	Draft	Flavia Kiperman		David Caddy	
<p>This report has been prepared for the exclusive use of the Client, in accordance with the agreement between the Client and TPG ('Agreement').</p> <p>TPG accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report by any person who is not a party to the Agreement or an intended recipient.</p> <p>In particular, it should be noted that this report is a qualitative assessment only, based on the scope and timing of services defined by the Client and is based on information supplied by the Client and its agents.</p> <p>TPG cannot be held accountable for information supplied by others and relied upon by TPG.</p> <p>Copyright and any other Intellectual Property arising from the report and the provision of the services in accordance with the Agreement belongs exclusively to TPG unless otherwise agreed and may not be reproduced or disclosed to any person other than the Client without the express written authority of TPG.</p>						
<p>This document is in a draft form and not a final issued form. TPG reserves the right, at any time with or without notice, to amend, modify or retract any part or all of this document including any opinions, conclusions, or recommendations contained therein. Unauthorised use of this draft document in any form whatsoever is strictly prohibited. To the maximum extent permitted by law, TPG disclaims any responsibility for liability whatsoever arising from or in connection with this draft document.</p>						

Our reports are printed on:



Contents

Executive Summary	v
1. Introduction	1
2. Evidence	11
3. Analysis of The Documentary and Physical Evidence	67
4. Assessment of Significance	73
5. Statement of Cultural Heritage Significance	85
6. Graded Zones and Elements of Significance	87
7. Conservation Policy	103
8. Policy Implementation	121
9. Opportunities and Constraints	123
10. Bibliography	125
11. Appendix 1	127
12. Appendix 2	129

Executive Summary

The Town Site of Cossack is located approximately 15km north-east of Roebourne within the City of Karratha. Established in 1863, at the mouth of the Harding River between Point Samson and Dampier, Cossack became an access point for prospectors travelling to the Pilbara goldfields, and later becoming the home of Western Australia's pearling industry. Despite its' associations with these industries, Cossack experienced a rapid decline and by the early 1950s, the town was completely abandoned due to geographic and economic drivers of change, including World War II.

Cossack Town Site Precinct is characterised by a number of traditional buildings and landmarks dating from the late 19th and early 20th centuries. Each cultural heritage asset is subject to different levels of conservation and weathering, creating a landscape of a considerable level of significance. These places also reflect the former status of Cossack that lasted over a span of forty years, and whilst the buildings are no longer used for their original purposes, the Cossack Town Site generally remains intact as a precinct with considerable aesthetic, historic, scientific and social value (Heritage Council of Western Australia 2016).

In 1991, the Cossack Town Site was listed in the Heritage Council of Western Australia's (HCWA's) Register of Heritage Places as the 'Cossack Town Site Precinct' (the Cossack Town Site) and in the following year, a number of individual sites within the Town Site were also included. The HCWA Statement of Significance for the Cossack Town Site Precinct reads as follows:

"Cossack Town Site Precinct, comprising a number of buildings constructed of local materials and archaeological sites dating from the 1870s, has cultural heritage significance for the following reasons:

the precinct was a frontier settlement established in 1863, the first port in the North West of Australia and home to Western Australia's first pearling industry;

the precinct is a nationally significant archaeological site that has the potential to contribute to a wider cultural understanding of the cultural heritage of the State through use as a research site;

the precinct contains evidence of the impact of European settlement on Aboriginal communities;

the precinct was important to the establishment and sustainability of Roebourne and the spread of settlement into the hinterland;

the precinct is testimony to the rigours of frontier life and contains major evidence of the response of European settlers to a remote environment characterised by scarcity, climatic extremes and the hazards of cyclones and tidal surges;

the precinct provides evidence of an early multicultural society and the accommodation of the cultural diversity of European, Afghan, Chinese, Japanese, Malaysian, Filipino and Aboriginal people;

the precinct is associated with outstanding figures in the early development of the Pilbara region, including explorer F T Gregory, the Padbury, Wellard, Broadhurst, Withnell and Sholl families, and Cossack identities such as the Halls and Muramats; and

the precinct contains a notable group of public buildings, designed during George Temple Poole's term as Chief Architect of the Public Works Department" (Heritage Council of Western Australia 2006).

The City of Karratha adopted the Cossack Visioning Study in 2015. This visioning study illustrates a preferred development concept for tourism related facilities in and around the historic Cossack Town Site. This vision promotes the establishment of a range of tourist accommodation options; from a camp ground / caravan park to concealed campsites, glamping sites and shack like cabins. Cossack's remoteness leaves limited opportunities for establishing a viable economic future for the town, today manly focused on the tourism industry. Additionally, the heritage significance of Cossack gives rise to a range of responsibilities and needs to ensure that the heritage values of the place are conserved, managed and interpreted for present and future generations. Where values are understood, celebrated and cared for by the site managers, visitors and all stakeholders involved.

With that in mind, TPG+Place Match has been commissioned by the City of Karratha to prepare this Conservation Management Plan (CMP) for the conservation and management of the Cossack Town Site Precinct. It will reflect it's values, location, condition and the community's

management expectations. It proposes management approaches, suggested policies considering how to protect and enhance local cultural values, and also discusses items that may adversely impact on local significance. The archaeological potential of Cossack was also considered as a valuable asset that provides evidence of earlier uses and occupiers of the grounds, and recognises their contribution to the development of the area, presents an opportunity to support a wide recognition and understanding of the site's interesting history, relevance and its heritage significance.

1. Introduction

The Cossack Town Site is a heritage-listed precinct located approximately 15km north-east of Roebourne, within the City of Karratha (the City) local government area. The nearest town to Cossack is Wickham, located approximately 4km west of Cossack. Established in 1863, the Cossack Town Site is dominated by a number of traditional buildings which are reflective of various drivers of environmental and cultural change in the latter years of the 19th century and early 20th century. The extant buildings within the Town Site generally remain intact and as a precinct, Cossack maintains a strong character within the setting of its unique and rare cultural landscape.

In turn, the Cossack Town Site was listed in the Heritage Council of Western Australia's (HCWA's) Register of Heritage Places as the 'Cossack Town Site Precinct' with the following places also being listed in their own right:

- Galbraith's Store (1890/91);
- The Old Court House (1885/86) and Toilets (1898);
- Police Quarters (1890);
- Cookhouse (c1894);
- Gaol (1890/00);
- Outbuildings (1890/00);
- Post and Telegraph Office and Bakehouse (1894);
- Bakehouse (c1890);
- Customs House and Bond Store (1895);
- Registrar's Office and Residence (The Mercantile Store) (1895/00);
- Land Backed Wharf (1894);
- Cossack School (ruins) (1896); and
- Cossack Cemetery.

In light of its recognition for cultural heritage value, it is appropriate for the ongoing management of each building within Cossack Town Site to be undertaken with consideration to the historic fabric that remains, and to conserve any intangible values that are inherent in that fabric.

Owners and/or local managers of buildings will need to ensure that special consideration is given to the traditional buildings, archaeological sites and sites of Aboriginal significance when undertaking future development, in order to safeguard their assets for the benefit of current and future generations.

This Conservation Management Plan (CMP) has been commissioned by the City of Karratha, in order to:

- Ensure decisions are made with regard to the cultural heritage significance;
- Identify the cultural heritage significance of the Cossack Town Site Precinct and its individual components; and
- Provide policies and guidelines for the future use, care and management of heritage places.

The historic settlement of Cossack is primarily located on Crown land leased to the City of Karratha, with a number of freehold lots owned by private landowners and a portion of Unallocated Crown Land (UCL). The 21-year lease to the City of Karratha was renewed in October 2017 and extended until 30 June 2020. As part of this renewal process, a Coastal Hazard Risk Management Adaptation Plan (CHRMAP) was prepared for Cossack, to identify, assess and manage the risks associated with coastal processes.

1.1 Study area

The area subject to this CMP encompasses the area of land identified within the HCWA's Cossack Town Site Precinct which is generally bound by Wickham Street, Dampier Street, Pearl Street, Ward Street, Pilot Street, Perseverance Street, Settlers Beach Road, Cossack to the Cemetery at Lots 422 and 433, and the foreshore to the high-water mark (including the Land Backed Wharf), as illustrated in Figure 1.

The subject site contains a number of standalone buildings and landmarks which have been identified as having cultural heritage significance, as listed above. Each building is located on various lots which are included in Table 1 overleaf.



Figure 1. Location Plan (TPG artwork over Nearmaps image, 2017)

Table 1 – Site Details

Name	Address	Lot	Plan/ Diagram	Vol/Folio
Galbraith's Store	Lot 444 Pearl Street	444	P222320	LR3121-818
The Old Court House and toilets	Lots 106-107 Pearl Street	106	P222320	LR3121-809
		107	P222320	LR3121-810
Police Quarters	Between Perseverance Street and Cossack Road	126	P222320	LR3121-812
Cookhouse	Between Perseverance Street and Cossack Road	126	P222320	LR3121-812
Gaol	Between Perseverance Street and Cossack Road	126	P222320	LR3121-812
Outbuildings	Between Perseverance Street and Cossack Road	126	P222320	LR3121-812
Post and Telegraph Office	Corner Pearl Street and Perseverance Street	124	P222320	LR3121-811
Bakehouse	Corner Pearl Street and Perseverance Street	124	P222320	LR3121-812
Customs House and Bond Store	Lot 442 Pearl Street, Cossack	442	P222320	LR3121/816
Registrar's Office and Residence	Pearl Street	443	P195530	LR3121/817
Land Backed Wharf	Lot 446 Pearl Street	446	P192377	LR3104/702
Cossack School (ruins)	47 Perseverance Street	168	P222320	LR3121/813
Cossack Cemetery	Lots 422-423 Settlers Beach Road	422	P214695	LR3121-814
		423	P214695	LR3121-815

In addition to the places listed above, a number of archaeological sites and shipwrecks are also identified to have contributed to the evolution of Cossack, these on-land sites are indicated in Figure 2 overleaf.

1.2 Site Context

Cossack is located on the Butcher Inlet at the mouth of the Harding River, on the Pilbara coast of north-western Australia. The Cossack Town Site is a heritage-listed precinct located approximately 15km north-east of Roebourne, within the City of Karratha. The nearest town to Cossack is Wickham, located approximately 4 km west of Cossack.

The landscape setting of Cossack comprises a low, flat plain and rocky peninsula running northwest from Nanny Goat Hill to Reader Head. The peninsula is generally made up of undulating hills of red rock with low lying salt marsh to the north and towards the Harding River and/or Butcher Inlet to the south.

The Cossack Town Site comprises introduced grasses, native herbs, shrubs and low lying acacia trees with mangroves to the south. The former town residences were located upon the landform between Nanny Goat Hill, Tien Tsin Lookout and the Butcher Inlet on a levelled area of silty sands. The former Cossack School is the only builtform which remains in this area, apart from ruins and tree stumps. The majority of the town's traditional buildings

are along Pear Street and Perseverance Street which winds from the red rock hills to the northwest, past Mt. Beach and toward the European and Japanese Cemeteries which are isolated from the rest of the town. To the south of the Town Site is the land backed wharf which is retained by stone sea walls and comprises a seating and a barbeque for tourists.

Cossack is geographically defined by the presence of Nanny Goat Hill, Tien Tsin Lookout and the undulating hilly grounds to the northeast and northwest, and Butchers Inlet to the west and southwest. Panoramic views are provided from the Reader Head Lookout which looks out toward Jarman Island (Department of Housing and Heritage Council of Western Australia 2006). Access to Cossack is provided only via a single sealed road, approximately 15 kilometres from the town of Roebourne.

1.3 Climate

Cossack is subject to an arid tropical climate with summer rains. The temperature ranges from an average of 14.1°C to 25.5°C in winter and 25.4°C to 36.5°C in summer. Rainfall averages 295mm per year with the highest rainfall occurring between January and March.

Cyclone activity is a threat to Cossack between the months of November to April and 48 cyclones have been reported since 1910 with wind gusts in excess of 90 km/h in the Karratha, Dampier and Roebourne region. According to BOM (2017), the Pilbara coast experiences more cyclones



Figure 2. Site Context. Source: Nearmaps.com.au (TPG artwork over Nearmaps image, 2017).

than any other part of Australia. On average this equates to about one every two years. About half of these cyclones have an impact equivalent to a category one cyclone. The BOM continued that “the early account of a cyclone in 1881 when part of the coast near Cossack had two sand ridges completely eroded away, demonstrated to the early pioneers the devastating potential of the storm surge.”

The northern bank of the Harding River contains remnants of past vegetation such as mangroves and as such, the Town Site is relatively open to the influence of tidal wave action. Mapping of high water marks in recent past storm events indicated that storm surge has reached 7.8m AHD (Department of Housing and Heritage Council of Western Australia 2006).

The site was inspected on 14th, 15th and 16th of March and 24th, and 24th and 25th July 2017, the weather was bright and sunny.

Date	Hi/lo	Precipitation
Wed 3/8	29°/25°	75 MM
Thu 3/9	28°/22°	35 MM
Fri 3/10	29°/23°	3 MM
Sat 3/11	32°/23°	2 MM
Sun 3/12	30°/23°	0 MM
Mon 3/13	31°/23°	0 MM
Tue 3/14	31°/26°	0 MM
Wed 3/15	32°/26°	0 MM
Thu 3/16	33°/26°	0 MM
Thu 7/24	31°/14°	0 MM
Thu 7/25	32°/12°	0 MM

1.4 Statutory listings

Cossack contains a number of traditional buildings and landmarks which contribute to the cultural heritage significance of the Town Site. Some of these places have been formally recognised as places of cultural heritage value through inclusion (in their own right) on the State Register of Heritage Places, or as part of the Cossack Town Site Precinct (CTSP) (also referred to as Tien Tsin, Port Walcott and Butchers Inlet) and are also included on the State Register of Heritage Places.

The Heritage Listing of each relevant place is identified in Table 2 overleaf and includes other relevant listings and classifications.

1.4.1 Heritage Council of Western Australia Statement of Significance

In 1991, the Cossack Town Site was listed in the Heritage Council of Western Australia's (HCWA's) Register of Heritage Places as the 'Cossack Town Site Precinct' (the Cossack Town Site) and in the following year, a number of individual sites within the Town Site were also included. Cossack Town Site Precinct has a rare degree of significance and it is listed for its Aesthetic, Historic, Scientific and Social values. The Degree of Significance reads as follows:

- *“Rarity: Cossack Town Site Precinct is rare in Western Australia as a site that provides substantial evidence of the development of a frontier settlement over a period of forty years.*
- *Representativeness: Cossack Town Site Precinct shows the characteristics of a frontier boomtown, with little private investment and most of the buildings constructed of timber rather than more permanent materials.*
- *Condition: The standing structures are in fair to good condition.*
- *Integrity: Overall, the precinct has a moderate degree of integrity.*
- *Authenticity: Overall, the precinct has a moderate to high degree of authenticity.” (Heritage Council of Western Australia 2006)*

The HCWA's Statement of Significance for the Cossack Town Site Precinct states:

“Cossack Town Site Precinct, comprising a number of buildings constructed of local materials and archaeological sites dating from the 1870s, has cultural heritage significance for the following reasons:

the precinct was a frontier settlement established in 1863, the first port in the North West of Australia and home to Western Australia's first pearling industry;

the precinct is a nationally significant archaeological site that has the potential to contribute to a wider cultural understanding of the cultural heritage of the State through use as a research site;

the precinct contains evidence of the impact of European settlement on Aboriginal communities;

the precinct was important to the establishment and sustainability of Roebourne and the spread of settlement into the hinterland;

the precinct is testimony to the rigours of frontier life and contains major evidence of the response of European

Table 2 – Heritage Listings

Place No.	Name	State Register of Heritage Places	Shire of Roebourne (now City of Karratha) LGHI	National Trust Classification	National Estate Register	Aboriginal Heritage Sites Register
3239	Cossack Town Site Precinct	Listed	Adopted	Listed	Listed	Listed
2344	Galbraith's Store	Listed individually; and in CTSP	-	Listed	Listed	Listed
2346	The Old Court House	Listed individually; and in CTSP	-	Listed	Listed	Listed
4019	Three Toilets (Outbuildings)	Listed individually and as part of Police Quarters; and listed in CTSP	-	Listed	Listed	Listed
3229	Police Quarters	Listed individually; and in CTSP	-	Listed	Listed	Listed
3229	Cookhouse	As part of Police Quarters; and listed in CTSP	-	Listed	Listed	Listed
3229	Gaol	As part of Police Quarters; and listed in CTSP	-	Listed	Listed	Listed
3229	Outbuildings	As part of Police Quarters; and listed in CTSP	-	Listed	Listed	Listed
2347	Post and Telegraph Office	Listed individually; and in CTSP	-	Listed	Listed	Listed
4016	Bakehouse	As part of Post and Telegraph Office; and listed in CTSP	-	Listed	Listed	-
2345	Customs House and Bond Store	Listed individually; and in CTSP	-	Listed	Listed	Listed
3233	Registrar's Office and Residence	Included in CTSP	-	Listed	Listed	Listed
3231	Land Backed Wharf	Listed individually; and in CTSP	-	Listed	Listed	Listed
3230	Cossack School (ruins)	Listed individually; and in CTSP	-	Listed	Listed	Listed
3232	Cossack Cemetery	Listed individually; and in CTSP	-	Listed	Listed	-

settlers to a remote environment characterised by scarcity, climatic extremes and the hazards of cyclones and tidal surges;

the precinct provides evidence of an early multicultural society and the accommodation of the cultural diversity of European, Afghan, Chinese, Japanese, Malaysian, Filipino and Aboriginal people;

the precinct is associated with outstanding figures in the early development of the Pilbara region, including explorer F T Gregory, the Padbury, Wellard, Broadhurst, Withnell and Sholl families, and Cossack identities such as the Halls and Muramats; and

the precinct contains a notable group of public buildings, designed during George Temple Poole's term as Chief Architect of the Public Works Department" (Heritage Council of Western Australia 2006).

1.4.2 Aboriginal Heritage

The Cossack Town Site contains three sites identified as a site of Aboriginal heritage value (Site 11536: Cossack Slaughterhouse, and Site 925: Mount Beach Dune), which are registered on the Department of Aboriginal Affairs' (DAA's) Aboriginal Heritage Site Register. Eight heritage-listed buildings as part of this report are also identified as having Aboriginal heritage significance which fall within the above-mentioned Aboriginal Heritage Sites.

Aboriginal sites are protected and managed under the provisions of the Aboriginal Heritage Act. As such, the Aboriginal heritage will need to be managed separately to the European and Asian heritage. Any areas that contain Aboriginal sites, both archaeological and ethnographical will require an Application under Section 18 of the Aboriginal Heritage Act to request 'consent to use land affected by an Aboriginal site' (Department of Housing and Heritage Council of Western Australia 2006).

Cossack (Badjinurpha) is located within Ngarluma (pronounced 'Nar-Luma') people's country. The Ngarluma People hold non-exclusive native title rights and interest in relation to the Ngarluma Native Title Area. Pursuant to the Native Title act 1993, these rights comprise:

- a) *A right to access (including to enter, to travel over and remain);*
A right to engage in ritual and ceremony (including to carry out and participate in initiation practices);
- b) *A right to camp and to build shelters (including boughsheds, mias and humpies) and to live temporarily thereon as part of camping or for the purpose of building a shelter;*
- c) *A right to fish from the waters;*

- d) *A right to collect and forage for bush medicine;*
- e) *A right to hunt and forage for and take fauna (including fish, shell fish, crab, oysters, sea turtle, dugong, goanna, kangaroo, emu, bush turkey, echidna, porcupine, witchetty grub, swan);*
- f) *A right to forage for and take flora (including timber logs, branches, bark and leaves, gum, wax, Aboriginal tobacco, fruit, peas, pods, melons, bush cucumber, seeds, nuts, grasses, potatoes, wild onion and honey);*
- g) *A right to take black, yellow, white and red ochre;*
- h) *A right to take water for drinking and domestic use;*
- i) *A right to cook on the land including light a fire for this purpose;*
- j) *A right to protect and care for sites and objects of significance in the Ngarluma Native Title Area (including a right to impart traditional knowledge concerning the area, while on the area, and otherwise, to succeeding generations and others so as to perpetuate the benefits of the area and warn against behaviour which may result in harm, but not including a right to control access or use of the land by others).*

The registered Native Title Body Corporation of the Ngarluma People is the Ngarluma Aboriginal Corporation.

1.4.3 Special Control Area - Cossack Historic Town

The Cossack Town Site is also identified as being within the Cossack Historic Town Special Control Area (SCA), which has been adopted under the provisions of the City of Karratha Town Planning Scheme No. 8 (TPS8).

Pursuant to TPS8, the objectives of SCA – Cossack Historic Town are as follows:

- a) *All applications for planning approval, within the boundaries of the Cossack Heritage Precinct registered under Part 5 of the Heritage Act of Western Australia 1990, shall be referred to the Heritage Council of Western Australia.*
- b) *In considering applications for planning approval within the Cossack Historic Town, the Council shall have regard to any adopted policy, guideline or plan.*
- c) *All development within the Cossack Historic Town shall be connected to three-phase-power, scheme water and reticulated effluent disposal.*

1.4.4 Development Control Area 23 – Cossack

A portion of the Cossack Town Site is identified as being within “Development Area 23 – Cossack” (DA23), and therefore a Local Development Plan is required for any subdivision or development located on land within DA23, having regard the following objectives:

- a) *Preserve the heritage values of Cossack;*
- b) *Develop the Cossack Town Centre into a viable historic tourist centre with due regard to the natural and built environment; and*
- c) *Facilitate the return of Cossack into a “living” town offering an alternative residential setting based on its coastal and historic values; and*
- d) *Develop Settlers Beach into a tourist and recreational node.*

1.5 Acknowledgements

We would like to acknowledge the incredible effort made by the City of Karratha in the assistance of the preparation of this report. Notwithstanding, this report would not have been possible to prepare without the assistance of the following people during its preparation:

- Katie O’Neill- City of Karratha Strategic Planner
- Jerom Hurley – City of Karratha Manager Planning Services
- Harriet White – State Heritage Office
- Caroline Stokes – National Trust of Western Australia

1.6 Methodology

This report has been commissioned by the City of Karratha in order to:

- Ensure decisions are made with regard to the cultural heritage significance;
- Identify the cultural heritage significance of the Cossack Town Site Precinct and its individual components; and,
- Provide policies and guidelines for the future use, care and management of heritage places.

It has been prepared in accordance with the requirements set out in the ‘Conservation Management Plans Standard Brief’ (Standard Brief), published by the Western Australian State Heritage Office (2013), and the ICOMOS Burra Charter (2013).

This CMP has been informed by the methodology, principles and aforementioned guidelines outlined in the following guiding documents:

- City of Karratha. 2017. *Cossack Coastal Hazard Risk Management Adaptation Plan*. Prepared by TPG+Place Match and M P Rogers & Associates PL. Western Australia.
- City of Karratha. 2015. *Cossack development Guidelines*. Western Australia.
- Stokes, Caroline. 2014. *Cossack: After Cyclone Christine Investigation and Identification Report*. National Trust of Australia (WA)
- State Heritage Office. 2013. *The Assessment Criteria for Cultural Heritage Significance [Brochure]*. Perth: State Heritage Office.
- Kerr, James Simple. 2013. *The Conservation Plan: A guide to the preparation of conservation plans for places of European Cultural Significance, 7th ed.* Sydney: National Trust.
- State Heritage Office. 2012. *Criteria for the Assessment of Local Heritage Places and Areas*.
- Heritage Council of Western Australia. 1996. *Cossack – A Policy for its Conservation*. Heritage Council of Western Australia: Western Australia.

Consideration has been given in this CMP to the requirements set out in the following statutory documents:

- *Heritage of Western Australia Act 1990; and*
- *City of Karratha Town Planning Scheme No. 8.*

This document does not form part of any archeologic, anthropological nor an ethnographic assessment.

1.7 Study Team

The report has been prepared by the following TPG team members of the Heritage and Architectural team, ably assisted by TPG administrative and graphical support staff:

- Flavia Kiperman – Associate Heritage – B.Sc.(Hons) (Architecture and Urban Planning), M.Sc (Heritage Management), M.ICOMOS
- Reece Woo – Planner Heritage - BA (Hons) (Urban and Regional Planning)

1.8 Explanatory Notes

The terms below are obtained from the Australia ICOMOS Burra Charter for the Conservation of Place Cultural Significance (Burra Charter), as revised in 2013, have been used in this Conservation Management Plan and are set out as follows:

“Place”	Means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
“Cultural significance”	<p>Means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.</p> <p>Places may have a range of values for different individuals or groups.</p>
“Fabric”	Means all the physical material of the place including elements, fixtures, contents and objects.
“Conservation”	<p>Means all the processes of looking after a place so as to retain its cultural significance.</p> <p>Maintenance means the continuous protective care of a place, and its setting.</p> <p>Maintenance is to be distinguished from repair which involves restoration or reconstruction.</p>
“Preservation”	Means maintaining a place in its existing state and retarding deterioration.
“Restoration”	Means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
“Reconstruction”	Means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
“Adaptation”	Means changing a place to suit the existing use or a proposed use.
“Use”	Means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
“Compatible use”	Means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
“Setting”	Means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.
“Related place”	Means a place that contributes to the cultural significance of another place.
“Related object”	<p>Means an object that contributes to the cultural significance of a place but is not at the place.</p> <p>Associations mean the connections that exist between people and a place.</p> <p>Meanings denote what a place signifies, indicates, evokes or expresses to people.</p>
“Interpretation”	Means all the ways of presenting the cultural significance of a place.

Terms included in the assessment documentation are those defined in the Heritage Council’s Criteria for entry into the State Register of Heritage Places. Note: Where the condition of a place is described, this refers to the architectural elements of the fabric. It is not a statement of structural condition.

2. Evidence

The historical information contained in this report has been drawn from sources referenced where relevant, and listed in the Bibliography section of this report.

2.1 Brief History

Pre-Colonial Occupation

This section is obtained from 'First port in the Northwest: A maritime archaeological survey of Cossack', Ross Anderson, 2013, unless otherwise noted.

Cossack (Badjinurpha) is located within Ngarluma (pronounced 'Nar-Luma') people's country, which extends over a 6,400 hectare area from the Maitland River to the West, to the Peewah River in the East (Department of Housing and Heritage Council of Western Australia, 2006).

According to a study undertaken by Radcliffe-Brown in 1911, the Local Organisation (the way in which Aboriginal individuals and groups relate to the land) of the Ngarluma is suggested to have patrilineal and patrilocal decent

groups, similar to the Kariera Aboriginal group to the north. These descent groups occupied a territory that included a number of totem sites called dalu, with each group owning songs and ceremonies that were associated with their specific dalu site. The Ngarluma group focussed on land based rituals such as the dalu, as well as social organisation such as matrilineal, exogamous 'skin groups'. These cultural beliefs were shared amongst different dialect groups within the Ngarluma people which gave rise to links between groups based on intermarriage, kinship, ceremonial ties, trade and economic interdependence. The Ngarluma language group contains different dialects spoke closely with the languages of the Kariera, Yabarura, Mardudhunera and the Injibandi Aboriginal groups (Department of Housing and Heritage Council of Western Australia 2006).

The basic unit in each decent group was the family unit who would travel, camp and hunt together. Whilst they did not have individual rights to land, the entire territory of each decent group, including its resource, belonged to all members of the group in uniform. The use of land

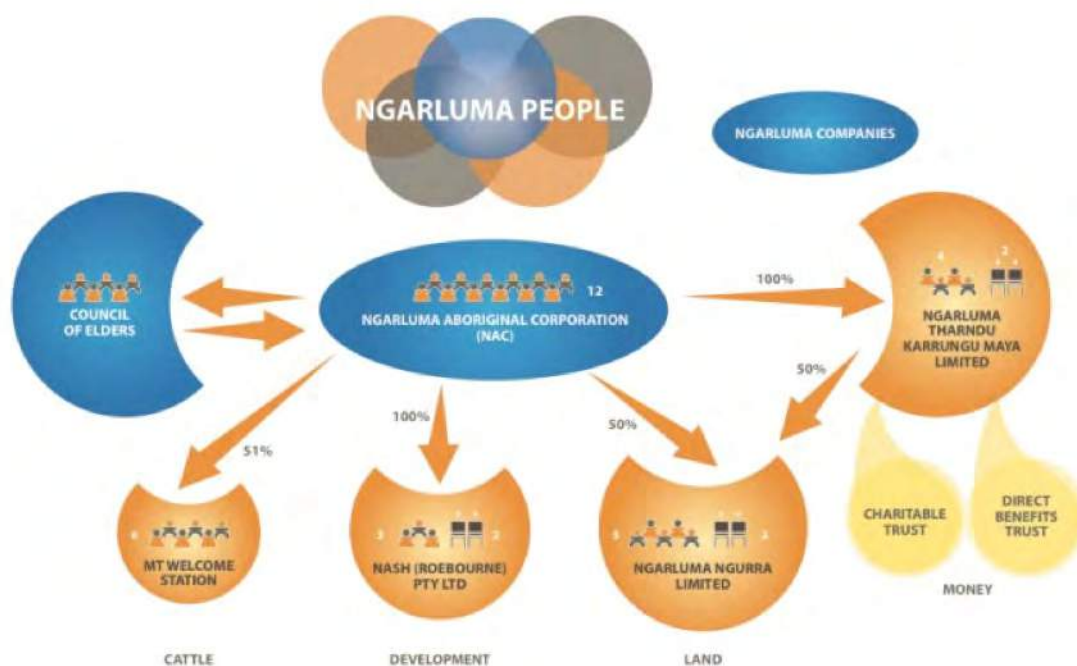


Figure 3. Diagram of the Ngarluma People Local Organisation. (Ngarluma Aboriginal Corporation 2017)

was influenced by a number factors, with the main one being the availability of water. After a generous rainfall, tribal groups would spread out far and wide amongst the land, however as water sources diminish, the movement between the Ngarluma was restricted to permanent water bodies (Department of Housing and Heritage Council of Western Australia 2006).

Following early European settlement of the Northwest, new materials are suggested to have rapidly entered this exchange network with an iron axe being found at the Hamersley Plateau in 1875. Contact rock art also occurred with depictions of sailing and steam ships, human figures on horses, with guns, hats and pipes and a horse and human figure in a wheeled buggy recorded at Inthanooona Station, 70km southeast of Cossack.

The Development of Cossack – A Town Site

This section has generally been extracted from ‘Cossack – After Cyclone Christine Investigation and Identification Report’ (National Trust of Australia 2014) unless otherwise noted.

In 1863, Cossack was established as the first port in the north west of Australia, following the favourable reports from Francis Gregory’s exploration of the area in 1861. Cossack provided a vital point of access for the settlement and development of the Pilbara region until the early Twentieth century and sustained a variety of names such as ‘Tien Tsin’, named after the ship that carried the area’s first European settler, Walter Padbury, ‘Port Walcott’ and ‘Butcher Inlet’.

During the 1860’s, the Butcher Inlet became the birthplace of Western Australia’s pearling industry and was the home of the colony’s pearling fleet. The town also became an important contact point between Europeans and the local Aboriginal people with many being involved in the pearling industry either through either choice or coercion. The pearling industry also attracted (or involuntarily involved) a considerable number of south-east Asians and by the late 1870s had developed a distinctively Asian quarter known as ‘Chinatown’.

Pastoralism and pearling in Cossack depended heavily on Aboriginal labour, while the rapid development of pearling, rapacious demand for labour and resulting shortage of Aboriginal workers (whether willing or not) (Anderson 2013).

Local Ngarluma men, women and children from Cossack were initially used for pearl shell gathering and shallow water diving, and were paid with rations of flour, sugar, tea and tobacco. Demand for workers soon outstripped supply due to the decline of the Indigenous population from

introduced diseases such as smallpox, and the increasing numbers of boats seeking divers. Indigenous divers were in demand for their acute underwater eyesight, swimming and diving skills and their ability to collect pearl shell. As the accessible pearl shell beds in the inter-tidal zone and shallower depths were stripped, naked divers were forced to dive to ever increasing depths to gather shell. A number of police reports document the deaths of Indigenous naked pearl divers due to ‘inflammation of the lungs’ or simply of cold, most likely due to overwork/ exertion and spending too many hours in the water. Being integral to the economic development of the Northwest, the labour system was more or less officially sanctioned, with police and the Resident Magistrate complicit in the system of acquiring and selling labour (Anderson 2013).

“The thirst for shells, for pearls for success, brutalises... the pearling speculator or diver...no day is respected, no dark man’s life is valued...but the utmost of diving must be sucked out of them, killing them or not” (McCarthy, 2002, 37).

To meet the demand for divers, pearlers undertook expeditions as far afield as the Gascoyne and Kimberley regions to procure Indigenous people for labour, often by brutal force. Ngarluma, Jaburrara, Kariyara, Yindjibarndi and Martuthunira people actively resisted being forcibly employed in the pearling industry, with the first episodes of murder and retaliation between Aborigines and European pearlers occurring on the Burrup Peninsula in the first pearling season of 1868.

Although there was a prohibition on the use of white convict labour in the ‘North District’, in 1870 pearler and entrepreneur Charles Broadhurst received colonial government permission to engage Aboriginal convicts from Rottneest Island as ‘volunteer’ divers on the Adur for the 1870-71 season. Despite public controversy, twenty Aboriginal convicts were shipped, though five escaped by jumping overboard as soon as the Adur reached their country in Champion Bay, Geraldton. It was an unsuccessful season for Broadhurst, marked by bad weather, lack of shell and escape attempts by his Aboriginal convicts, although other vessels did well on the same grounds.

In December 1871, the then-Governor Weld visited the region and named the town in honour of the ship he was travelling on, HMS Cossack.

Following the discovery of gold in 1877, Cossack was an important staging post for prospectors setting off to the Pilbara goldfields.



Figure 4. The first chart of Tien Tsin Harbour (later Port Walcott) (Source: State Records Office)

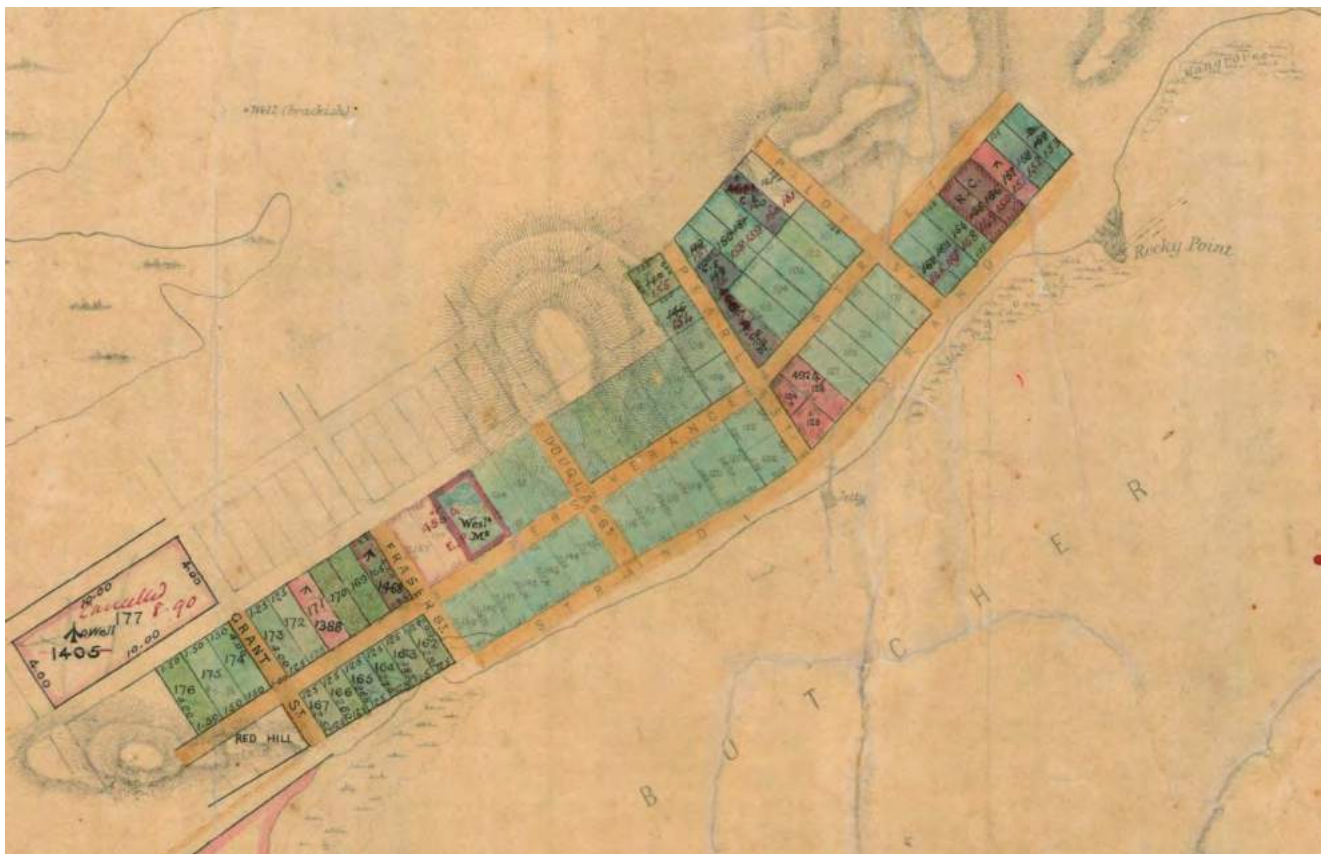


Figure 5. 1879 Map of the Cossack Town Site (State Records Office).

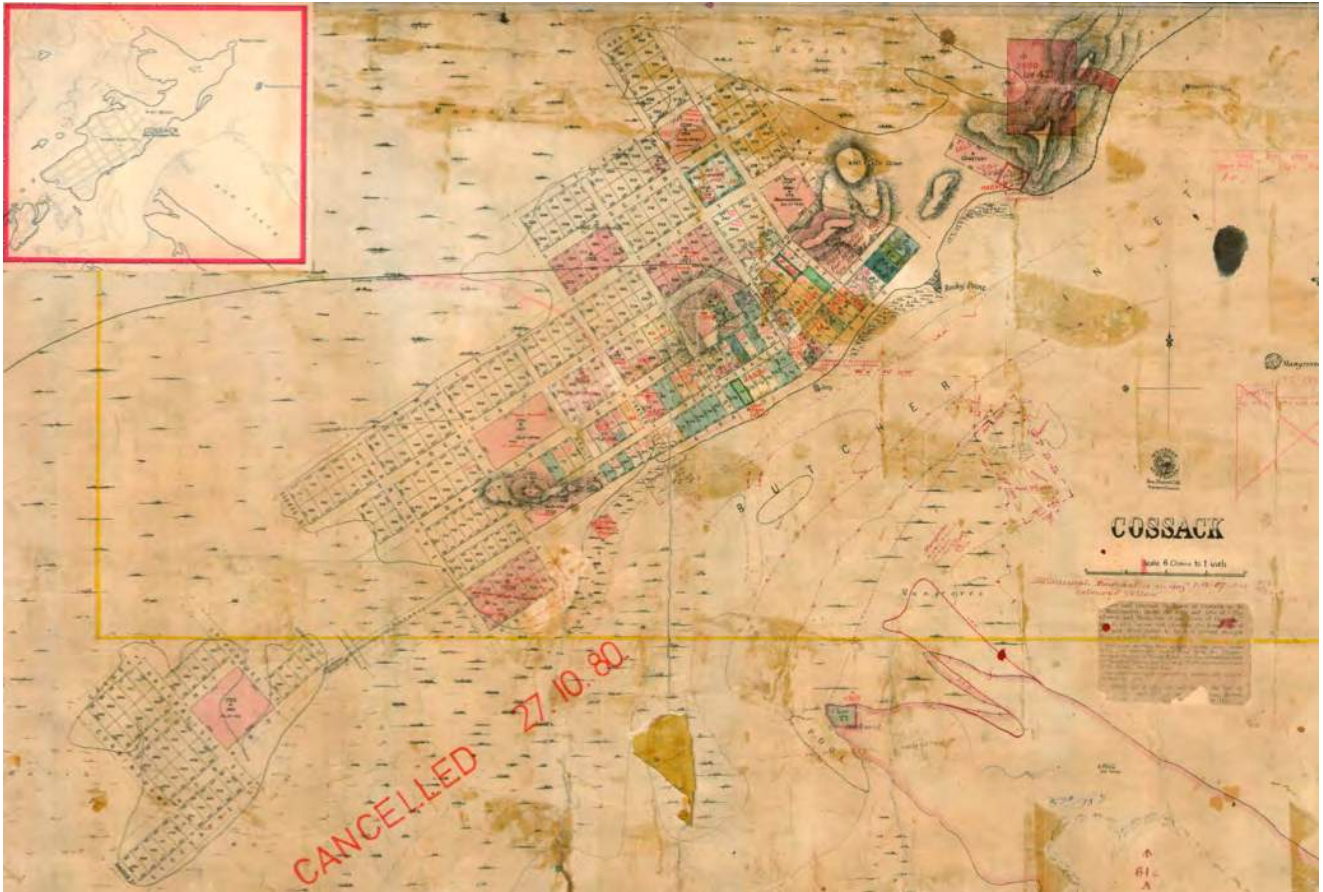


Figure 6. 1879 Map of proposed lots within the Cossack Town Site (State Records Office).



Figure 7. Cyclone damage at Cossack Wharf in 1898 (Source: State Library of Western Australia).



Figure 8. Cossack Town Site in 1900 with land backed wharf pictured on the right (Source: State Library of Western Australia – BA338/1/18)

In the 1880s and 1890s, Cossack was a boomtown and home to people from many nations. The main township was no longer a nucleated two-row settlement as it grew into a frontier grid pattern settlement along the bank of Butcher Inlet from the cemetery to the base of Nanny Goat Hill.

All early buildings were constructed of timber with iron roofs and stone foundation. The style of houses that began to appear within Cossack were generally Colonial Georgian with either hipped or gable ended roofs with front verandahs. This was the predominate style of building in Western Australia at the time, however buildings were also required to adapt to the impacts of cyclone activity and storm surge. It is suggested that whilst dwellings lined Perseverance Street, their openings faced toward the inlet for either an aesthetic benefit, or as an adaptation to the environment including the evening breeze. The first government buildings were also of iron and timber, but were replaced by small but imposing structures built solidly in stone to withstand cyclones. Additional buildings were also required to sustain the town, including the construction of a police station and lockup in 1896.

The population within Cossack was subject to fluctuations and during the lay-season for the pearling industry; it would swell to over 1,000 people who used the town as a base. Official population figures show a peak of about 400

in 1894; by 1901 this figure had dropped to 164 permanent residents.

By the turn of the century, the pearling fleet had shifted its headquarters to Broome and impetus from the goldfields waned with the discovery of gold in the Ashburton, Murchison and Eastern goldfields. The harbour, which had never been suitable for large vessels and whose tidal movements caused considerable delays in docking and turnaround, began to split up and Port Hedland and then Point Samson were the preferred ports of call. Furthermore, the build up of silt at the mouth of the Harding River warranted the port unusable by 1910 (Department of Housing and Heritage Council of Western Australia 2006).

While the Chinese storekeepers had begun to spread out of the Asian enclave in Cossack, Jiro Muramats, a successful Japanese merchant and pearling stock master, began to take over large portions the Town Site. He brought the original grant to Lot 151 in 1904, the North West Mercantile Store in 1907, Lot 152 in 1910 and Lot 153 in 1911, and Lot 154 being the site of Galbraith's Store (Nayton 2011, 144). Muramat's actions within the Town Site reflect that although the Japanese were a minority population in the pearling industry, success was driven by the Japanese by virtually monopolised pearl diving and associated industries.

Leprosy was detected among Aborigines near Roebourne in 1909. Land adjacent to Cossack was gazetted as a quarantine reserve in 1910 and in 1911, an alternative site on Bezout Island was chosen. However, this proved to be unsuitable so it was decided to re-establish the quarantine area at Cossack.

Cossack was forced to relinquish its position as the premier port of the north and the township was dissolved in 1910. Attempts were subsequently made to revive the town through the introduction of new industries. In 1913, a leprosarium (Lazarette) was established on the peninsular opposite the town.

Dr Thorpe inspected the Lazarette in 1914 and described it as a cruel situation for a leper camp, as there were neither trees nor undergrowth to shelter the patients from heat or sun. A new Lazarette was constructed at the site in 1925 and was run by the Medical Department. Buildings consisted of a cottage for the staff with a ward attachment and a cottage for white leper patients. The remaining buildings were dismantled over the years and the materials were used elsewhere, including Karratha Station. Fourteen patients were transferred to Darwin when the Lazarette was closed.

The site represents the story of the treatment of lepers in this State, Aboriginal patients in particular, allowing for the contemporary ignorance of the disease. The story of the treatment of Aboriginal lepers confirms the generally poor attitude to the needs of the Aboriginal people and the lack of understanding of the effects of the impact of European settlement.

By this time, the Japanese were all living on land owned by the Muramats, who also ran the North West Mercantile Store. However, at the start of World War II, the Japanese were incarcerated which was a move that finished Cossack as a viable hamlet, and the rest of the town was abandoned sometime after the war.

A turtle soup factory was established in the Bond Store in the 1920s. People continued to live at Cossack until after World War II. Local legend claims that Mrs. Muramats, the widow of one of Cossack's few Asian storekeepers and pearling masters, unsuccessfully tried to revive the pearling industry after World War II.

The Lazarette remained at Cossack until 1931. When the site was closed, all mia-mias (Aboriginal hut or shelter), sheds and the main ward used by the patients were burned.

Embracing its Past

While the growth of Cossack was spread over 40 years, its decline was much more rapid and by early 1950s, the town was completely abandoned. Interest in the town re-emerged in the 1970s when the Cossack Project Committee (later the Cossack Restoration and Development Association) was formed with the aim of developing Cossack into a major tourist attraction. The State Government formed the Cossack Task Force in 1986 with the objective of redeveloping the town and conserving the existing buildings. Several buildings were restored at some time between the 1970s and 1980s and a number of archaeological surveys undertaken in the 1990s.

Cossack was vested in the Heritage Council of Western Australia in 1991 and the following year, the Cossack Precinct and a number of individual sites were entered in the Register of Heritage Places. The Shire of Roebourne (renamed City of Karratha in 2014) entered a Heritage Agreement with the Heritage Council and took out a 21-year lease on the town in 1996.

Today, Cossack largely remains abandoned and is used as a destination for tourism. The Police Station and Lockup building are used as budget accommodation, with the Customs House building being used as a café and the Old Court building being used as a museum. Cossack's unique natural landscape also provides for activities such as hiking, fishing, kayaking.

2.2 Individual Buildings

Galbraith's Store

Built between 1890 and 1891, Galbraith's Store was the first building in the Cossack Town Site and is located at the northern extremity along Pearl Street. Galbraith's Store is one of two large commercial premises at opposite ends of the Pearl Street axis and contributes to the streetscape as an entry statement to visitors of the precinct (National Trust of Australia 2014).

Galbraith's Store was constructed from local bluestone (ironstone) rock rubble walls with some bastard tuck pointing and rendered quoining at door and window openings, with a custom orb zincalume roof. The use of stone in solid foundations during this time was suggested to be an indication of status which was almost exclusive to the province of the pearling and trading elites, and the government that supported them.

This period showed a degree of multifunctionality of people and buildings, indicating a clear hierarchy of economic status within the town associated with the pearling and trade industry (Nayton 2011, 145).

Following the relocation of the peeling fleet, Galbraith's Store was purchased by Japanese merchant, Jiro Muramats (HCWA, 1996).

The building was repaired in 1984 with the roof being reinstated with corrugated metal roof sheeting and some joinery replaced. However, although its authenticity and material integrity is diminished, its basic integrity remains substantial and its materials are consistent with other buildings in the Cossack Town Site (HCWA, 1996).

The building's form and construction contributes to the significance of the town through its integrity of fabric, consistency of materials with the other buildings of the town, continuing commercial function, location and design style, and acts as a visual stop to the end of the historic central core.

In 1992, Galbraith's Store was listed on the State Register of Heritage Places. The following statement of Significance has been extracted from the Heritage of Western Australia's Interim Entry documentation:

The place has been assessed by the National Trust of Australia (WA) and has been entered in the Register held by that body as a classified building with the following statement of significance:

Architecturally and historically significant as part of a once important colonial port.

The place has also been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following statement of significance:

Constructed of stone, no roof, but walls are standing and appear quite solid and safe.

The publication 'The Heritage of Western Australia' contains the following statement of significance:

It was the first building in the area to be constructed of local ironstone (or bluestone) rock; earlier stone buildings were constructed of sandstone from the sea front.

Galbraith's Store is currently used for purposes of a shop and art gallery under a commercial lease and remains in poor to good condition.



Figure 9. Galbraith's Store in the 1960s (Source: State Library of Western Australia).



Figure 10. Galbraith's Store in 1968 (Source: State Library of Western Australia).



Figure 11. Galbraith's Store in 2017 (Source: TPG, 2017).

The Old Court House

The Old Court House was designed in 1890 by George Temple Poole and initially planned as a 'T' shaped building being built in 1895 in its present layout and detailing. The Old Court House is constructed of bluestone random ashlar from the ballast of ships, with rendered quoining at the corners, rendered window reveals and an imposing colonnaded verandah on all sides supported by large masonry piers. The metal roof rises in stages to a clerestory, adding height to the single storey building (HCWA 2006).

The Old Court House is the second largest building in the Cossack Town Site and its style and materials, particularly its wide verandahs and rusticated pillars, demonstrates an intention of grandeur and prestige, befitting an important administrative building of law and order for the town and region. It is suggested that a contract was let in 1895 for the construction, for the price of 2058 pounds, which is substantially lower compared to the price of construction for the Police Quarters, and the Customs House and Bond Store (HCWA 2006).

Situated on the town's central intersection, the Old Court House makes a substantial contribution to the streetscape and provides a visual link between Galbraith's Store and the remainder of the historic core. The building was classified by the National Trust on 7 June 1977 and conserved in 1979. The building is now used as a museum and visitor information centre.



Figure 12. Court House illustrated on the left in 1894 (Source: State Library of Western Australia).



Figure 13. Court House in 1908 (Source: State Library of Western Australia).



Figure 14. Rear of Court House in 1968 (Source: State Library of Western Australia).



Figure 15. Court House c.1985 (Source: State Library of Western Australia).



Figure 16. Court House in 2017 (Source: TPG, 2017).

Police Quarters

The Police Quarters building was built in 1890 and occupies a corner site at the Cossack Town Site's central intersection. The Police Quarters is constructed of coursed random rubble bluestone; with rendered quoining at door and window openings.

The Police Quarters makes a contribution to the streetscape; however, it is not as prominent as the other public buildings due to being relatively setback from the street. The subdued presence of the building reflects the status of the police function in the public administration as subservient to the Court House, which was a focus of law and order for the town and region. The place was classified by the National Trust on 7 June 1977 and is currently used for the purposes of budget accommodation (HCWA, 1996).



Figure 17. Police Quarters to the left in 1985, being used as a café and arts centre (Source: State Library of Western Australia).



Figure 18. Police Quarters to the left in 1908 (Source: State Library of Western Australia).



Figure 19. Police Quarters in 2017 (Source: TPG, 2017).

Bakehouse

The Bakehouse is a small structure set back from the central intersection and is a visual link between the Police Quarters and the Post and Telegraph building. The Bakehouse was built for the purposes of producing baked goods.

Constructed of materials which are consistent with the other buildings within the town and its form and construction, the Bakehouse is considered to have a modest contribution to the significance of the Cossack Town Site and acts as a counterfoil to the larger buildings which surround it.

The original ovens and equipment have been removed from the building, which has hindered its authenticity and material integrity. The building has also been subject to refurbishment works which were carried out in 1993. These works included repair works to its walls, and the replacement to its windows and its roof (HCWA, 1996).

Nowadays, the Bakehouse is currently used as a kiln for local craft work.



Figure 20. Western elevation of the Bakehouse in 2017 (Source: TPG, 2017).



Figure 21. Photograph of the Bakehouse (left), Post and Telegraph Office (middle) and Customs House (right) in 1961 (Source: State Library of Western Australia).



Figure 22. Northeast elevations of the Bakehouse in 2017 (Source: TPG, 2017).

Cookhouse

To the rear of the Police Quarters is a building that was used as a former utility facility for occupants of the Police Quarters (HCWA, 1996).

The Cookhouse was built between 1890 and 1900 and constructed of coursed bluestone walls in lime mortar, pointed with cement mortar. The building has rendered quoining at corners and around doors, with brackets for cyclone shutters. The place was subject to works in the mid 1980s that diminished its authenticity (HCWA, 1996).

The form and construction of the Cookhouse contributes to the significance of the town through its integrity of fabric, consistency of materials with other buildings within the town, its located, public function and design style.

The Cookhouse is now essentially a shell as all its fittings and equipment have been removed. The Cookhouse has also been subject to insensitive works which have now diminished its overall authenticity such as the roof which was reconstructed in 1984 and some other minor remedial repair works.

The Cookhouse is currently used as a support facility to support the operations carried out in the adjacent backpackers in the Police Quarters building (HCWA, 1996).



Figure 23. Cookhouse building in 2017 (Source: TPG, 2017).

Post and Telegraph Office

Built in 1881, the Post and Telegraph Office is the oldest building in the town of Cossack. The place is a two-storey building constructed of metal roof and friable limestone (local shell limestone) walls, with ballast brick quoining to corners and window openings. Curved stone walls are located on either side of steps leading up to the ground floor entrance.

The place visually links the Bond Store complex with the main intersection of town and its presence makes a contribution to the integrity of the streetscape. It is the only two-storey building in Cossack Town Site Precinct and although modest in plan, its height imbues it with a commanding presence, which visually consolidates the town's main intersection.

The building form and construction is considered to contribute to the significance of the town through its consistency of materials like other building within the town. For its location, public function and design style. In turn, the place was classified by the National Trust on 7 June 1977.

Only the main walls of the Post and Telegraph Office were standing before substantial conservation and reconstruction in the 1980s. These works are considered to have diminished its authenticity, however its significance in relation to its presence and similar reconstructed works make a considerable contribution to the wholeness of the Town Site.

The place is currently being used as an art gallery on behalf of artists from around the state, including the Cossack Arts Awards which take place on an annual basis since the early 1990s.

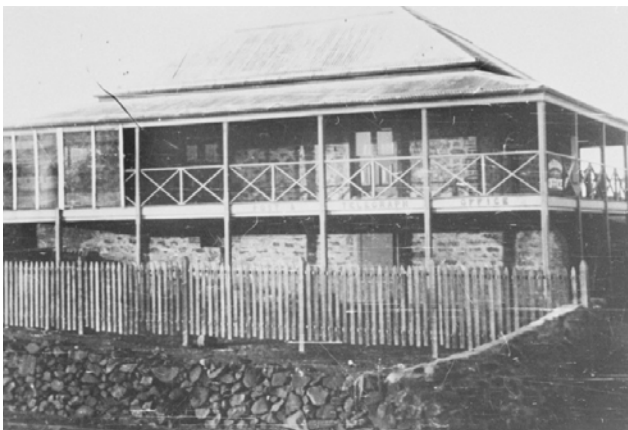


Figure 24. Cossack Post Office building in 1893 (Source: State Library of Western Australia).



Figure 25. Cossack Post and Telegraph Office in the 1920s (Source: State Library of Western Australia),t



Figure 26. Post Office (without roof) in 1985 (Source: State Library of Western Australia).



Figure 27. Post Office in 2017 with reconstructed roof (Source: TPG, 2017).

Gaol

The gaol is located at the rear of the Police Quarters and the Cookhouse to the south and was built in 1890, subsequent to the development of the Police Quarters. The Lockup building comprises coursed bluestone walls with rendered quoining to corners, and lime mortar pointed over with cement render. In 1989, reconstruction works were undertaken to the place which included the reinstatement of the roof, windows, cell doors and lime mortar pointing.

The building is constructed in a utilitarian in style and its structural fabric demonstrates its function as a place of detention and punishment. Being located internally and concealed from the streetscape, it is considered to be somewhat forbidding in its demeanour and indicates a public perception at the time that unpleasant utilities should be concealed from mainstream town activity (HCWA, 1996).

Over time, vehicles have established an informal car parking area on the adjacent vacant lot which diminished the visual context of the place.

The Lockup is considered to contribute to the townscape through its form and construction, and provides a delineation of the consolidated Town Site.

The Lockup building is considered to have a diminished level of authenticity given the reinstatement works to its roof and windows, and is nowadays used as a museum.



Figure 28. Southwest elevations of the Lockup building in 2017 (Source: TPG, 2017).

Customs House and Bond Store

Designed by Temple-Poole and constructed in 1895, the Customs House and Bond Store was a centre of activity during Cossack's early years for storing imported foodstuffs, alcohol and equipment. It was also the storage facility for wool and pearl shell exported from the area. The Customs House and Bond Store is constructed of coursed random rubble bluestone walls, with rendered quoining, creating a distinctive built form. The Bond Store is distinguished by large semi-circular openings to both ends and the Customs House is distinguished by its arched colonnade. The columns of the small colonnaded entrance are about half height (HCWA, 1996).

Due to the decline of status as a Town Site by the mid-1920s, Cossack had ceased to be an important government centre and in 1927, the place became a cafe called 'The Strand'. The building was later used as a turtle soup factory during the Depression and after its closure, the building was used as a munitions store and after, a holiday house (HCWA, 1996).

The Customs House and Bond Store is the largest and most complex building in Cossack Town Site. It is sited on a high-profile corner at the beginning of the Pearl Street axis and visually commands the southern end of the historic town centre as the only building with a curved corner wall and arched major openings and an arched colonnade. It makes a substantial contribution to the townscape. Its proximity to the wharf reinforces the port function of the building and town and its heavy design style gives the impression of permanence and strength (HCWA, 1996).

The place was classified by the National Trust on 7 June 1977 and is nowadays used as a location for community events, including the annual Cossack Art Awards (HCWA, 1996).



Figure 29. North elevation of Customs House and Quarters in 1894 (Source: State Library of Western Australia).



Figure 30. South and east elevation of Customs House and Bonds Store 1961-1969 (Source: State Library of Western Australia).



Figure 31. West and south elevation of Customs House and Bonds Store in 1961 (Source: State Library of Western Australia).



Figure 32. South and west elevation of Customs House and Bonds Store 1994 with new reinstated roof (Source: State Library of Western Australia).



Figure 33. South and west elevation of the Customs House and Bonds Store in 2017 (Source: TPG, 2017).

Registrar's Office and Residence (Fmr) (North West Mercantile Store and Office)

The site of the Registrar's Office and Residence (later named the North West Mercantile Store) contained some of the first buildings in the Cossack Town Site and has a long history of commercial use, including the Knight and Shenton's Store which was located to the north of the Registrar's Office and Residence.

The place was built in 1895 as the Mining Registrar's Office and accommodation and was constructed over part of a previous L-shaped wooden building built in the 1880s, also containing two c.1872 buildings.

In 1907, the lot was purchased by Jiro Muramats, a Japanese merchant and pearling stock master who took over large portions the Town Site. The Japanese people were all living on land owned by Muramats, who ran the North West Mercantile Store. The Japanese were interned at the start of World War II, which finished Cossack as a viable hamlet. The rest of the town was abandoned sometime after the war.

The place is considered to make a substantial contribution to the townscape through its integrity and consistency of materials with other buildings within the town. Together with the Customs House and Bond Store, the place defines the southernmost commencement of the town core.

As the only stabilised ruin in the Cossack Town Site, the place has the potential to interpret the town's construction technology. It is suggested that the place possesses the only cellar in the Cossack Town Site able to be interpreted.

The place was classified by the National Trust on 7 June 1977.



Figure 34. Registrar's Office and Residence in 1893, as depicted within the red rectangle (Source: State Library of Western Australia).



Figure 35. Registrar's Office and Residence in 1894, as depicted within the red rectangle (Source: State Library of Western Australia).

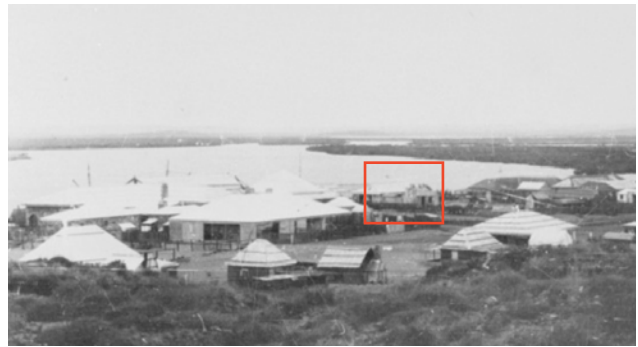


Figure 36. Registrar's Office and Residence in 1900, as depicted within the red rectangle (Source: State Library of Western Australia).



Figure 37. Registrar's Office and Residence in 1968, as depicted within the red rectangle (Source: State Library of Western Australia).



Figure 38. Registrar's Office and Residence in 1983 (Source: Department of the Environment and Energy).



Figure 39. The site of the former Registrar's Office and Residence in 2017 (Source: TPG, 2017).

Outbuildings

A toilet building is located behind the Police Quarters and is constructed of coursed bluestone walls in lime mortar, pointed with cement mortar. The building has rendered quoining at corners and around doors, with brackets for cyclone shutters.



Figure 40. The site of the former Registrar's Office and Residence in 2017 (Source: TPG, 2017).

Land Backed Wharf and Sea Wall

By 1891, Cossack was handling over 6000 tons of cargo annually, and there was still no improvement to the basic facilities. After much representation from the community, the government acted to improve its jetty facilities, and in February 1895 a new land-backed stone quay was opened.

The structure was built of worked local granophyre stone filled with earth and was built over the site of the earlier jetties. A steam crane and winch, and goods shed were also provided, and the substantial stone buildings of the Customs House, Bond Store and seawall were built at around the same time. The quay and seawall were built at the same time.

The Landbacked Wharf was the centre of Cossack's port functions and is constructed of a stone and concrete wharf (originally with a timber deck) and covers the site of two former timber pile jetties. The wharf has a concrete face wall, with stone pitch end walls however has recently been damaged in 2017 due to storm surges.

The extension of the Wharf structure to the Sea Wall is a strong visual element and it is from the Wharf that visitors can appreciate the sea level estuarine context of the town and gain extensive panoramic views across Butchers Inlet and up to the mouth of the Harding River and out to Jarman Island. The more recent boat ramp provides visitors with an appreciation of the high tidal movements of the port. The Wharf continues to be used for recreational activities.

The remains of the Silver Star south of the Wharf and adjacent to the Sea Wall provides evidence of the difficulties ships encountered in the area.

The place was classified by the National Trust on 7 June 1977.



Figure 41. 6,600 bags of copper ore awaiting shipment on the Cossack wharf in 1900 (Source: State Library of Western Australia).



Figure 42. Northeast elevation of Wharf wall in 1895 (Source: State Library of Western Australia).



Figure 43. Northeast elevation of Wharf wall in 1910 (Source: State Library of Western Australia).



Figure 44. Small boats moored alongside Jetty in 1927 (Source: State Library of Western Australia).t



Figure 45. Northeast elevation of Wharf wall in 1994 (Source: State Library of Western Australia).t



Figure 46. Remains of wharf retaining wall, north past railway station in 1994 (Source: State Library of Western Australia).

Cossack School

The Cossack School building was built in 1896/97 to replace an earlier building that was destroyed by a cyclone in 1894. Cossack School is constructed of local bluestone walls with lime mortar and quoining to corners and is the only extant building remote from the town core. It is situated on Perseverance Street, adjacent to the tramway alignment. As part of the conservation works that were carried out in 2000, extensive restoration and reconstruction works were completed.

The place was classified by the National Trust on 7 June 1977 and is considered to contribute to the significance of the Cossack Town Site with regard to its form and construction, and its consistency of materials with other buildings of the town, its authenticity, location, public use and design style.



Figure 47. Cossack School in 1895 (Source: State Library of Western Australia).



Figure 48. Cossack School in 1895 (Source: State Library of Western Australia).

Tramway

The 2' gauge horse drawn tramway was completed in 1887. Two trams left from both Roebourne and Cossack Town Site daily, with a goods truck in between. The trams left both towns at the same time and met at the double line section six miles out, where drivers and horses were changed. The trip took about one hour and fifteen minutes. The Harbour and Light Department took over responsibility for the tramway from the Railways Department. The tramway was extended to Port Samson in 1910 and the car barn was removed to Port Samson c.1911. The turntable and crane were also relocated to Port Samson about this time (Nayton 2011).

The physical remnants of the tramway which exist include:

- the foundations of the 1895 tram station in Douglas Street;
- the remains of an 1887 right of way at the northern western end of Pearl Street;
- a stone culvert on Fraser Street (Nayton 2011);
- the remains of a horse-drawn tramway located through the foredune toward the Explosive and Magazine jetty site to the northeast of the town (Anderson, 2013).

There is evidence that the tram rails were reused around house sites (for example, one of the cyclone anchor chains associated with the Knight and Shenton Store site consisted of an iron bar and tram rail. Some years ago, Hammersley Iron sponsored the reinstatement of the line from Douglas Street towards Roebourne. About 200 metres of heavy rail was laid and some rolling stock placed on it near the School. The rail and stock has no historical relevance to Cossack Town Site Precinct and is visually intrusive (Nayton 2011).



Figure 49. Cossack Tramway in 1893 (Source: State Library of Western Australia).



Figure 50. Floor slab and remains of Cossack Railway Station in 1994 (Source: State Library of Western Australia).

Cossack Cemetery

The cemetery within the Cossack Town Site is customarily divided of race and religion with separate European and Asian sections. Within the Asian section, the Japanese section is the only visible evidence of the once large Asian community of Cossack. Cossack Cemetery is a poignant reminder of the tragedies and hardships of early frontier life.

The place remains in poor condition and many graves have no markers due to shifting in sand, cyclone damage and natural deterioration. The place was classified by the National Trust on 7 June 1977.



Figure 51. Erikson Family Tombstone in cemetery in 1969 (Source: State Library of Western Australia).



Figure 52. European Section of Cossack Cemetery in 2017 (Source: TPG, 2017).



Figure 53. Japanese Section of Cossack Cemetery in 2017 (Source: TPG, 2017).

2.3 Archaeological Records

Cossack's unique character as a frontier port town, its geographical isolation and lack of modern development makes it one of Western Australia's most intact and important historical archaeological sites. Cossack encapsulates a number of historical and archaeological research themes which include colonisation processes, trading networks between Australia and Southeast Asian/ Indian Ocean rim countries, port development, human-environment interactions, adaptation, society and ethnicity, labour, domination and resistance and maritime industries (Anderson, 2013). Overall, the maritime archaeological sites are integral to Cossack's historical and archaeological values, and should be considered in any future assessment of Cossack's heritage values and significance. The following relevant sites have been identified and investigated as part of previous archaeological investigations.

Explosives Magazine and Jetty

To the north of the Cossack Town Site, on the western shore of Butcher Inlet, is evidence of a former explosives jetty, with an explosives magazine further inland. The explosives jetty and magazine is suggested to have been constructed around the 1890s, being associated with the development of gold and copper mining in the Pilbara. The explosives magazine comprises a roughly made, thick-walled stone structure with natural bedrock of the hill on its southwest corner. The remnant jetty structure consists of loose boulders that appear to have been collected from the beach immediately south, and piled up to form a stone groyne. A concrete footing and three iron bolts are located in the intertidal zone just south of the jetty with alignment for a horse-drawn tramway located through the dune. Further concrete and bolts indicate that the track route was situated inland along the tramway route to the magazine (Anderson, 2013).

Stock Jetty

Opposite the Cossack Town Site on the eastern side of Butcher Inlet, a jetty was constructed to take advantage of the 'Deep Pool' which allowed vessels to float an anchor at low tide for the transportation of stock. The Stock Jetty was extended in the late 1890s, though shortly afterwards most of the older part of the jetty was destroyed during the 1898 cyclone. The land in the stockyard area is clear of vegetation and mangroves. Recent investigations indicate that there is no existing evidence of the Stock Jetty, however there is potential of future yield through future archaeological investigations.

Moorings

Moorings and navigational beacons were installed on the eastern side Butcher Inlet in 1871. It is suggested that the moorings were used by Adelaide Steam Ship Company lighters to service their regular coastal steamships. A heavy mooring was placed in the Deep Pool at the Stockyard Jetty for the use of ships loading and unloading cattle. Small cutters and luggers used anchor and chain moorings in Butcher Inlet, with multi-point moorings being used during cyclones. Recent archaeological investigations identified numerous lengths and segments of corroded chain, and two examples of large mooring chains secured to mangrove trees. Numerous anomalies were also recorded on the south side of Vampire Island, which are suggested to be interpreted as evidence of chain and anchor moorings used by small craft known to have used this sheltered area. A number of moorings are known to be of more recent origin, usually consisting of tram wheels (Anderson, 2013).

Turtle Pen

Commercial turtle fishing was conducted in the Northwest from the late 19th century, with the main target being green turtles. In 1932, it was reported that Monte Bello Sea Products Co purchased the Bond Store building to be used as a turtle and fish processing factory. As part of its operations, a turtle pen was situated in the inter-tidal zone on the foreshore opposite the Bond Store which is suggested to have been constructed of timber or iron posts with wire netting approximately three metres high. The purpose of the pen follows traditional Aboriginal fishing methods, however mechanisation allowed the use of small cutters and motor launches. Those turtles caught and were used for products such as soup, jelly and oil for cosmetics, meat, and blood and bone for fertilised. In 1938, the factory was closed and no evidence of the turtle pen has been surveyed (Anderson, 2013).

Recreation

The Cossack foreshore and Butcher Inlet were previously, and still remain, as venues for recreation and aquatic watersports. In 1926, a swimming enclosure was constructed of posts and netting with dressing sheds. Within a year of its construction, the baths were damaged by a vessel carrying away one of the posts and netting. In 1939, it was reported that materials for new swimming baths had been ordered and the dressing sheds had been renovated. The exact location of the baths and dressing sheds has yet to be identified, though it is suggested to be located on the foreshore in front of the Bond Store, or just northwards (Anderson, 2013).

Shipwrecks

It is suggested that there are 51 shipwrecks recorded in Cossack, of which eleven have now been acknowledged. Cossack's first shipwreck a 143 tonne schooner, the New Perseverance which sunk in 1867 when blown ashore in a cyclone just north of the existing Cossack wharf. It is suggested that the beached hull of the New Perseverance was to be utilised to become one of the first 'buildings' in Cossack, and was used in a number of capacities including a storage hulk for pearl shell, water police office and a taproom called the 'Ship Inn' (Anderson, 2013).

2.4 Cossack Chronology

This section has generally been extracted from ‘*Cossack – After Cyclone Christine Investigation and Identification Report*’ (National Trust of Australia 2014) unless otherwise noted.

1865	Government Resident Scholl arrived from Camden Harbour.
1866	<p>Township of Roebourne declared and marked out.</p> <p>Hooley arrived after opening overland stock route.</p> <p>Pearling industry begins and vessel movement became common within the Butcher Inlet.</p> <p>A lighthouse was ordered for Jarman Island from the Chance Brothers in England.</p> <p>Roebuck Bay Company moved from Roebourne to Port Walcott (refer to at the time as Tian Tsin and later Cossack) in November under direction of manager, Shakespeare Hall (on of Gregory’s 1861 exploration party).</p>
1867	<p>Two policemen dispatched to Port Walcott with the duties of storemen and teamsters, rather than policing.</p> <p>New Perseverance beached at Port Walcott in January and is used as quarters by the water police. The hulk was suggested to be used as a government store to hold goods before they were transported to Roebourne.</p> <p>Pearling at Port Walcott commenced with Mr. Tays using Aboriginals to pick up pearl shells on beaches, gathering 12 tonnes of shells. Six tonnes from the collection were lost along with the Emma and all hands en route to Fremantle in March.</p> <p>A 12 metre lugger was built at Andover Station and was wheeled to Port Walcott for pearling. Pearl fishing was successful and soon three ships were later engaged in Pearling, with another shipping Pearls to Fremantle.</p> <p>Mother of Pearl shell was in high demand for its decorative and functional uses at the time. The shell was plentiful off the northwest Australian coast and along the Torres Strait, although divers and labour were in short supply.</p> <p>Government Resident Sholl provided a list of articles for the permanent establishment at port Walcott, including articles necessary for running a general store.</p>
1868	<p>Complaints were made by settlers regarding the cost of construction of a brick government office building at Roebourne, which was envisaged that it would be money better spent on building a road across the marsh and a shed and jetty at Port Walcott.</p> <p>Many small boats off the Port Walcott coast were diving for pearl shell using Aboriginal labour. The Government Resident reported that Aboriginal children were abducted for pearling.</p>
1869	<p>A man died while walking to Port Walcott in January and was buried there and may have been the first internment in the Cemetery.</p> <p>Harper and Grant completed a jetty and derrick in February. The jetty was used to load wool from nearby stations, as well as pearl shell.</p> <p>More reports of Aboriginals being carried off by pearlers, including women. By early 1869, there were 14 small vessels pearling in the area, with an average crew of three Europeans and six Aboriginals.</p> <p>Port Walcott was damaged by a cyclone.</p> <p>Order sent to lay out 31 town lots.</p> <p>Malays also reported diving for pearls.</p>
1870	<p>Five town lots, including Lot 123, sold as a subdivision of Roebourne (called Butcher Inlet) to Knight and Shenton who built a store. The store was of weatherboard mahogany (most likely jarrah), with a shingled roof and verandah.</p> <p>Lots 127 and 128 were purchased by R. L. Sholl (the Government Resident). Hotels were later built on lots 119 (Best) and 120 (Pearse).</p> <p>In August, the Sydney Morning Herald reported that Knight and Shenton’s house/store and the hulk of the New Perseverance served all town purposes and that there were a number of temporary pearler huts. A hotel and store were about to be built.</p> <p>Causeway built across the marsh to Roebourne.</p>

1871	<p>Nichol Bay District gazetted.</p> <p>Women prohibited from employment on pearling boats under the Pearl Shell Fisheries Act.</p> <p>Port Walcott Police Force consisted of two mounted constables.</p> <p>D. Chapman applied for a liquor licence for his four-roomed house (two large public areas and two bedrooms) in March. By May, his house had been extended with the addition of a third bedroom.</p> <p>First meeting of the North District Roads Board held in March.</p> <p>Governor Weld visited Port Walcott in December and his papers describe the port as consisting of one or two dwellings or stores, 75 Europeans, 350 Aborigines and a few Malays working in the pearling industry in 30 small craft of 10 to 25 tonnes.</p> <p>The name of Cossack adopted in honour of Weld's ship, HMS Cossack.</p> <p>Labour from Southeast Asia was recruited to supplement (and largely replace) the Aboriginal labour force working in the pearling industry. Malays were first introduced, followed by Filipino and Japanese divers. Many were 'purchased' in the labour/slave markets.</p>
1872	<p>A further nine town lots sold within the Town Site.</p> <p>H. P. Lottie surveyed Cossack. Three buildings are shown faintly on the survey drawing: a store on Lot 123 and two buildings on Lot 122.</p> <p>Spencer and Barnett won the tender for constructing a Bonded Store (bonding warehouse) with a fireplace in the caretaker's room.</p> <p>31 ships and 52 dinghies collecting pearl shell.</p> <p>A licence for the 'White Horse Hotel' was granted to David Stewart in February. By this time, Stewart had built a six room (three sitting rooms and three bedrooms) weatherboard house with an iron roof, detached kitchen and stockyard. The licence was granted conditional on Stewart enlarging the stockyard to accommodate 12 bullocks and building a room for drunks.</p> <p>D. Chapman's request for a liquor licence for the 'Governor Weld Hotel' was granted in March, on the condition that he built two additional rooms for the public, a substantial stockyard and a room for drunks.</p> <p>The Roebourne Road Board repaired the road to the port.</p> <p>F. McRae and Co purchased Knight and Shenton's store and opened a branch of their Perth business.</p> <p>A cyclone in March flooded and unroofed Mr. Howlett's store (pine timber with iron sides and roof). The McRae & Co Store also lost its roof and Stewart's Hotel was twisted and unroofed. The light timber and thatch houses of misters Chapman, Best and Phillimore were destroyed. The jetty was also damaged and following the cyclone, the height of the Government Residency was reduced from 12ft to 7ft and the roof pitch lowered. The houses rebuilt after the cyclone were also lower and more strongly framed.</p> <p>Mr. Wrighton built a boat of ten to 12 tonnes at the port. Malays brought to join the pearling workforce of Howlett, Cadell and others. Mr. Howlett's Malays lived on shore in a wooden building</p> <p>Town Site of Cossack gazetted on 4 June 1872.</p> <p>Thirty-nine European men as residents of Cossack signed a memorial for a post office dated 11 October 1872. Cossack was now the centre for supplies, laying up and repairing ships and home to the pearlers when they were in port. Mr. Wyan was appointed the first post master, tidewaiter clerk and customs officer on 25 October and occupied a small room attached to the Bond Store. The Bond Store was also used as a Court House.</p>
1873	<p>Copper and lead mines opened in the district.</p> <p>Beginning of government efforts to control the pearling industry and the revenue it generated. An export duty of £3/ton was placed on mother of pearl and a boat licence of £2 introduced to cover the costs of the inspector.</p>
1874	<p>Four town lots sold (142, 143, 144 & 145) and placed in the name of Shakespeare Hall's small children. However, the Hall family did not ever live on these lots as their family home was situated on Lot 116, which was originally bought by R. N. Sholl in 1872. The Hall home began as a two roomed house with a detached kitchen c. 1874 and was enlarged with the addition of another two rooms separated from the original by a breezeway by 1886. Shakespeare Hall ran a store in Cossack from c. 1874 to c. 1888</p>

1875	<p>Eleven town lots sold (113 and 101 – C. Tuckey; 103 - W. Paterson; 132 and 115 – A. Richardson; 104 & 110 – F. McRae; 105 – R. Eaton; 108 - W. Ellery; 112 - I. Bryan; 134 - S. White Burns).</p> <p>By this time, there were 989 Malays and 493 Aboriginals employed on 57 vessels licensed at Cossack. With vessels from other ports, it has been estimated that there were as many as 1,800 Malays and 228 Europeans working in the industry. An inspection of 36 vessels in 1875 found many sick Malays and several deaths amongst the Malay population. No deaths were reported amongst the European and Aboriginal fishers.</p> <p>The high number of Asians in the industry, as well as a number of Chinese who had been brought to the North West as domestic servants, led to the establishment of an Asian quarter or 'Chinatown' in Cossack. It comprised two Chinese stores, a Chinese bakery, one Japanese store and a Turkish bath, as well as many residences.</p> <p>Second jetty under construction in October.</p>
1877	<p>Quarantine reserve established on lots 134 and 135.</p> <p>The first direct shipment of wool from stations in the district was made to London in October. Cossack was now operating as an independent port, marking the growing independence of the North West as a separate region, conducting its own trade independent of Perth and Fremantle.</p>
1881	<p>Steam shipping service established at Cossack.</p> <p>Census figures show a population of 229 (double that of Roebourne). There was one Asian to every six Europeans listed as living in Cossack.</p> <p>Town damaged by cyclone. Every pearling vessel foundered or was thrown on the beach; 12 luggers were lost.</p>
1883	<p>Post office (government offices) constructed comprising post office in the upper eastern rooms, chemist shop in the upper western room and customs house and bond store downstairs.</p>
1885	<p>Fleet of 44 vessels operating out of Cossack, of which nine used diving dress comprising canvass suit and brass helmet (hard hat diving).</p> <p>Steamer service extended to Beagle Bay. Broome named and surveyed.</p> <p>A Select Committee headed by Maitland Brown was established to consider the closure of certain pearling banks for conservation. The Committee recommended that several banks be closed, including those closest to Cossack, which were fast depleting.</p>
1886	<p>From this time, the majority of the pearling fleet relocated to Broome, although Cossack remained a pearling port.</p> <p>Government accepted a tender from W. Atkins to build a 24-inch gauge tramway between Roebourne and Cossack.</p>
1887	<p>Municipalities of Cossack and Roebourne proclaimed.</p> <p>Jimmy Withnell found gold on Mallina Station.</p> <p>By this time, there were only about 100 Aboriginals employed diving for pearls and the majority of boats were no longer locally owned.</p> <p>Five Chinese stores in Cossack and Roebourne.</p> <p>Cossack damaged by cyclone. Twenty-two pearling vessels and 140 lives lost.</p> <p>Public buildings in Cossack were the stone post office and customs house, the Mining Registrar's Office (later the Mercantile Store), the North-West Company store, a timber church and two timber hotels.</p> <p>The horse drawn tramway across the tidal flats between Roebourne and Cossack was completed under the direction of resident engineer, William Lambden Owen.</p>
1888	<p>Lighthouse on Jarman Island completed.</p> <p>Pilbara Goldfield proclaimed. Galbraith's Store constructed.</p>
1894	<p>Aubrey Hall commenced shipping agent's business.</p> <p>Thirteen pearling vessels lost in cyclone and remainder severely damaged.</p> <p>Population of Cossack comprised 126 Europeans and 266 'Asiatics'. This included an influx of people from countries such as India, the Pacific Islands and Middle Eastern countries.</p>

1895	<p>Stone Court House designed by George Temple-Poole and constructed by S. Stansmore. Temple-Poole was an Italian-born British architect and public servant responsible for many significant buildings in Western Australia during the Federation Period (1890 to 1915). Notably, buildings designed by Temple Pool include Perth Railway Station, Toodyay Post Office and Court House, Fremantle Arts Centre and Old House Observatory buildings. (City of Karratha n.d.)</p> <p>Post & Telegraph Office completed. Bake House on the same site constructed around this time.</p> <p>Customs house and Bond Store completed by S. Stansmore. Seawall and new tramline built as the customs house was constructed on the site of the original tramline station.</p> <p>The North-West Mercantile store was also used as Mining Registrar's office from this time. Aboriginal labour used by householders.</p>
1896	<p>Stone school house constructed by W. Sharp.</p> <p>Stone police barracks and lockup built by S. Stansmore.</p> <p>Tender for construction of explosives magazine let to A. Thompson. Construction was completed in January 1897.</p>
1898	At approximately 6pm, a cyclone hit Cossack and severely damaged the jetty and stripped many houses of its corrugated iron roofs and obliterated less sturdy buildings completely. The Court House was the only building to survive mostly intact.
1901	Official Population of Cossack comprised 69 Australians, 19 Europeans, six Americans, one Canadian, 68 Asians (majority Japanese) and two Africans.
1904	<p>Aubrey Hall was the agent for the Adelaide Steam Shipping Company, South British Insurance Company and the Balla Balla Copper Mines Company, as well as general shipping customs and forwarding agent for all stations within a 100-mile radius of Cossack.</p> <p>New jetty built at Port Samson.</p>
1909	Leprosy detected among Aborigines near Roebourne (City of Karratha n.d.).
1910	<p>Point Samson linked to Roebourne and Cossack by tramway. Tram barn, turntable and crane were relocated from Cossack to Point Samson. The Department of Harbour and Light took over responsibility for the tramway from the Railways Department.</p> <p>Municipality of Cossack dissolved.</p> <p>Land adjacent to Cossack gazetted as a quarantine reserve.</p>
1913	Leprosarium (Lazarette) established on the bank of the Harding River, opposite the township.
1914	Dr. Thorpe inspected the Lazarette, and describes it as a cruel situation for a leper camp as there were no trees or undergrowth to shelter for patients from heat or sun.
1920	Brief resurgence of Cossack following cyclone damage to the Point Samson jetty.
1925	A new Lazarette was constructed and run by the Medical Department.
1930	<p>By this time, the two hotels were amalgamated into one, involving some building alterations. The staff comprised the licensee, his wife and a cook.</p> <p>Residents in Cossack were Harry Edney and his wife living near Nanny Goat Hill, Edney family living nearer the school house, Earnest Hall in the Hall house, Jim Ramsey living near Lookout Hill and Laurie Bruce living in the Post Office. A Greek family lived in the Court House and Japanese families lived in Martin's House, the mercantile store manager's house, and the Customs House and Bond Store. A Japanese family lived in the only house left in Chinatown. It is not known how long they remained. However, Japanese persons across the State were interned during World War Two, so it is likely that they did not remain in Cossack through to the end of the war years.</p> <p>Less than a dozen buildings remain.</p>
1931	Leprosarium closed and patients transferred to Darwin.
1933	John Hamley's Australian Canning Company set up a sea foods processing and canning factory in the Bond Store. The company found markets in England for turtle soup and oil extracted from turtles, sharks and dugongs. Hamley also produced high quality shark leather through another company, Marine Industries Ltd. The projects failed in 1936.
1950s	Town of Cossack abandoned. Most of the lots reverted to the Crown in 1953.
1976	Cossack Management Committee (later renamed the Cossack Restoration and Development Association; CRDA) formed by residents in the Shire of Roebourne concerned with the deterioration of buildings at Cossack. CRDA subsequently held the lease of all buildings at Cossack and had the responsibility for maintenance and restoration of the precinct. The remaining lots were either owned by a small number of individuals or were unoccupied crown land.

1977	Town of Cossack classified by the National Trust.
1970s	Restoration works to Police Quarters Court House. Police Quarters subsequently used as the Caretaker's Residence. Court House subsequently used as a museum with support from the WA Museum and the Shire of Roebourne.
1981 / 1984	Restoration works to Custom's House & Bond Store and Galbraith's Store. Customs House & Bond Store subsequently used for concerts, receptions, dances and art exhibitions.
1986	Minister for Planning, Bob Pearce, visited Cossack and subsequently established the Cossack Task Force, which was chaired by local MLA Pam Buchanan and comprised representatives from several government departments, the Shire of Roebourne and CRDA. Police Quarters unsafe for use as a residence/art studio due to termite damage.
1988	Cossack Bicentennial Project funded under the State Bicentennial Program completed in June. The \$150,000 project involved substantial stabilization work on the Post & Telegraph Office, as well as conservation work on the Police Barracks, Mercantile Store and Court House. Visitor and barbeque facilities were also provided. Opening of the Emma Withnell Heritage Trail as a means of explaining the history and heritage of Cossack to visitors. Archaeological survey of the Asian Quarter of Cossack identified elements of archaeological significance and made management recommendations.
1989	Westtrak took over management of Cossack following the disbanding of the Cossack Restoration and Development Association in December 1988.
1991	Cossack vested in the newly established Heritage Council of Western Australia. Archaeological survey of Cossack between Pearl Street and Nanny Goat Hill identified elements of archaeological significance and made management recommendations.
1992	Cossack Precinct and a number of individual elements of the precinct entered in the State Register of Heritage Places.
1996	Conservation Policy prepared by the Heritage Council of Western Australia, including recommendations for works and design guidelines for new development. Shire of Roebourne entered into a 21-year lease agreement with the Department of Land Administration (dated 1 July 1996) and a Heritage Agreement with the Heritage Council of Western Australia (dated 27 May 1996).
2000	Cossack Steering Committee and Interim Management Committee formed, with representatives from the Heritage Council of Western Australia, the Shire of Roebourne, the Pilbara Development Commission, the Department of Land Administration, the Western Australian Tourism Commission, LandCorp and the National Trust of Australia (WA). Native Title Claims registered by the Wong-goo-it-oo and Ngaluma/Injibandi people, with claim boundaries extending over the Town Site. Restoration works to the School House, funded by the Heritage Council of Western Australia and the Shire of Roebourne.
2001	Cossack Historic Town entered into the Register of the National Estate as a registered place.
2001	Sustainable Management Study of Cossack completed at the request of the Cossack Steering Committee, with the aim of making recommendations for the establishment of a self-sustaining management operation at Cossack, based on tourism development and the potential for an increased resident population.
2002	Trailswest grant of \$50,000 enabled the establishment of a heritage trail through the town.
2003	Regional Infrastructure Funding Program grant of \$1,300,000 awarded to assist with the development of Cossack to enable essential services and provide additional infrastructure, including upgrading water, electricity and sewerage facilities.
2003	Interim report by University of Western Australia identifies the place as an archaeological site of national significance.

2.5 Physical Evidence

2.5.1 The Landscape

The study area for this CMP is illustrated in Section 1 of this report, and generally includes the historic Cossack Town Site, consisting of heritage buildings, lookout, wharf, roads and archaeological remains. Cossack is located on an elevated land area which is surrounded by water during high water level events. The presence of Cape Lambert and Point Samson to its north provide protection to Cossack against wave attack from the north through west. Sandy beaches and mudflats span the land area either side of the rocky peninsula. Mangroves and salt bush thrive on these sections of the shoreline due to the irregular inundation conditions. Access to Cossack is via Cossack Road, which is a causeway constructed over the intertidal flats.

The port of Cossack represents a remote sub-tropical town established at the turn of the century for the purposes of public administration and coastal trade. It responded to anticipated commercial opportunities that arose from the opening up of pastoral and mining activities in the hinterland. Although the town and port had an active life the substantial construction material and sense of permanency of the Cossack buildings reflect the optimism and expectations for the area in the late nineteenth century.

While the use of stone can be traced through archaeological surveys, original timber buildings are considered to leave less obvious surface evidence and therefore there is very little evidence, except for historical information regarding the number and size of a building within the Town Site. Most of these buildings are public purpose buildings as they were planned for the centre of the town and now remain as a compact precinct to express the policy of central service provision by government in small and remote towns. The urban form of the remnants demonstrates the function of the centre with the prime axis of the town Pearl Street commencing at the wharf and ending at Galbraith's Store.

On either side of the Pearl Street axis are clearly defined town functions. The north side is predominantly public buildings (Customs House & Bond Store) the Post & Telegraph building, the Courthouse, the Police Quarters, The Bake House and Gaol. The south side has the two commercial buildings (the Mercantile Store and Galbraith's Store) which clearly define the sense of land use zoning in early town planning practice.

Many archaeological sites, remains from the local housing, can be found to southern and northern sides of the historic Town Site, covered by local vegetation. The historic settlement of Cossack is primarily located on

Crown land leased to the City of Karratha, with a number of freehold lots owned by private landowners and a portion of Unallocated Crown Land (UCL). The historic buildings listed below are well maintained, and except for some archaeological sites, well informed with interpretation panels and way-finding signage.

Refer to Figure 54 - Historic Site Boundaries and Landscape Images

Cossack is now a settlement focused on tourism, but still plays a recreation function as a popular fishing destination. As a heritage tourist attraction, it contains a backpacker accommodation and a café functioning from April to December. Cossack also hosts events including the annual Cossack Art Awards, which is the largest art awards hosted in regional Western Australia. During the off season, from January to March, Cossack Town Site is empty and attractions are closed. The Old Court House functions today as a museum; it contains a number of artefacts from the local history including original timber furniture from the place.

The current function of each building is as follows:

Building	Function
Galbraith's Store	Exhibitions and functions room
The Old Court House	Museum
Police Quarters	Backpacker accommodation and manager's accommodation
Bakehouse	Interpretation centre
Cookhouse	Bathroom and store facilities to backpackers
Post and Telegraph	Art gallery and functions room
Gaol	Interpretation centre
Customs House	Exhibitions, functions room, offices, storage, interpretation room and cafe
Mercantile Store	Ruin
Outbuildings	Ruin
Wharf	Fishing and gathering area
School	Interpretation centre - closed
Cemetery	Open for visitors
Archaeological sites	Covered by vegetation

This section identified the general condition of each building and site within the Cossack Town Site Precinct as it existed at the time of inspection and assessment.



HERITAGE LOCATIONS

- 01 Customs House / Bond Store (1897)
- 02 Post & Telegraph Office / Bakery (1885)
- 03 Police Barracks (1897)
- 04 Cook House (1897)
- 05 Lock Up (1897)
- 06 Galbraith's Store (1891)
- 07 Court House (1895)
- 08 School House (1896)
- 09 Pearler's House (1874)
- 10 Union Bank (1890's)
- 11 Pilot Street
- 12 Mr Pead's Boarding House
- 13 Stone Floor
- 14 Worker's Hut
- 15 Market Gardens
- 16 Chinatown
- 17 Muramat's House
- 18 Path to Beach
- 19 Large Storehouse (1880)
- 20 Knight & Shenton's Store
- 21 School House
- 22 Asian Cemetery
- 23 European Cemetery
- 24 Military
- 25 Tram Route

Figure 54. Historic Site Boundaries and Landscape Images

2.5.2 Individual Buildings



General

The construction materials and design of the individual buildings demonstrate a consistency of contemporary technology and design style associated with their function. The buildings reflect the appreciation of the constraints of the climate and the availability of construction materials. In responding to climate, the remaining buildings are all of solid (stone and brick) construction with cyclone resistant roof design coupled to storm management techniques. Three of the buildings (the Bakehouse, the Mercantile Store remnants and the Post & Telegraph Building) are of friable limestone wall construction while the remainder are of random or coursed bluestone.

The larger buildings have substantial verandahs for protection of people from the sun and storms. These verandahs reinforced the traditional rural practice of gathering in their shade for social and business interaction. At the turn of the century the availability of building materials in remote areas of the state was very limited. This gave rise to the use of local materials which in turn produced a local character to many of Western Australia's remote towns. The ready availability of local stone is reflected in all the walls of the extant buildings. Timber, corrugated iron and cement were the main imports for construction materials and as Cossack was a port, these materials were accessible at commercially viable rates.

On the whole, the building styles tend to reflect not only the status of building functions but also the public expectation of such functions. The Courthouse, for example, is an imposing building with high ceilings and substantial verandahs on all sides. Although all of the buildings have been subject to various works over the years, the work has generally been sympathetic as well as non-invasive of the fabric and, in most cases, reversible. The authenticity, although diminished in varying degrees for the individual buildings, is balanced by their contributions to the significance of the town as a whole.

Galbraith's Store

Galbraiths Store is a single storey building with gabled ends, comprising one single room two verandahs.

Externally, the building comprises local bluestone (ironstone) rock rubble walls with bastard tuck pointing and rendered quoining at door and window openings. The western elevation contains a two timber framed windows, one entrance with timber sliding door and a frieze panel above. Each end contains one timber door with a ventilation opening above. The eastern elevation contains one window with aluminium joinery, one opening with timber door and three ventilation panels above.

There is evidence of cracking throughout the mortar on all walls of the building. The original roof of the building has since been replaced with corrugated metal sheeting, in keeping with the original. Attached to the eastern elevation is a small storage addition which is constructed of corrugated metal sheeting. The building has been erected over a stone foundation which has been levelled with the natural topography that slants slightly south. Rock rubble with bastard tuck pointing surrounds the building on the floor, which has been constructed over a stone foundation.

The building is currently used to hold exhibitions and as functions room.



Galbraith's Store

External

Roof	Corrugated metal roof sheeting
Battens	New battens
Rafters and Purlins	New timber king post trusses. Purlins with trip-l-grips to both sides
Gutters	New PGI box gutter
Downpipes	New PGI downpipe
Fascia's and Scotia	Rendered masonry frieze panel with Galbreith's Store logo
Bargeboards	N/A
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	N/A
Walls	Bluestone random rubble with some bastard tuck pointing
Openings	Openings with aluminum screening, and two double hung timber windows with four clear glazed panels each sash. Three single leaf panelled timber door and one double sliding timber panelled door
Ground	Cement topping on bluestone foundation to match existing façade
Electrics	N/A
Others	Corrugated metal sheeting lean-to annexe attached to portion of wall

Internal

Ceiling/Roof	Exposed timber king post trusses
Walls	Reconstructed bluestone random rubble with some bastard tuck pointing
Openings	Two openings with aluminum screening, and two double hung timber windows with four clear glazed panels each sash
Floors	Concrete floors
Fixtures and Fittings	Picture railings
Electrics	Six florescent light and six ceiling fans and switchboard
Others	Fire extinguisher

Condition

Generally, the place is in a fair condition. Areas that require attention include:

- Perform suggested maintenance works as per Item 9 of the CWS
- Remove all redundant electrical wires
- Test existent mortar composition and paint scrapes investigation on lean-to annexe and to quoining's
- Engage a heritage structural engineer for structural report before fixing major cracks
- Treat efflorescence accordingly to Item 11 of the CWS
- Manually rake out all cement pointing and repair with traditional mortar
- Reinstate windows as per CWS
- Paint scrapes investigation to quoining, depending on existing integrity of cement render consider leaving it natural, otherwise paint with Bauwerk paint
- Rust treat and paint lean-to annexe accordingly to paint scrapes result
- All works to be performed accordingly to Section 11 of CWS

Note: Please refer to Conservation Works Schedule 2017

Photographs

- 1 View looking northwest from Pearl Street
- 2 Detail of cracking and mortar composition to quoining
- 3 Detail of window to be reinstated
- 4 View of annex looking north to be rust treated and repainted
- 5 View of efflorescence to be treated throughout building

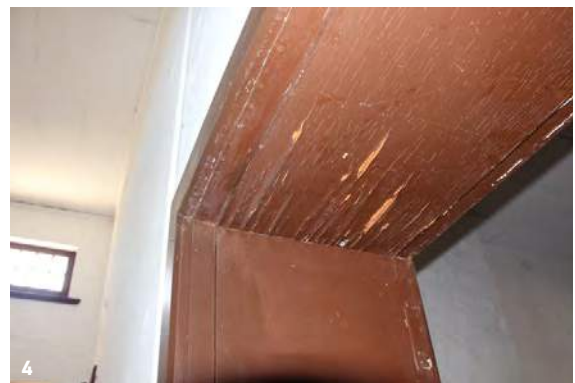
The Old Court House

The Courthouse is a visual link for Galbraith's Store and the rest of the precinct buildings. It is the second largest building in the town and sits within a prestigious site which proclaims its importance to the function of the town. Situated on the towns central intersection, the Courthouse contributes substantially to the streetscape of the town. This site would have been considered the epicentre of the town by the early planners.

The building style and materials demonstrate an intention of grandeur and prestige befitting the administration of law and order for not only the town but also the region. It possesses an imposing colonnaded verandah all-round the main core which has been enclosed on the north end at an early stage of its life. The Courthouse's contribution to the significance of the town is its form and construction through its integrity of fabric, consistency of materials with other buildings of the town, location, public function and design style.

The building has had conservation works carried out in 1979 and it is substantially intact today. It retains its authenticity and material integrity.

It is currently operating as a museum and visitor information centre.



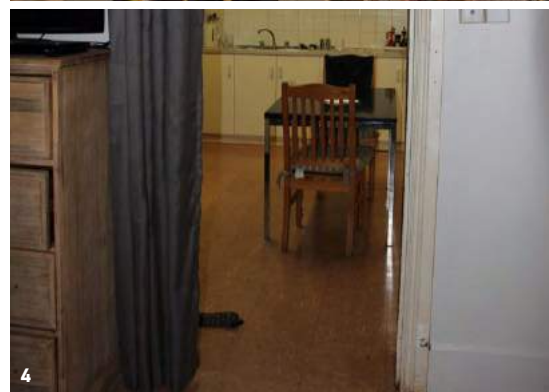
<i>The Old Court House</i>	
External	
Roof	Corrugated metal roof sheeting. Cyclone tie downs
Battens	N/A
Rafters and Purlins	Timber verandah beams
Gutters	PGI ovolo gutter
Downpipes	PVC downpipe
Fascia's and Scotia	Scotia under PGI ovolo gutter
Bargeboards	N/A
Eaves	N/A
Soffits	Mortar soffit to chimney
Eaves Brackets	N/A
Ceiling Joists	N/A
Walls	Bluestone random ashlar with rendered quoining at corners and rendered window reveals
Openings	Timber French glazed windows and paneled timber windows Three paneled timber door
Ground	Cement topping to verandah floor
Electrics	Florescent lighting, CCTV, infra-red motion sensor and wiring
Others	Painted tendered chimney to northeast of building. Rendered stonework verandah columns with alternate banding
Internal	
Ceiling/Roof	PGI ripple iron painted ceiling
Walls	Rendered dado and rough rendered stonework
Openings	Timber French glazed windows and paneled timber windows. Three paneled timber door
Floors	Concrete floors
Fixtures and Fittings	Various display cabinets, benches and internal fittings
Electrics	CCTV and florescent lighting
Others	Fireplace with timber mantle
Toilets	
Custom orb galvanised iron with timber fascia, bluestone wall, ledged and braced timber door to each toilet, no privacy latch, cement topping to verandah floor severely cracks at re-entrant angles, remnants of original cover remain	
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Remove all redundant electrical wires • Test existent mortar composition and investigate paint scrapes • Engage a heritage structural engineer for structural report before fixing major cracks • Manually rake out all cement pointing and repair with traditional mortar and limewash • Roof structure not inspected • Repair roof sheeting • Repair rainwater system • Repair all bargeboards, eaves and so its • Repair loose roof sheeting • Repair all metal ceilings, paint finish • Run new underground power supply, internal conduit vertical drops from ceiling, use galvanised metal conduit and industrial GPO's/switches. GPO's to be surface mounted galvanised boxes and face panels. All metal fittings to be earthed to code • Repair toilets and toilet roof structure • Repair joinery doors and windows • All works to be performed accordingly to Section 11 of CWS <p><i>Note: Please refer to Conservation Works Schedule 2017</i></p>	
Photographs	
1 View looking northeast from Pearl Street 2 Detail of paintwork to fascia 3 Detail of rust to roof sheeting 4 Detail of pain work to internal timber door frame 5 View of brickwork to toilet	

Police Quarters

The Police Quarters occupies a corner of the town's central intersection but it is set back from the street and therefore is not as prominent as the Courthouse. However, it is a contributor to the streetscape of the town although in a more restrained manner than other buildings. The subdued presence reflects the status of the police function in the public administration as subservient to the Courthouse which was the focus of law and order for the town and region.

The visual relationship to the Courthouse demonstrates the function of the police presence and reinforces the importance of the town's central intersection. The Police Quarters contribution to the significance of the town is its form and construction through its integrity of fabric, consistency of materials with other buildings of the town, location, public function and design style.

The Police Quarters currently act as a backpacker lodge and a site manager's office/ accommodation and has been subject of considerable conservation works. The conservation work in mid 1980's and 1993 has not diminished the authenticity nor material integrity as there has been minimal interference and most work is reversible.



Police Quarters	
External	
Roof	Custom orb fixed with cyclonic fixings and mini corrugated metal roof sheeting to toilet
Battens	N/A
Rafters and Purlins	Centres connected to beam and nailed to rafters
Gutters	Ovolo gutter
Downpipes	Circular aluminum downpipes
Fascia's and Scotia	Timber fascia
Bargeboards	N/A
Eaves	N/A
Soffits	Mortar soffit to chimney
Eaves Brackets	N/A
Ceiling Joists	Beam connected to post
Walls	Coursed random rubble bluestone and corrugated metal sheeting to form laundry, shower and toilet addition
Openings	Double hung windows with fixed fly screen, Timber cyclone shutters with glazed pane over hinged to stonework. four panel windows, timber panel door and timber framed fly screen door. Rendered quoining at door and window openings.
Ground	Polished decorative floor finish, cement and tiles
Electrics	Aerial over ridge, ceiling fan, outdoor light. television antennae and cables, electric wiring, switchboard and electric power points throughout
Others	Concrete chimney
Internal	
Ceiling/Roof	Ripple iron ceiling
Walls	Gloss paint finish, rendered wall, timber rail to wall
Openings	Timber French glazed windows and paneled timber windows. Three paneled timber door
Floors	Vinyl floor
Fixtures and Fittings	Sink, bench top with cupboards under, cupboards over and stove
Electrics	Two hanging florescent tubes on chains, ceiling ran and power points, air conditioning, light and GPO's
Others	Fireplace with timber mantle
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Run new underground power supply, internal conduit vertical drops from ceiling, use galvanised metal conduit and industrial GPO's/switches. GPO's to be surface mounted galvanised boxes and face panels. All metal fittings to be earthed to code • Inspect what is under vinyl floors, and depending on the integrity of existing floor below it leave original floor exposed (eg. concrete floor), make good • Paint scrapes investigation to quoining, depending on existing integrity of cement render consider leaving it natural, otherwise paint with Bauwerk paint • Inspect roof structure and repair accordingly to section Recommended Building Works of this report • Reinstate 02 doors to room 11 and 4 to match existing timber panelled doors • All works to be performed accordingly to Section 11 of CWS <p><i>Note: Please refer to Conservation Works Schedule 2017</i></p>	
Photographs	
<p>1 View looking east from Pearl Street 2 Detail of internal ceiling fan and air-conditioning ducts 3 Detail of electrical cables 4 Detail of vinyl floor 5 View of verandah and downpipe</p>	

Bakehouse

The Bakehouse is located on the site which contains the Post and Telegraph Office building, which is a small structure set back from the central intersection and is the visual link between the Police Quarters and the Post and Telegraph Building.

The contribution of The Bakehouse building to the significance of the town is mainly in its modest presence in the streetscape and its form and construction. Its consistency of materials with the other buildings in the town, location and design style. It acts as a counterfoil to the larger public/commercial buildings around it.

The Bakehouse's authenticity and material integrity has been diminished by the removal of its ovens/equipment so its technological significance has been lost. The building fabric has had wall repairs, window replacement and roof reconstruction in 1993 (after careful examination of old photographs and original drawings). The building is available for adaptation as it is essentially a shell.

However, the reconstruction work has been carried out with sensitivity and due regard for its significance. Its materials and design style it is consistent with the town and contributes to the significance of the place.

The present use of the building is as an interpretation centre.



<i>The Bakehouse</i>	
External	
Roof	Corrugated roof sheeting and cyclone fixings
Battens	Hardwood battens
Rafters and Purlins	Hardwood rafters
Gutters	Ogee gutter
Downpipes	Circular downpipes
Fascia's and Scotia	Hardwood fascia
Bargeboards	Hardwood bargeboards
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	Timber joist
Walls	Friable limestone walls
Openings	Timber window frame, double side hung timber door
Ground	Friable limestone floor random
Electrics	Security light
Others	Bluestone and cement tank stand
Internal	
Ceiling/Roof	Painted corrugated metal sheeting with timber cornice painted
Walls	Rough cement render
Openings	Timber window frame, double side hung timber door
Floors	Concrete
Fixtures and Fittings	Fluorescent light
Electrics	Switchboard and power point
Others	Brickwork fireplace
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Test existent mortar composition and investigate paint scrapes • Engage a heritage structural engineer for structural report before fixing major cracks • Manually rake out all cement pointing and repair with traditional mortar • Replace bargeboards where deteriorated beyond repair, prepare and repaint • Repair major crack North-western external wall • All works to be performed accordingly to Section 11 of CWS <p><i>Note: Please refer to Conservation Works Schedule 2017</i></p>	
Photographs	
<p>1 View of southwest elevation looking northeast from Pearl Street 2 Detail of mortar composition 3 Detail of floor composition 4 Detail of mortar composition and timber window frame 5 View of northwestern elevation</p>	

Cookhouse

The site of the Police Headquarters also contains a traditional building referred to as 'The Cookhouse' which is located behind and associated with the Police Quarters which it served as a utility facility. Its form and construction contributes to the significance of the town through its integrity of fabric, consistency of materials with other buildings of the town, location, public function and design style.

The building has been subjected to well intentioned but insensitive works which have diminished its overall authenticity (the roof was reconstructed in 1984 and some minor remedial wall repairs were carried out). It is a shell as all of its original fittings and equipment have been removed. However, as in the case of the Bakehouse, it has been carried out sensitively and with due regard to its significance.

The current use of the building is as support facilities to the backpacker accommodation in the Police Quarters.



<i>The Cookhouse</i>	
External	
Roof	Corrugated roof sheeting
Battens	N/A
Rafters and Purlins	Purlins
Gutters	Ovolo gutter
Downpipes	Circular downpipe
Fascia's and Scotia	N/A
Bargeboards	timber mounding under gutter
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	MS angle roof trusses
Walls	Coursed bluestone in lime mortar, pointed with cement mortar. Rendered quoining at corners and around doors
Openings	Cyclone shutters to window opening, braced panel doors
Ground	Stone and cement floors
Electrics	Electrical conduit on wall
Others	Rendered chimney, and gas bottle connections
Internal	
Ceiling/Roof	Corrugated metal roof. One florescent tube lighting
Walls	Rendered and tiled walls
Openings	Shutters only and timber door frame with ledge and braced door with rim lock
Floors	Concrete and ceramic tiles
Fixtures and Fittings	Fluorescent light and vanity, shower, sink, toilet fixtures
Electrics	Light switch
Others	Fireplace
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Remove concrete floor front verandah, replace with limestone to match surroundings • Remove metal frame window from the bathroom, substitute for timber window, with glass panes, to match existing • Paint scrapes investigation to quoining, depending on existing integrity of cement render consider leaving it natural, otherwise paint with Bauwerk paint • Inspect and make good to rainwater system • All works to be performed accordingly to Section 11 of CWS <p><i>Note: Please refer to Conservation Works Schedule 2017</i></p>	
Photographs	
<ol style="list-style-type: none"> 1 View of southwest elevation looking northeast 2 Detail of floor composition 3 Detail of aluminum window frame and glazing 4 Detail of quoining on façade and timber panel windows 5 View of mortar composition of southeast elevation 	

The Post & Telegraph Building

The Post & Telegraph Building is substantially reconstructed (stabilised in 1983 and reconstructed in 1989) and has a substantial role in visually linking the Bond Store complex to the main intersection. Its presence preserves the streetscape intactness and integrity and as a reconstruction to useable status, gives a life to this core area of the town.

It is the only two storeys building in the town and with its full height verandahs, creates a foil to the single story larger buildings around it. Although modest in plan area, its height imbues it with a commanding presence, which assists in visually consolidating the town's main intersection. The building form and construction contributes to the significance of the town through its consistency of materials with other buildings in the town, location, public function and design style. The authenticity of the building is diminished but the significance of its presence and the reconstructed exterior works of the verandahs and roof make a considerable contribution to the wholeness of the town centre.

The building is currently operated as an Art Gallery and functions room.



Post and Telegraph Office	
External	
Roof	Corrugated roof sheeting
Battens	Battens with screw to each rafter
Rafters and Purlins	Rafters at centres
Gutters	Ogee gutter
Downpipes	N/A
Fascia's and Scotia	Fascia board and scotia mounding
Bargeboards	N/A
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	N/A
Walls	Friable limestone walls, ballast brick quoining to corners and window opening
Openings	Reconstructed double hung timber window frames and half glazed double French doors
Ground	Cement finish and steep timber steps and railing to verandah
Electrics	N/A
Others	Verandah posts, handrail and beams and stone base with existing tank stand
Internal	
Ceiling/Roof	Corrugated metal ceiling with timber scotia
Walls	Whitewashed walls and hardwash plaster finish
Openings	Reconstructed double hung timber window frames and half glazed double French doors
Floors	Concrete and timber boards
Fixtures and Fittings	Telephone and power sockets
Electrics	Mini spotlights recessed to ceiling, fixtures and fittings, telephone and power sockets
Others	N/A
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Test existent mortar composition and investigate paint scrapes • Engage a heritage structural engineer for structural report before fixing major cracks • Manually rake out all cement pointing and repair with traditional mortar • Repair with traditional mortar base wall • Remove all redundant electrical wires • Repair major cracks • All works to be performed accordingly to Section 11 of CWS <p><i>Note: Please refer to Conservation Works Schedule 2017</i></p>	
Photographs	
<p>1 View of southeast elevation looking northwest 2 Detail of mortar composition and timber posts of south western elevation 3 Detail of timber decking composition to first floor balcony 4 Typical internal room to first floor 5 Detail of quoining and mortar composition</p>	

Gaol

The site of the Police Headquarters also contains The Gaol, which is isolated at the rear of the Police Complex and although at the rear of the lot, and has a de facto frontage to the Strand as no buildings exist between it and the road. Over time, vehicles have established a turning/parking area on the vacant lot which also abuts the Customs House & Bond Store building. The visual effect of this has diminished the context of the place and the use as a parking/ turning area should be discontinued and the area returned to a non-vehicular use.

Visually the Gaol contains the smaller outbuildings of the Police Complex and provides a delineation of the consolidated town centre. The buildings utilitarian style and structural fabric demonstrate its function as a place of detention and punishment. It is somewhat forbidding in its demeanour and its sitting within the depths of the lot indicate a public perception at the time that unpleasant utilities should be concealed from mainstream town activity.

The Gaol's contribution to the significance of the town is its form and construction through its consistency of materials with other buildings in the town, location, public function and style. There has been considerable conservation work on the building especially in the reinstatement of the roof in 1989 and some replacement of windows and cell doors. This has diminished the level of authenticity but only in the roof and some openings.

The building is currently used as an interpretation centre.



<i>Gaol</i>	
External	
Roof	Corrugated roof sheeting with ridge capping
Battens	N/A
Rafters and Purlins	Timber
Gutters	Ogee gutter
Downpipes	Circular downpipes
Fascia's and Scotia	Timber fascia
Bargeboards	N/A
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	N/A
Walls	Coursed bluestone, original lime mortar pointed over with cement render. Rendered quoining to corners
Openings	Reconstructed casement timber windows and restored steel bars, and steel door with bars and timber frame
Ground	N/A
Electrics	Affixed air conditioning unit to wall
Others	Custom orb fencing
Internal	
Ceiling/Roof	Corrugated metal, scotia architrave and fixings
Walls	Partially rendered stonework
Openings	Steel bars and hinged glass door
Floors	Concrete floors
Fixtures and Fittings	Picture railings at all walls
Electrics	Light switch to NW elevation
Others	Plaque on NE elevation
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Remove metal fence to power generator and add natural timber picket fence • Test existent mortar composition and investigate paint scrapes • Engage a heritage structural engineer for structural report before fixing major cracks • Repair rainwater system (100%) • Repair major cracks • Repair front door quoining with like to like mortar and paint • Manually rake out all cement pointing and repair with traditional mortar and limewash • Repair loose roof sheeting (50%) • Repair and paint metal ceilings (20%) • Paint scrapes investigation to quoining, depending on existing integrity of cement render consider leaving it natural, otherwise paint with Bauwerk paint • All works to be performed accordingly to Section 11 of CWS <p>Note: Please refer to Conservation Works Schedule 2017</p>	
Photographs	
<ol style="list-style-type: none"> 1 View of northwest elevation looking southeast 2 Existing custom orb fencing to northeast elevation 3 Detail of quoining and mortar composition 4 Detail of timber frame and mortar composition to northwest elevation 5 Typical internal wall details 	

Customs House & Bonds Store

This building is the largest and most complex building in the town. It is sited on a high profile corner at the beginning of the Pearl Street axis. The building visually commands the southern end of the precinct and is the only building with a curved corner wall, arched major openings and an arched colonnade. Its substantial contribution to the streetscape is its visual strength in forming a stop to define the precinct.

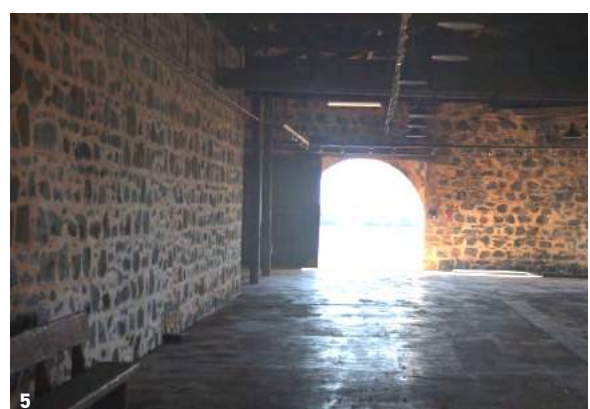
Its association with the port function for not only the town but also the region, is expressed by its proximity to the wharf and its heavy design style giving the impression of permanence and strength. The juxtaposition of the building expresses the operation of its function and interpretation of this function is assisted by its intactness.

The building has had minor maintenance work carried out but this has not adversely affected its authenticity. Due to its size and complexity it has considerable maintenance work outstanding and this should be addressed in the management work programme.

The building style and material demonstrate an intention for fostering public confidence in the administration of port functions. The Customs House & Bond Store's contribution to the significance of the town is its form and construction through its integrity of fabric, consistency of materials with other buildings in the town, location, public function and design style.

It has retained its authenticity and material integrity. The series of component spaces (large warehouse, storage rooms, offices and residential element) requires adaptive uses which involve limited intervention in the fabric of the building.

The building currently is used as a multi-purpose space (function centre, art exhibition etc.) and there is a leasehold over the northern section for café and offices.



<i>Customs House and Bond Store</i>	
External	
Roof	Corrugated roof sheeting and cyclone fixings
Battens	Natural Jarrah
Rafters and Purlins	Natural Jarrah
Gutters	Valley gutter
Downpipes	N/A
Fascia's and Scotia	Jarrah painted, fixed to wall
Bargeboards	Jarrah painted, fixed to wall
Eaves	Eaves to Bonds Store
Soffits	Soffits to Bonds Store painted corrugated metal sheeting
Eaves Brackets	Painted metal
Ceiling Joists	N/A
Walls	Coursed bluestone, Repointed in lime mortar. Rendered quoining to corners. Rendered arches with quoining with pilasters. Metal balustrades
Openings	Double hung timber window and double casement timber framed shutters. Timber panelled sliding door
Ground	Red bitumen and jarrah boards with jarrah joists
Electrics	Air conditioning units and ducts. Various electrical and other telecommunications ducts
Others	Valance with corrugated metal sheets in timber frames, painted jarrah. Fluorescent lighting fittings. vent duct next to the male toilet entrance, painted
Internal	
Ceiling/Roof	Corrugated metal ceiling, painted
Walls	Coursed bluestone, original lime mortar. Rendered quoining, white tiles. Rendered plaster. Rustic limewash. Cast iron wall vent over all doors. Fireplace
Openings	Double hung timber window and double casement timber framed shutters. Timber panelled sliding door fixed louvered timber frame, double side hung door. Outer timber doors are of four panels, upper ones are black fly screen
Floors	Concrete floors
Fixtures and Fittings	Room adapted to Cafe use. Exhibition special lighting fitting. Picture railing
Electrics	Room adapted to Cafe use. General electrical wiring
Others	Gas bottles, air conditioning unit. Room adapted to cafe use
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Remove all redundant electrical wires • Test existent mortar composition • Manually rake out all cement pointing and repair with traditional mortar • Repair all metal ceilings, paint finish • Repair 01 door to room 5, 02 doors to Cafe • Repair all bargeboards, eaves and so its • Repair roof sheetings • Once defined use, repair cafe installations • Run new underground power supply, internal conduit vertical drops from ceiling, use galvanised metal conduit and industrial GPO's/switches. GPO's to be surface mounted galvanised boxes and face panels. All metal fittings to be earthed to code • Paint scrapes investigation to quoining, depending on existing integrity of cement render consider leaving it natural, otherwise paint with Bauwerk paint • All works to be performed accordingly to Section 11 of CWS <p>Note: Please refer to Conservation Works Schedule 2017</p>	
Photographs	
<ol style="list-style-type: none"> 1 View of southwest corner elevation looking northeast 2 Detail of roof and wall composition 3 Detail of wall render composition 4 Detail of corrugated ceiling 5 Typical internal details 	

Registrar's office and Residence (The Mercantile Store)

This building is the only stabilised ruin in the town and, in its location, contributes to the streetscape of the central core of the town. The Mercantile Store also possesses the only remaining cellar in Cossack which is able to be comprehended in its situation.

The ruin is located on the south west corner of the Strand and Pearl Street, opposite the Customs House & Bond Store. It is the other commercial building of the town and is situated at the opposite end of the Pearl Street axis to Galbraith's Store.

This building occupies a strategic commercial site in the early story of the town as not only is it the closest commercial operation to the wharf, but it also is the on the corner site at the beginning of the town's central axis (Pearl Street). The Mercantile Store and the Customs House & Bond Store therefore serve as an entry statement to Pearl Street. It is the most advantageous commercial location for such an enterprise.

The Visual contribution to the streetscape is substantial as it and the Customs House & Bond Store define the built form southernmost commencement of the town core. As a stabilised ruin, it acts as a counterpoint to the conserved whole buildings of the rest of the town and as it is located at the entry point of the town core, informs the observer immediately of this contrast.

The Mercantile store retains a high level of authenticity of its remains, and as a ruin, possesses high integrity of its original form. However, it is only through drawings and photographs that its original form can be readily appreciated. Its contribution to the significance of the town is its integrity of remnant fabric, consistency of materials with other buildings in the town, location, commercial function and its design style.

As the only stabilised ruin, this building could be an appropriate interpretation place where the construction technology of the Cossack district could be displayed and complemented by an exhibit of the buildings own role in the history of Cossack. The ruin has stabilisation structures within it which should be part of the story. In time a more appropriate form of stabilising should be installed which would allow public access and the interpretation displays to be implemented.



<i>Registrar's Office (Mercantile Store)</i>	
External	
Roof	N/A
Battens	N/A
Rafters and Purlins	N/A
Gutters	N/A
Downpipes	N/A
Fascia's and Scotia	N/A
Bargeboards	N/A
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	N/A
Walls	Remnants of original stone wall with cement render and cement plinth
Openings	N/A
Ground	Evidence of stone foundation
Electrics	N/A
Others	N/A
Internal	
Ceiling/Roof	N/A
Walls	Remnants of original stone wall with cement render and cement plinth
Openings	N/A
Floors	Evidence of stone foundation
Fixtures and Fittings	N/A
Electrics	N/A
Others	N/A
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Test existent mortar composition before repairs • Engage a heritage structural engineer for structural report before fixing major cracks • Repair major crack on the NE elevation with like to like mortar • All works to be performed accordingly to Section 11 of CWS <p>Note: Please refer to Conservation Works Schedule 2017</p>	
Photographs	
<ol style="list-style-type: none"> 1 View of remains looking southwest 2 Detail of steel remains within wall 3 Evidence of stone foundation remains 4 Detail of cracking to northeast elevation 	

The Outbuildings

The site of the Police Headquarters also contains the 'Outbuildings', which are two small ruins between the Cookhouse and Gaol are the only representative small outbuildings used for incidental and miscellaneous functions for the larger buildings of Cossack. They relate to the Police Complex and demonstrate supporting functions for policing activity in the town and region.

Their contribution to the significance of the town is their form and construction through integrity and authenticity of remaining fabric, consistency of materials with other buildings in the town, location, public function and design style.



<i>The Outbuildings</i>	
External	
Roof	N/A
Battens	N/A
Rafters and Purlins	N/A
Gutters	N/A
Downpipes	N/A
Fascia's and Scotia	N/A
Bargeboards	N/A
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	N/A
Walls	Coursed bluestone approximately 1.5m in height, stabilised with cement and shell mortar. Remains of hold down in one wall
Openings	N/A
Ground	Cement brick
Electrics	N/A
Others	N/A
Internal	
Ceiling/Roof	N/A
Walls	Coursed bluestone approximately 1.5m in height, stabilised with cement and shell mortar. Remains of hold down in one wall
Openings	N/A
Floors	Cement foundation
Fixtures and Fittings	N/A
Electrics	N/A
Others	N/A
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Test existent mortar composition before repairs • Clean rubbish and maintain clean floors • All works to be performed accordingly to Section 11 of CWS <p>Note: Please refer to Conservation Works Schedule 2017</p>	
Photographs	
<ol style="list-style-type: none"> 1 View of remains looking southwest 2 Detail of steel remains within wall 3 Evidence of stone foundation remains 4 Detail of cracking to northeast elevation 	

Land Backed Wharf - Cossack

The Land Backed Wharf is the major item of marine infrastructure for the town and continues to be used for recreational activities. It is unique to Western Australia as it continues its function of interface between town and maritime use as an integral part of the town core. For an active wharf to be sited across the main thoroughfare of a town and have its related port buildings extant is rare. Cossack therefore possesses significant components of the towns raison d'être for its early existence. The Wharf and Sea Wall are visually and functionally an integrated part of the town's central core. The wharf is the southern end of Pearl Street and implies a continuum between town and maritime transport and trade.

This tidal variance was a critical factor in the design of the Wharf and at low tide visitors can see the detail of the construction of a considerable height of the vertical land backed stone wall. It is from the vantage point of the wharf that visitors can appreciate the sea level estuarine context of the town. Across Butcher Inlet are the tidal flats with extensive mangrove areas inland from which there is the site of the Lazarette and a stockyard. To the south, a panorama of the upper reaches of the inlet and the mouth of the Harding River is seen above which rise the higher ground of Cossack's hinterland. The northern aspect reveals the mouth of the inlet and the port roads with a distant glimpse of Star and Perseverance Rocks; Jarman Island and smaller rock formations in the foreground.

Standing on the wharf, it is not difficult to appreciate the difficulties of bringing a sail/steam ship into the port. The Cemetery records the circumstances of some of the lives lost in maritime misadventures as evidence of the problems faced by early sea transport to Cossack. The remains of the Silver Star south of the wharf and adjacent to the sea wall is further evidence of the difficulties encountered by ships using the port (in this case, during cyclones).

The Wharf and the Sea Wall's contribution to the significance of the town is their form and construction through the integrity and authenticity of fabric; consistency of materials with other structures in the town; location, public function, location and design style. Although there is evidence of partial collapse of southern portions of the Sea Wall, the Wharf and the Sea Wall are substantially intact and therefore exhibit considerable integrity and authenticity.

Current use of the structure is for maritime recreational activities, fishing and visitation.



<i>Land Backed Wharf</i>	
External	
Roof Sheets and Flashing	N/A
Battens	N/A
Rafters and Purlins	N/A
Gutters	N/A
Downpipes	N/A
Fascia's and Scotia	N/A
Bargeboards	N/A
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	N/A
Walls	Stone and cement mortar
Openings	N/A
Ground	Gravel
Electrics	N/A
Others	N/A
Internal	
Ceiling/Roof	N/A
Walls	Stone and cement mortar
Openings	N/A
Floors	Gravel
Fixtures and Fittings	N/A
Electrics	N/A
Others	N/A
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Test existent mortar composition before repairs • Clean rubbish and maintain clean floors • All works to be performed accordingly to Section 11 of CWS <p>Note: Please refer to Conservation Works Schedule 2017</p>	
Photographs	
<ol style="list-style-type: none"> 1 View of northeastern side of wharf 2 View of southwestern side of wharf and boat ramp 3 Evidence of foundation 4 Car parking area to north of wharf 5 Aerial photograph of wharf looking southeast 	

Cossack School (Ruins)

The ruins of Cossack School are the only extant building remote from the town core and is therefore unique in the context of an otherwise consolidated town centre. The building has been the subject of a re-roofing. The School is situated on Perseverance Street adjacent to the tramway alignment. Should the tramway be reconstructed in the future, it would assist in moving visitors around the town to experience the historical context of the place. The School could assume a role in the operation of this transport mode.

The contribution of this remote building to the town's significance is its form and construction through its integrity of fabric, consistency of materials with other buildings of the town, authenticity, location, public use and design style.



<i>Cossack School</i>	
External	
Roof	Corrugated metal roof with cyclonic fixings every fourth crest
Battens	N/A
Rafters and Purlins	Purlins connected to beam and hook over every second rafter
Gutters	Ovolo gutters with no downpipe
Downpipes	N/A
Fascia's and Scotia	Timber fascia
Bargeboards	N/A
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	Beam connected to post
Walls	Local bluestone, lime mortar, fretted way in parts. Quoining to corners, timber top plate subject to termite attack
Openings	Lintel over openings comprising timber pieces. Timber panel door with timber lintel
Ground	N/A
Electrics	N/A
Others	Reinstated brickface chimney with render and concrete banding. Reinstated verandah with circular verandah posts
Internal	
Ceiling/Roof	Corrugated metal roof sheeting. Scotia architrave and fixings. Boarded up skylight with timber panels
Walls	Considerable fretting to wall. Vents removed in each wall. Evidence of plastered finish to walls
Openings	Structural timber window frame remains. Opening fretted away, timber door head remains, PGI straps for door frame remain
Floors	Concrete floor
Fixtures and Fittings	N/A
Electrics	N/A
Others	Remains of fire place. No chimney remains
Condition	
<p>Generally, the place is in a fair condition. Areas that require attention include:</p> <ul style="list-style-type: none"> • Perform suggested maintenance works on Item 9 of CWS • Test existent mortar composition before repairs • Clean rubbish and maintain clean floors • All works to be performed accordingly to Section 11 of CWS <p>Note: Please refer to Conservation Works Schedule 2017</p>	
Photographs	
<p>1 View of southeast elevation looking northwest 2 Detail of mortar composition 3 Detail of ceiling damage 4 Detail of stonework to northwest elevation</p>	

Cossack Cemetery

Cossack Cemetery, with its separate European and Asian sections, is a poignant testament to the tragedies and hardships of early frontier life. City workers periodically mow it, but it is in a poor condition and the memorials deteriorate more by the year. It has a high level of integrity and authenticity. It is one of the tourist attractions of the town.

2.5.3 Archaeological Remains

This section is obtained from the “Draft Master Plan Concept Stage. A joint project between the Department of Housing and Works, the Shire of Roebourne and the Heritage Council of WA.” Western Australia, 2006.

The rich archaeological record of the Cossack Peninsula spans across many time phases, landscapes and cultural groups – beginning in the Ice Age and encompassing Aboriginal prehistory, British pioneer settlement and Asian immigration and adaptation to the Pilbara’s harsh coastal environment.

In order to identify, interpret and assess the significance of particular archaeological sites and features within the context of a large archaeological resource such as Cossack, the following conceptual framework provides the categorisation and quantification that allows us to fully understand the physical remains. There are two main characteristics of the archaeological record of the Cossack Peninsula which gives it its significance – its holistic context and its cultural diversity - and these characteristics define the conceptual framework.

The once bustling settlement of Cossack was abandoned by its human inhabitants in the mid 20th century, leaving in their wake the skeleton of an entire town. Although the once magnificent buildings fell into ruins, and the town was looted for its possible treasures, the original footprints remain relatively intact. Most settlements tend to rebuild on the original ground, obliterating the evidence of the original occupation, however this was not the case at Cossack.

Cultural Diversity

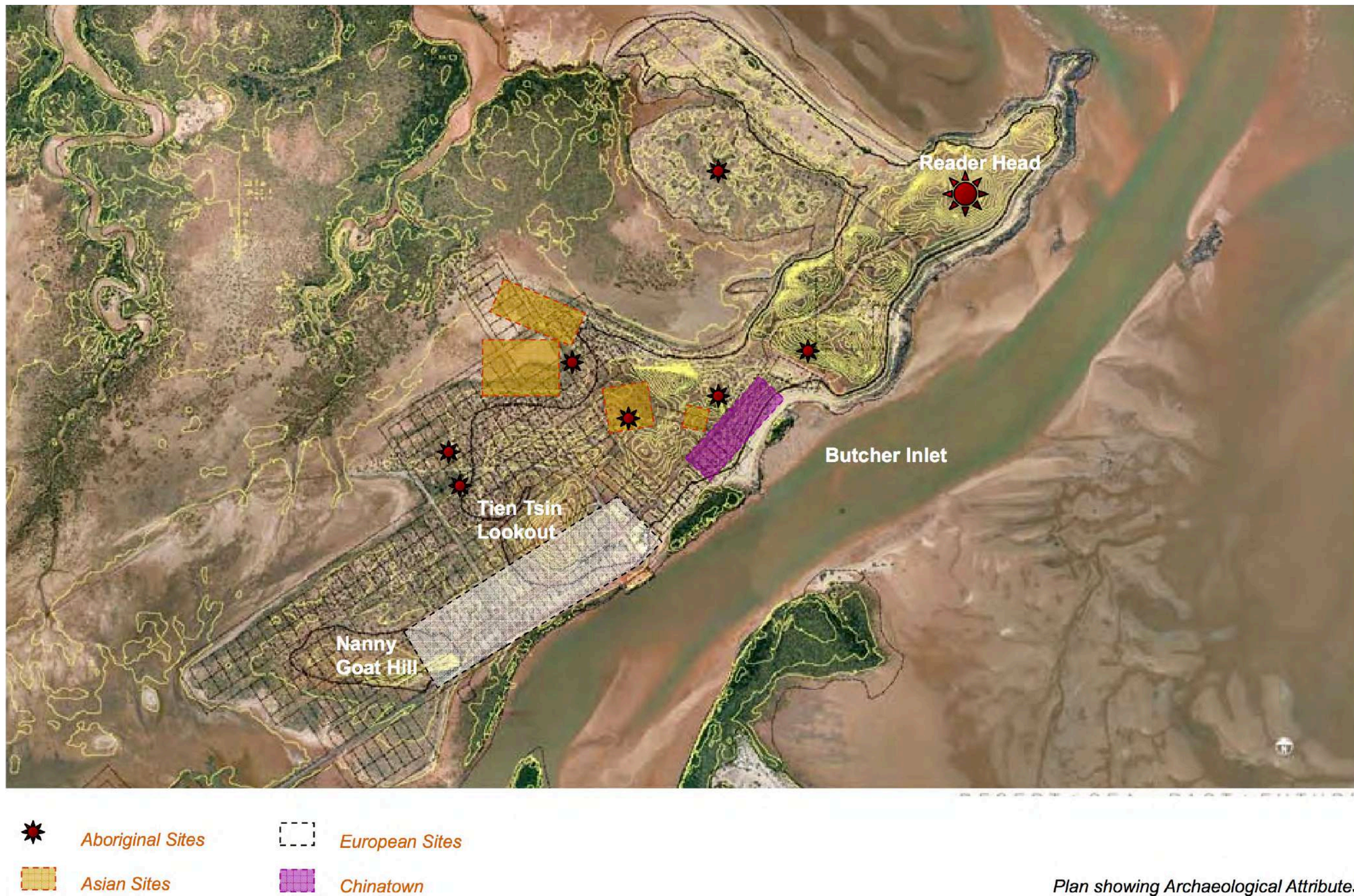
Cossack is unique in that the population density of the Asian sector of the community almost rivalled that of the white Australian community, and as a result, the old townscape and the history reflects its cultural duality. Overlaying this duality is the less visible but long and constant usage of the area by the Coastal Pilbara Aboriginal tribal groups.

Zoning Plan

A zoning plan has been developed from the conceptual framework that presents the data by its chronological, geographic and ethnic characteristics. There are three primary zones:

Aboriginal	Long Term
European Settlement	Medium Term
Asian Immigration	Short Term

Each of these primary zones contain archaeological remains of distinct cultures, in particular environments during particular phases in the past. The three primary zones are then subdivided into sub zones based on archaeological typology such as burial sites, rock art and camp sites for the Aboriginal zone, exploration sites, maritime sites and domestic sites for the European zone, and market gardens, Afghan camps and China Town Sites for the Asian Zone.



Plan showing Archaeological Attributes

Figure 55. The Department of Housing and Works, the Shire of Roebourne and the Heritage Council of WA, 2006, Draft Master Plan Concept Stage, page 29, available at: <https://web.archive.org/web/20070829003312/http://heritage.wa.gov.au/pdfs/pubList/section1/cossack_concept_plan_report.pdf> [27.11.2017]

In addition to those archaeological sites, the maritime archaeological survey First Port in the Northwest: A Maritime Archaeological Survey of Cossack - 25-30 June 2012, prepared by Ross Anderson in 2013, identifies a number of maritime archaeological sites, as illustrated in Figure X.

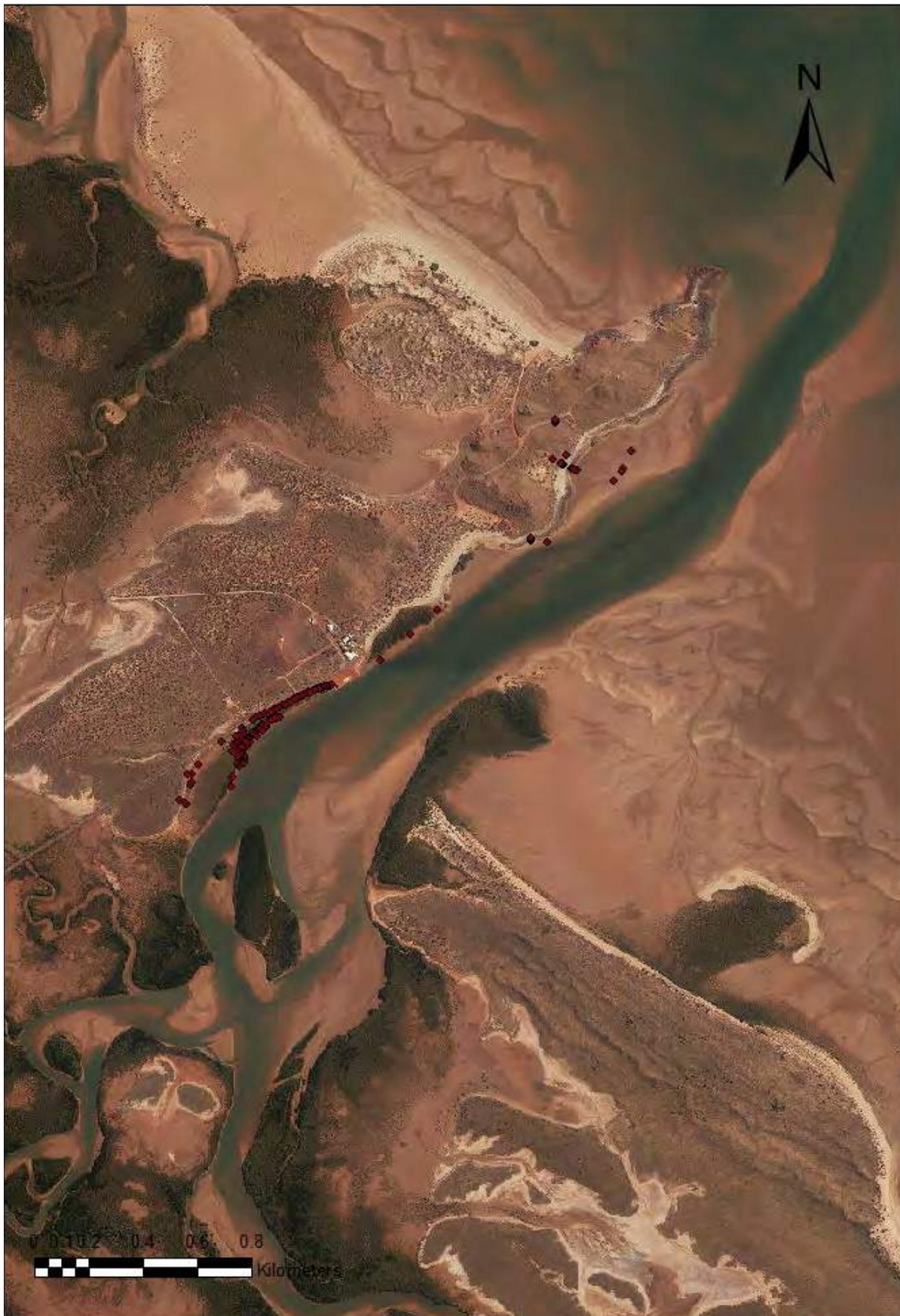


Figure 56. Aerial GIS image showing maritime archaeological features surveyed along western foreshore of Butcher Inlet as red dots.

3. Analysis of The Documentary and Physical Evidence

3.1 Development Sequence Of The Fabric and Its Relationship To The Surviving Fabric



3.2 Identification of questions not resolved

Cossack Town Site has been extensively researched and studied throughout the past 20 years. Today, a sensible approach is required towards development to allow the place to coming alive again with opportunities created by tourism. Risks associated with potential inundation and erosion restricts sites available for construction of accommodation. The archaeological potential of Cossack should be investigated at the earliest possible stage of any development, in order to establish its archaeological significance. Archaeological zoning places an immediate constraint on development. It requires virtually all of the lots overlooking the inlet to be archaeologically assessed prior to any development being considered.

3.3 Comparative Analysis

This section provides a comparative analysis between the Cossack Town Site and other historic Town Sites at local, state, national and international level which have been identified to embrace comparative heritage values and thematic associations. Each case study has been assessed against its statement of significance and relevant thematic associations.

International Comparable

Venn's Town (Seychelles)

Located off the East African coast in Seychelles, the ruins of Venn's Town consists of remnants of foundations of the historic buildings. It is a place of unique historical, cultural, aesthetic and ecological value, located amongst the dense vegetation of the Morne Seychellois National Park.

"It is one of the most historically and culturally meaningful site[sic.] in Seychelles. Its importance lies not only in the fact that its ruins bear testimony to an important phase in Seychelles history but its location itself, the landscape within which it exists, decidedly well-chosen by the missionaries to set up Venn's Town."
(UNESCO WHC, 2013).

In a similar light, Cossack also serves as a testimony for its association with slavery and Aboriginal labour. Although the enlightening aftermath for the freed man did not progress as rapid as Venn's Town following the abolishment of slavery, Cossack now provides a setting for local Aboriginal communities to embrace their traditional custodianship with the land and provides opportunities for cultural, social and business opportunities, particularly through the formation of the *Ngarluma Yindjibarndi Foundation* (NYFL, 2017).

Venn's Town originally included houses, washrooms, kitchens, huts for labourers, a workshop and storeroom and a mission cottage for the schoolmaster and his family. Originally, Venn's Town covered an area of 50 acres that was set up as an industrious school by the Church Missionary society, a philanthropic group in 1876-1889, to accommodate children of liberated slaves. The large numbers of freed Africans had a great impact on Seychelles in the formation of the Creole Seychellois identity and it gave birth to subsequent civilization. Interestingly, Cossack was also home to a diverse group of nationalities and it represents one of Western Australia's first multicultural communities also associated with a philanthropic dominance throughout the Town Site.

The integrity of Venn's Town is secure and has not been eroded because of its remote location, used as a tourism attraction and by the local community for prayers and meditation. Similarly, Cossack has a high social value due to its strong associations to local communities and remains an important place for recreational use such as fishing and camping. Venn's Town is also an example of the evolution of inhabiting remote areas, whereas Cossack settlers had to deal with the harsh environment and climate challenges.

Venn's Town is currently on the tentative list for being included on the World Heritage List whereas the Cossack Town Site has a state-level heritage listing only. Cossack's high level of aesthetic integrity is outstanding.

National Comparable

Bribie Island Second World War Fortifications (Queensland)

The Bribie Island Second World War Fortifications are comparable to Cossack for its association with the evolution of the state's history, climate change and its remoteness. Part of Bribie Island is affected by shifting dune formations and tidal erosion, where buildings have already changed their positions in relation to the shoreline (Department of Environment and Heritage Protection, 2016). As with Cossack, Bribie Island maintains a landscape with an enhanced form and scale.

Bribie Island has a number of identified remains of camp slabs and other structures that, as in the case of Cossack Town Site, are of historical and scientific values. Skirmish Point Battery has been lost due to erosion, however it has been fully identified and documented.

While both places were affected by World War Two, Bribie Island's association is related to coastal defence whereas Cossack's association is related to the social and economic aftermaths of the war, specifically related to the

incarceration of the local Japanese community and the abandonment of the Town Site which affected its economic viability (**Department of Environment and Heritage Protection, 2016**).

Victoria Settlement Historical Reserve (Northern Territory)

Victoria Settlement is located on the Cobourg Peninsula within the Garig Gunak National Park in the Northern Territory (NT). Similar to the Pilbara, the Cobourg Peninsula is heavily affected by cyclones. In 1994, the place was nominated on to Department of Tourism and Culture's Northern Territory Heritage Register, based on its significance as follows:

"It was a British colony in its own right and not an extension of the colony in New South Wales. The Settlement is an example of colonial tenacity in this country, the hardships of which can still be viewed through the remaining defence installations, houses and other buildings based upon Cornish architectural styles of the period." (Department of Tourism and Culture, 1994)

The settlement was first demolished by a cyclone on 1839, then abandoned ten years later after attempts of the British government to settle in the area as a military outpost linking to Asia, India and the Pacific. *"Although many structures have deteriorated over the years, you can picture how the settlement once was with existing remains of buildings such as a hospital kitchen, bakehouse, kiln, powder magazine, government house and married quarters scattered across the land."* (**Whitley, 2017**). The NT government, despite its difficult access to site, has decided to simply maintain the ruins to avoid degradation.

The Victoria Settlement has a number of similarities to Cossack; however Cossack's significance entails a richer list of historical, social, economic and aesthetic values as opposed to Victoria Settlement. Access to Victoria Settlement is only available via only 4WD cars or planes can access Victoria settlement, whereas Cossack is readily accessible to visitors by normal cars and boats, yet maintaining its remote character. Both places offer particular insights into a past way of life, past technologies and living conditions. Cossack's buildings have more integrity compared to those buildings in Victoria Settlement, as the Victoria Settlement is in a complete ruin today and taken by nature. Cossack's historical value considerable as it has 13 existing buildings that are in a good state of significance, being used by its local community and tourists. Cossack also has aesthetic values not only for those existing buildings, but in the context of the landscape.

Furthermore, Cossack is also represented by the Court House, designed by George Temple-Poole with a high

level of integrity and authenticity, with the moveable courthouse furniture still in place for visitor interpretation (**Department of Tourism and Culture, 2017**).

Darwin Town Hall Ruins (Northern Territory)

The former Darwin town Hall was demolished by Cyclone Tracy on Christmas Day in 1974 and all that remains are remnants of its walls which exist as ruins to date. The site is now utilised as public open space and a theatre. Instead of being rebuilt, the ruins have been preserved in their current form which reflect its historical, scientific and social values associated with its remaining authentic fabric. Both Cossack and Darwin Town Hall Ruins are reminders of the force of nature in tropical regions. The remains of the former Darwin Town Hall are a good example of a ruin where continuous maintenance is implemented after the event of a natural disaster (Northern Territory for Everyone, 2017).

Another similarity between the two places is that they both symbolise to a degree, the associations with political facilities as each place was once highly valued by the local community (Department of Tourism and Culture, 2017). Unlike Cossack, the remnants of the former Darwin Town Hall are considerably recent from a historical context, as opposed to the Cossack ruins, which were formed in the late 1800s and early 1900s. Furthermore, the ruins in Cossack are considered to be associated with other historical drivers of change which have affected the Town Site, including the subsequential events around WWI and WWII, Aboriginal labour and slavery, its pearling industries, and its colonisation as a rural Town Site.

State Comparable

Church and Cemetery, Gwalla (Western Australia)

The heritage significance of Gwalla is characterised by its associations between its community contribution, giving the essence for its social significance. *"Social value can derive from a community's ongoing relationship with the ruined place, and part of the social value of the Gwalla church and cemetery stems from the local community's ongoing concern and their endeavours to conserve these places."* (**Department of Environment and Energy 2013, 8**).

Whilst there are no remains of a purpose-built church within Cossack, ruins within the Gwalla Precinct are similar to those of Cossack that include graves, plantings and random rubble walls. Both places were also associated with philanthropic work that helped development each Town Site into a viable precinct. Notwithstanding this, Cossack considerably larger and contains a larger proportion of buildings that reflects places of law and order, commercial, civic and education (**HCWA, 2002**).

Central Greenough School Building (Western Australia)

Located approximately 22 kilometres south of Geraldton, the Central Greenough School Building is valued for its architectural significance as a typical school design of the 1860s and 1870s, and for its community contribution. Similarly, the Cossack School building is also a single room stone building, however unlike the Central Greenough School, building the Cossack School building needed to adapt to the environment, such as the installation of Cyclone ties. This adaptation gives honour to pragmatic solutions by the Public Works Department and the need for building to rapidly respond to the climate.

Cape Inscription (Western Australia)

Similar to the geography of Cossack, Cape Inscription is located on the coast of Western Australia which are both valued for its picturesque composition and landscape qualities. Both places contribute to facilitating sea transportation, being located on the coast and contains structures built by the Public Works Department. However, unlike Cossack, colonial settlement did not occur on Cape Inscription following its establishment and its incidental development as a navigational node (HCWA, 2001).

Old Halls Creek (Western Australia)

Old Halls Creeks' former Post Office are ruins of a single storey building constructed of mud brick which has cultural heritage significance for being the only substantial remains of the original Halls Creek Town Site, associated with the first discovery of payable gold in Western Australia (HCWA, 1998).

In comparison, the ruins of Cossack comprise of materials which required a more technical and sophisticated method of construction, as opposed to the Post Office ruins in Old Halls Creek, which were primarily constructed of ant bed mixed within spinifex, despite being constructed 6 years after Cossack's post office was built (HCWA, 1998).

Old Onslow (Western Australia)

Old Onslow was established in 1885, near the mouth of the Ashburton River in the Pilbara. Similar to Cossack, the settlement experienced many difficulties such as repeated cyclones, flooding and silting and once contained building typical to a remote Town Site at that time including the Police Station Complex. In the 1920s, the town was relocated to nearby Beadon Point which was renamed Onslow.

Both Cossack and Old Onslow are considered as rare examples of historical archaeological sites as a former 'frontier' settlements in a remote area of the northwest of the state. Both places were established to service the local pearling and pastoral industries in the late

nineteenth century and are therefore both associated with development in the northwest of the state. Similar to Cossack and the Darwin Town Hall ruins, the remaining fabric and archaeological material is important for its ability to reveal information about the history of the town from its establishment.

Old Onslow's social values are somewhat similar to those of Cossacks which both reflect social planning characteristic of eighteenth and nineteenth century European colonial attitudes towards Aboriginal, Japanese, Chinese, Malay, Filipino, Afghan and Italian workers and their families, and demonstrates the frontier mentality of the era including private enterprise ethic which exploited natural resources and indigenous people (HCWA, 2006).

The Police Station Complex in Old Onslow is considered to have the most landmark value, being the most substantial and intact building within the Town Site, whereas the Old Court House in Cossack is considered to have the most valued landmark qualities, both being places of law and order (HCWA, 2006). Both places are also considered to have similar geographical values which present high aesthetic qualities together with the ruins and archaeological remains.

Whilst both places maintain a compatible cultural heritage significance, Cossack remains and continues to remain as an original Town Site, as opposed to Old Onslow which lends itself as the predecessor to the current Town Site of Onslow.

Local Comparable

West Lewis Island Pastoral Settlement (Ruins)

Located on the south-eastern shore of the Mermaid Sound Dampier Archipelago within the City of Karratha, the former West Lewis Island Pastoral Settlement represents the early colonial activities in the Dampier Archipelago particularly with pearling, and is a rare example as a site using semi-arid islands for sheep-raising, as the only island pastoral settlement in the Pilbara.

The West Lewis Island Pastoral Settlement no longer exists and is now in the form of ruins which similar to Cossack, forms a reminder of colonial labour which may have involved Aboriginal as well as European workers. Similar to Cossack, the place reflects adaptation to the islands from cyclones. The place is associated with WA Naturalist J.T. Tunney and comprises ruins and engravings which are in excellent condition and the best-preserved colonial sites in the islands.

Geographically, the West Lewis Island Pastoral Settlement is similar to the Cossack Town Site as it is located close to

a sandbank affected by low and high tides, and adjacent to a waterway for which provides its current attractions such as boating and fishing. The site of the West Lewis Island Pastoral Settlement is spread over eight to ten acres, consisting of the remains of huts and a dry-walled stone yard attached to shearing/wool shed. Similar to the Cossack Town Site, these are easily visible from a boat. The West Lewis Island Pastoral Settlement also comprises several buildings which include five stone walled enclosures (stockyards and gardens) and a well. The centre of the settlement features a concentration of rock engravings.

Unlike Cossack, most of the original structures and buildings of the West Lewis Pastoral Settlement are now either ruins or archaeological remains. The presence of intact and well-maintained buildings in Cossack allows visitors and users with a further understanding of the form, scale and materials used throughout the Town Site and essentially captures the historical streetscape in its former glory (City of Karratha, 2013).

Discussion

It is apparent that further to the comparative places identified above, the Cossack Town Site experienced similar associations which reflect various values such as colonial settlement, industrial growth, slavery and Aboriginal labour, extreme climates, social planning, geographical isolation, use and impacts of war. However, an obvious difference between the Cossack Town Site and those Town Sites identified above is that there is a dominance of original buildings throughout Cossack which remain intact and are in good condition. This reflects the degree of conservation and maintenance to each building which allows its historical, aesthetic and cultural values to be preserved. Broadly, Cossack is a historic Town Site, which has been preserved in its former glory, and is continued to be used through compatible uses which embrace and enhance its cultural heritage significance.

4. Assessment of significance

The values in this section are based on those developed for the Heritage Council of Western Australia's assessment for the Register of Heritage Places – Assessment Documentation 21.04.2006 for the Permanent Entry for place number 03239 – Cossack Town Site Precinct. This assessment of cultural heritage significance has been adopted by the Heritage Council in November 1996 to determine the cultural heritage significance of the place. (HCWA 2006)

4.1 Cossack Town Site Precinct

Aesthetic Value

Individual elements, such as the Court House and Bond Store and Post and Telegraph Office, are good examples of public buildings executed in local materials and display fine aesthetic qualities in their massing and detailing. (Criterion 1.1)

The visual integrity and character of the Cossack Town Site Precinct remains intact and the topographical setting of the precinct is relatively intact. The estuarine setting and distinctive and rare mangrove flora add to the aesthetic qualities of the precinct. (Criterion 1.3)

The extant buildings concentrated along The Strand and Pearl Street, the historic commercial and administrative centre of Cossack Town Site Precinct, form a precinct of buildings of considerable aesthetic and historic interest. (Criterion 1.4)

Historic Value

The port was an important staging post during the gold rushes of the 1880s. From 1887, Cossack Town Site Precinct was the major access point for prospectors travelling to the Pilbara goldfields. (Criterion 2.1)

Established in 1863, Cossack Town Site Precinct was the first port established in the north west of Australia. The port town provided a vital point of access for the settlement and development of the Pilbara region, and as such it illustrates an important phase in the development of Western Australia. (Criterion 2.2)

As Western Australia's first pearling port and precursor to the more widely known Broome, Cossack Town Site Precinct was an important contact point between Europeans and Aboriginal and South-East Asian people, who were heavily involved in the pearling industry from the 1860s to the 1880s either through choice or coercion. (Criteria 2.1 & 2.3)

Cossack Town Site Precinct is important as the precursor to the more widely known Broome pearling industry (Criterion 2.2).

Cossack Town Site Precinct is important in terms of Western Australia's multicultural heritage, with the fabric of the town illustrating the mid to late nineteenth century attitudes of Europeans towards 'Asiatics', as evidenced in the Asian Quarter and the segregated cemetery. (Criteria 2.2 & 2.3)

Cossack Town Site Precinct is associated with outstanding figures in the early development of the Pilbara region, including explorer F T Gregory, the Padbury, Wellard, Broadhurst, Withnell and Sholl families, and Cossack identities such as the Hall and Muramat families. (Criterion 2.3)

The notable group of public buildings centred around The Strand and Pearl Street were designed during George Temple Poole's term as Chief Architect of the Public Works Department. (Criterion 2.3)

Cossack Town Site Precinct contains major evidence of the response of European settlers to a remote environment characterized by scarcity, climatic extremes and the hazards of cyclones and tidal surges. (Criterion 2.4)

Scientific Value

Cossack Town Site Precinct is a nationally significant archaeological site that has the potential to contribute to a wider cultural understanding of the cultural heritage of the State through use as a research site. (Criterion 3.1)

Cossack Town Site Precinct provides evidence of the early experiences of non-Indigenous people to live in and adapt to Pilbara's climate and environment. The buildings of the 1890s were constructed in stone (as opposed to the earlier timber buildings) and were designed to withstand cyclones. Many of the buildings were anchored to the ground by chains and represent a technical accomplishment for the period. (Criteria 3.2 & 3.3)

Cossack Town Site Precinct Asian quarter was the forerunner of Broome's Chinatown and its inhabitants represented an important part of the history of Western Australia's pearling industry, with links to the pastoral industry and the gold rush years. The precinct retains considerable potential in terms of both research archaeology and the tourism and educational aspects of public archaeology. (Criterion 3.2)

Social Value

Cossack Town Site Precinct is valued by the Western Australian community as a frontier settlement associated with the early development of the Pilbara region and the establishment of a pearling industry, which provides evidence of an early multicultural society and the accommodation of the cultural diversity of European, Afghan, Chinese, Japanese, Malaysian, Filipino and Aboriginal people. (Criterion 4.1)

Cossack Town Site Precinct is a popular tourist destination that contributes to the community's sense of place. (Criterion 4.2)

Degree Of Significance

Rarity

Cossack Town Site Precinct is rare in Western Australia as a site that provides substantial evidence of the development of a frontier settlement over a period of forty years. (Criterion 5.1)

Representativeness

Cossack Town Site Precinct shows the characteristics of a frontier boomtown, with little private investment and most of the buildings constructed of timber rather than more permanent materials. (Criterion 6.2)

Condition

The standing structures are in fair to good condition.

Integrity

Overall, the precinct has a moderate degree of integrity.

Authenticity

Overall, the precinct has a moderate to high degree of authenticity.

4.2 Individual buildings

Galbraith's Store

Background:

- Constructed: 1890/91
- Original Use: Commercial
- Present Use: Commercial (vacant)

Description:

A large stone warehouse-store that has been re-roofed with corrugated metal sheeting.

Brief History:

Built between 1890 and 1891, Galbraith's Store was the first building in the Cossack Town Site.

The place was originally constructed from local bluestone (ironstone) rock rubble walls with some bastard tuck pointing and rendered quoining at door and window openings, with a custom orb zincalume roof. The use of stone in solid foundations during this time was suggested to be an indication of status which was almost exclusive to the province of the pearling and trading elites and the government that supported them.

In 1911, Muramat bought Lot 153 which contains Galbraith's Store. After years of being left abandoned, the building was conserved in 1984 with the roof being reinstated with corrugated metal roof sheeting and some joinery replaced. However, although its authenticity and material integrity has been diminished, its basic integrity remains substantial.

The building's form and construction contributes to the significance of the town through its integrity of fabric, consistency of materials with the other buildings of the town, continuing commercial function, location and design style.

Heritage Values:

The following statement of significance is drawn from the Heritage Council of Western Australia - Register of Heritage Places - Interim Entry Galbraith's Store:

The place has been assessed by the National Trust of Australia (WA) and has been entered in the Register held by that body as a classified building with the following statement of significance:

Architecturally and historically significant as part of a once important colonial port.

The place has also been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following

statement of significance: Constructed of stone, no roof, but walls are standing and appear quite solid and safe.

The publication 'The Heritage of Western Australia' contains the following statement of significance: It was the first building in the area to be constructed of local ironstone (or bluestone) rock; earlier stone buildings were constructed of sandstone from the sea front.

Key Documents:

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Footnote:

- Information extracted from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Galbraith's
- Store Page 1
- Website: <http://inherit.stateheritage.wa.gov.au/Admin/api/file/59468a43-f738-1a51-56ce-ba84ffb058d6>
- Date accessed: 19th May 2017

The Old Court House

Background:

- Constructed: 1885/86
- Original Use: Courthouse
- Present Use: Museum and Information Centre

Descriptions:

The Old Court House is constructed of bluestone random ashlar with rendered quoining at the corners and rendered window reveals. The Old Court House has an imposing colonnaded verandah on all sides supported by large masonry piers. The metal roof rises in stages to a clerestory, adding height to the single storey building. Situated on the town's central intersection, the Old Court House makes a substantial contribution to the streetscape and provides a visual link between Galbraith's Store and the remainder of the historic core.

Brief History:

The Old Court House was designed in 1890 by George Temple Poole, initially planned as a 'T' shaped building. The building was later built between 1895 and 1896, however was later revised in 1895 to the present layout and detailing. A contract was let in 1895 for the construction, however the price of 2058 pounds seems low for such a substantial building when compared with the Police Quarters, and the Customs House and Bond Store.

The Old Court House is the second largest building in the town and its style and materials demonstrates an intention of grandeur and prestige, befitting an important administrative building of law and order for the town and region.

The building was conserved in 1979 and subsequently used as a museum and visitor information centre and classified by the National Trust on 7 June 1977.

Heritage Values:

The following statement of significance is drawn from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry The Old Court House.

The place has been assessed by the National Trust of Australia (WA) and has been entered in the Register held by that body as a classified building with the following statement of significance:

From 1872 to c 1900 Cossack was a port of entry for the stations of the Pilbara, the base for the pearling fleets and Pilbara goldfields.

An example of an important building in a remote region. Designed by G Temple-Poole and first planned as a 'T' shaped building in 1890 but later revised in 1895 to the present layout and detailing. Original drawings still exist in the archives of the early design, and copies of the final proposal are in Appendix B. A contract was let in 1895 for the construction but the price of 2058 pounds seems low for such a substantial building when compared with the Police Quarters etc, and the Customs House and Bonded Store.

The place has also been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following statement of significance:

From 1872 to c 1900 Cossack was a port of entry for the stations of the Pilbara, the base for the pearling fleets and Pilbara goldfields. An example of an important building in a remote region.

The place has also been described by Ray and John Oldham in their book 'George Temple-Poole, Architect of the Golden Years 1885-1897' as follows:

The Court House at Cossack has a dignity that is probably more impressive today than in the bustling days when it was first built, now that it is seen standing alone in a deserted landscape, spinifex creeping right up to its doors. Proclaiming it as a place of importance is the roof, rising high in stages to a clerestorey which adds scale to the single-storey building.

The building is well-proportioned and the massing of the wings to the higher central portion is particularly satisfactory.

It is a never-ceasing delight to come from the glaring heat in to the cool darkness of the wide colonnade.

Key Documents:

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Footnote:

Information extracted from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry The Old

- Courthouse 24/3/1992 Page 1
- Website: <http://inherit.stateheritage.wa.gov.au/Admin/api/file/2accc3df-6083-4745-389a-6481c5c4090e>
- Date accessed: 19th May 2017

Police Quarters

Background:

- Constructed: 1890/1900
- Original Use: Police Station
- Present Use: Tourist Accommodation

Description:

A single storey building constructed of stone with metal roof. The Police Quarters is constructed of coursed random rubble bluestone; with rendered quoining at door and window openings.

Brief History:

The Police Quarters was built between 1890 and 1900 and occupies a corner site at the Cossack Town Site's central intersection.

The Police Quarters makes a contribution to the streetscape in a more restrained manner than the other public buildings. This subdued presence reflects the status of the police function in the public administration as subservient to the Court House, which was a focus of law and order for the town and region.

Heritage Values:

The following statement of significance is drawn from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Police Quarters, Lockup and Service Buildings.

The place has been assessed by the National Trust of Australia (WA) and has been entered in the Register held by that body as a classified building with the following statement of significance:

The stone structures and buildings still in existence are a reminder of an important colonial port during the period 1872 until the transfer of the port to Point Samson.

The place has also been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following statement of significance:

The stone structures and buildings still in existence are a reminder of an important colonial port during the period 1872 until the transfer of the port to Point Samson.

The place has also been assessed by the Building Management Authority in the course of preparing a conservation proposal for the buildings at Cossack with the following statement of significance:

Creative and Technical Accomplishment: Soundly constructed under adverse conditions, the buildings demonstrate robust yet sophisticated detailing of brick, stone and concrete.

Surviving documentation shows a high level of recognition of the cyclonic conditions, with well detailed and executed holding down devices.

Demonstration of a way of life: The buildings are representative of typical government buildings of the late 1800's to the turn of the century.

They demonstrate the activities of the port Register of Heritage Places-Interim Entry Police Quarters, Cossack 2 and reflect civic and social needs of the developing community at Cossack during this period.

Historical Significance: Cossack was the first port in the North West of Western Australia. It was officially named in 1871 by Governor Weld on his visit in HMS Cossack.

The buildings demonstrate the town's historical role as a port of Roebourne (linked by tramway) and surrounding areas involved with pearling, pastoral and mining industries.

Townscape: The grouping of civic buildings shows how scale, form and fabric are tools for establishing relationships between the buildings and their settings in order to reinforce the quality of both.

Scarcity/Uniqueness: The buildings represent the last remaining physical evidence of the Town Site which demonstrates its cultural and historical significance in the history of Western Australia.

Key Documents:

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Footnote:

- Information extracted from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry 24/3/1992 Page 1
- Website: <http://inherit.stateheritage.wa.gov.au/Admin/api/file/64e9b89f-a532-9bd5-d318-12b4484a94fa>
- Date accessed: 19th May 2017

Cookhouse

Background

- Constructed: 1890/1900
- Original Use: Police Quarter Utilities
- Present Use: Storage

Description

Small structure with course bluestone, cyclone shutters to window openings and custom orb roof.

Brief History

The Cookhouse was constructed between 1890 and 1900 as a utility facility for the Police Quarters.

The building has been subjected to well intentioned but insensitive works which have diminished its overall authenticity (the roof was reconstructed in 1984 and some minor remedial wall repairs were carried out). It is a shell as all of its fittings and equipment have been removed. However, as in the case of the Bakehouse, it has been carried out sensitively and with due regard to its significance.

Heritage Values

It's form and construction of the place contributes to the significance of the town through its integrity of fabric, consistency of materials with other buildings of the town, location, public function and design style.

Key Documents

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Post and Telegraph Office

Background

- Constructed: 1884
- Original Use: Post Office
- Present Use: Gallery

Description

The place is the only two story building in the town and with its full height verandahs, creates a foil to the single story larger buildings around it. Although modest in plan area, its height imbues it with a commanding presence which assists in visually consolidating the towns main intersection.

The building form and construction contributes to the significance of the town through its consistency of materials with other buildings in the town, location, public function and design style.

The authenticity of the building is diminished but the significance of its presence and the reconstructed exterior works of the verandahs and roof make a considerable contribution to the wholeness of the town centre.

Brief History

The Post & Telegraph Building was built in 1884 and has been substantially reconstructed (in 1983- stabilisation, in 1989-reconstruction). The building has a substantial role in visually linking the Bond Store complex to the main intersection. Its presence preserves the streetscape intactness and integrity and as a reconstruction to useable status, gives a life to this core area of the town

Heritage Values

The following statement of significance is drawn from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Post and Telegraph Office.

The place has been assessed by the National Trust of Australia (WA) and has been entered in the Register held by that body as a classified building with the following statement of significance:

The stone structures and buildings still in existence are a reminder of an important colonial port during the period 1872 until the transfer of the port to Point Samson.

The place has also been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following statement of significance:

The stone structures and buildings still in existence are a reminder of an important colonial port during the period 1872 until the transfer of the port to Point Samson.

The place has also been assessed by the Building Management Authority in the course of preparing a conservation proposal for the buildings at Cossack with the following statement of significance:

Creative and Technical Accomplishment: Soundly constructed under adverse conditions, the buildings demonstrate robust yet sophisticated detailing of brick, stone and concrete.

Surviving documentation shows a high level of recognition of the cyclonic conditions, with well detailed and executed holding down devices.

Demonstration of a way of life: The buildings are representative of typical government buildings of the late 1800's to the turn of the century. They demonstrate the activities of the port and reflect civic and social needs of the developing community at Cossack during this period.

Historical Significance: Cossack was the first port in the North West of Western Australia. It was officially named in 1871 by Governor Weld on his visit in HMS Cossack. The buildings demonstrate the town's historical role as a port of Roebourne (linked by tramway) and surrounding areas involved with pearling, pastoral and mining industries.

Townscape: The grouping of civic buildings shows how scale, form and fabric are tools for establishing relationships between the buildings and their setting in order to reinforce the quality of both.

Scarcity/Uniqueness: The buildings represent the last remaining physical evidence of the Town Site which demonstrates its cultural and historical significance in the history of Western Australia.

Key Documents

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Footnote:

- Information extracted from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Post and Telephone Office 24/3/1992 Page 1

- Website: <http://inherit.stateheritage.wa.gov.au/Admin/api/file/8347dcf6-5d0a-6cd0-678b-0360e846fd41>
- Date accessed: 19th May 2017

Gaol

Background

- Constructed: 1890/1900
- Original Use: Gaol
- Present Use: Information Centre

Description

The Gaol is located at the rear of the Police Quarters. The place is constructed of corrugated metal sheeting roof with ridge capping, fixing every fourth crest generally and every third crest at eaves and ridge, and coursed bluestone, original lime mortar pointed over with cement render and rendered quoining to corners.

The place is a utilitarian style building and its structural fabric demonstrate its function as a place of detention and punishment.

Brief History

The gaol was constructed with the Police Quarters and outbuildings between 1890 and 1900.

The place is somewhat forbidding in its demeanour and its siting within the depths of the lot indicates the public perception at the time that unpleasant utilities should be concealed from mainstream town activity.

Heritage Values

The following statement of significance is drawn from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Police Quarters, Lockup and Service Buildings.

The place has been assessed by the National Trust of Australia (WA) and has been entered in the Register held by that body as a classified building with the following statement of significance:

The stone structures and buildings still in existence are a reminder of an important colonial port during the period 1872 until the transfer of the port to Point Samson.

The place has also been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following statement of significance:

The stone structures and buildings still in existence are a reminder of an important colonial port during the period 1872 until the transfer of the port to Point Samson.

The place has also been assessed by the Building Management Authority in the course of preparing a conservation proposal for the buildings at Cossack with the following statement of significance:

Creative and Technical Accomplishment: Soundly constructed under adverse conditions, the buildings demonstrate robust yet sophisticated detailing of brick, stone and concrete.

Surviving documentation shows a high level of recognition of the cyclonic conditions, with well detailed and executed holding down devices.

Demonstration of a way of life: The buildings are representative of typical government buildings of the late 1800's to the turn of the century.

They demonstrate the activities of the port Register of Heritage Places-Interim Entry Police Quarters, Cossack 2 and reflect civic and social needs of the developing community at Cossack during this period.

Historical Significance: Cossack was the first port in the North West of Western Australia. It was officially named in 1871 by Governor Weld on his visit in HMS Cossack.

The buildings demonstrate the town's historical role as a port of Roebourne (linked by tramway) and surrounding areas involved with pearling, pastoral and mining industries.

Townscape: The grouping of civic buildings shows how scale, form and fabric are tools for establishing relationships between the buildings and their settings in order to reinforce the quality of both.

Scarcity/Uniqueness: The buildings represent the last remaining physical evidence of the Town Site which demonstrates its cultural and historical significance in the history of Western Australia.

Key Documents

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Footnote:

- Information extracted from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry 24/3/1992 Page 1
- Website: <http://inherit.stateheritage.wa.gov.au/Admin/api/file/64e9b89f-a532-9bd5-d318-12b4484a94fa>
- Date accessed: 19th May 2017

Customs House and Bond Store

Background

- Constructed: 1895
- Original Use: Government Store
- Present Use: Function Room, Art Gallery and Café

Description

Built of local field stone squared on site with the outer facing left rough-hewn. One corner has a small colonnade with white columns and arches.

Brief History

Designed by George Temple-Poole in 1892 and constructed in 1895, the building was the centre of activity during Cossack's early years, being the Government store for importing foodstuffs, alcohol and equipment, and exporting pearlshell and wool. By the turn of the century, Cossack had ceased to act as an important government centre and in 1927 the Customs House became a cafe called 'The Strand'. This cafe may have operated in conjunction with the 'Turtle Soup Factory' which apparently ran during the Great Depression. After the failure of the Turtle Soup Factory the Customs House was used as a munitions store and a holiday house.

Heritage Values

The following statement of significance is drawn from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Customs House & Bond Store:

The place has been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following statement of significance:

From 1872 to c 1900 Cossack was a port of entry for the stations of the Pilbara the base of the pearling fleet and Pilbara goldfields.

Example of an important building in a remote area. The place has been assessed by Ray and John Oldham with the following statement of significance:

Constructed of great blocks of the local stone, squared and coursed and left rough-hewn on the face, the wall sweeps in a powerful curve round the corner of Pearl Street and the Strand.

One of Temple-Poole's favourite architectural devices was to use the arc of a circle to change the sharp angle of a corner; and here it is employed most effectively.

Across half the front of the building, at the other end, is the entrance - a small colonnade whose white columns and arches stand out dramatically in the blinding sunlight against the blackness of deep shadows behind.

The columns, on a large concrete base, are shortened to about half the full height. This is another architectural detail which became fashionable a little later, and which this architect introduced as early as 1895.

The place has also been assessed by the Building Management Authority in the course of preparing a conservation proposal for the buildings at Cossack with the following statement of significance:

Creative and Technical Accomplishment: Soundly constructed under adverse conditions, the buildings demonstrate robust yet sophisticated detailing of brick, stone and concrete.

Surviving documentation shows a high level of recognition of the cyclonic conditions, with well detailed and executed holding down devices.

Demonstration of a Way of Life: The buildings are representative of typical government buildings of the late 1800's to the turn of the century. They demonstrate the activities of the port and reflect civic and social needs of the developing community at Cossack during this period.

Historical Significance: Cossack was the first port in the North West of Western Australia. It was officially named in 1871 by Governor Weld on his visit in HMS Cossack.

The buildings demonstrate the town's historical role as a port of Roebourne (linked by tramway) and surrounding areas involved with pearling, pastoral and mining industries.

Townscape: The grouping of civic buildings shows how scale, form and fabric are tools for establishing relationships between the buildings and their setting in order to reinforce the quality of both. Scarcity/Uniqueness:

The buildings represent the last remaining physical evidence of the Town Site which demonstrates its cultural and historical significance in the history of Western Australia.

Key Documents

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Footnote:

- Information extracted from Register of Heritage Places - Interim Entry Customs House & Bond Store 24/3/1992 Pages 1 and 2

- Website: <http://inherit.stateheritage.wa.gov.au/Admin/api/file/64e9b89f-a532-9bd5-d318-12b4484a94fa>
- Date accessed: 19th May 2017

Registrar's Office and Residence (Mercantile Store)

Background

- Constructed: 1895/90
- Original Use: Commercial
- Present Use: Ruins

Description

Remnants of original stone wall with cement render and cement plinth, and evidence of stone foundation. The place is the only stabilised ruin in the town and, in its location, contributes to the streetscape of the central core of the town.

Brief History

The ruin is located on the south west corner of the Strand and Pearl Street, opposite the Customs House & Bond Store. It is the other commercial building of the town and is situated at the opposite end of the Pearl Street axis to Galbraith's Store. The Mercantile Store also possesses the only remaining cellar in Cossack which is able to be comprehended in its situation.

Heritage Values

The place occupies a strategic commercial site in the early story of the town as not only the closest commercial operation to the wharf, but is also its corner location at the beginning of the town's central axis (Pearl Street). The Mercantile Store and the Customs House and Bond Store therefore serve as an entry statement to Pearl Street. It is the most advantageous commercial location for such an enterprise.

Key Documents

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

The Outbuildings

Background Constructed: 1890/1900

- Original Use: Service buildings
- Present Use: Ancillary use for tourist accommodation

Description

Constructed of coursed bluestone approximately 1.5m in

height, stabilised with cement and shell mortar. Remains of hold down in one wall.

Brief History

The outbuildings are the only representative small buildings used for incidental and miscellaneous functions for the larger buildings of Cossack. They relate to the Police Complex and demonstrates supporting functions for policing activity in the town and region.

Heritage Values

Its contribution to the significance of the town is its form and construction through integrity of fabric, consistency of materials with other buildings in the town, location, public function and design style.

Key Documents

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Land Backed Wharf

Background

- Constructed: 1894
- Original Use: Wharf
- Present Use: Wharf

Description

The Land Backed Wharf and the land on which it stands, being vacant Crown land as defined in Heritage Council drawing number 10191.

The Wharf and Sea Wall are visually and functionally an integrated part of the town's central core. The wharf is the southern end of Pearl Street and implies a continuum between town and maritime transport and trade. The wharf is constructed from stone and cement mortar.

The extension from the wharf structure to the Sea Wall is a strong visual element which extends the interface between the formality of urban form and the sea/inlet. On the northern side of the Wharf wall is a more recently established boat ramp which provides a dramatic appreciation for visitors of the very high tidal movements for the port.

The tidal variance was a critical factor in the design of the Wharf and at low tide visitors can see the detail of the construction of a considerable height of the vertical land backed stone wall.

It is from the vantage point of the wharf that visitors can appreciate the sea level estuarine context of the town.

Across the Butcher Inlet are tidal flats with extensive mangrove areas inland from which there is the site of the Lazaret and a stockyard. To the south, a panorama of the upper reaches of the inlet and the mouth of the Harding River is seen above which rise the higher ground of Cossack's hinterland. The northern aspect reveals the mouth of the inlet and the port roads with a distant glimpse of Star and Perseverance Rocks; Jarman Island and smaller rock formations in the foreground.

The remains of SS Silver Star south of the wharf and adjacent to the sea wall is further evidence of the difficulties encountered by ships using the port (in this case, during cyclones).

Brief History

The Wharf is the major item of marine infrastructure for the town and continues to be used for recreational activities. It is unique in Western Australia as it continues its function of interface between town and maritime use as an integral part of the town core. It is rare for an active wharf to be sited opposite the main thoroughfare of a town.

Heritage Values

The Wharf and the Sea Wall contribution to the significance of the town for its form and construction through the integrity and authenticity of fabric; consistency of materials with other structures in the town; location, public function, location and design style.

The following statement of significance is drawn from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Land Backed Wharf.

The place has been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following statement of significance: Constructed of stone is a reminder of an important colonial port during the period 1872 until the transfer of the port to Point Samson at the turn of the century.

Key Documents

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Footnote:

- Information extracted from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Land Backed Wharf 24/3/1992 Page 1
- Website: <http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/e5cad881-783e-4d6f-b193->

75397d3a2795

- Date accessed: 19th May 2017

School

Background

- Constructed: 1896
- Original Use: School
- Present Use: Ruins

Description

The place comprises corrugated metal roof with cyclonic fixings every fourth crest. 38x38x6mm, MS angle connecting to purlins 2 off. Rolled zincalume rolled ridge capping, and bluestone, lime mortar, fretted way in parts. Quoining to corners, cracking above opening, timber top plate subject to termite attack.

Brief History

The place was constructed in 1896-97 to replace the original school which was destroyed by a cyclone.

The building has now been reinstated with a new corrugated roof.

Heritage Values

The following statement of significance is drawn from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Cossack School (ruins):

The place has been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following statement of significance: The stone structures and buildings still in existence are a reminder of an important colonial port during the period 1872 until the transfer of the port to Point Samson. The place has also been assessed by the Building Management Authority in the course of preparing a conservation proposal for the buildings at Cossack with the following statement of significance:

Creative and Technical Accomplishment: Soundly constructed under adverse conditions, the buildings demonstrate robust yet sophisticated detailing of brick, stone and concrete. Surviving documentation shows a high level of recognition of the cyclonic conditions, with well detailed and executed holding down devices.

Demonstration of a Way of Life: The buildings are representative of typical government buildings of the late 1800's to the turn of the century. They demonstrate the activities of the port and reflect civic and social needs of the developing community at Cossack during this period.

Historical Significance Cossack was the first port in the North West of Western Australia. It was officially named in 1871 by Governor Weld on his visit in HMS Cossack. The buildings demonstrate the town's historical role as a port of Roebourne (linked by tramway) and surrounding areas involved with pearling, pastoral and mining industries.

Townscape: The grouping of civic buildings shows how scale, form and fabric are tools for establishing relationships between the buildings and their settings in order to reinforce the quality of both.

Scarcity/Uniqueness: The buildings represent the last remaining physical evidence of the Town Site which demonstrates its cultural and historical significance in the history of Western Australia.

Key Documents

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Footnote:

- Information extracted from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Cossack School (ruins) 24/3/1992 Page 1
- Website: <http://inherit.stateheritage.wa.gov.au/Admin/api/file/2cb13b00-1a2f-f516-0ac6-db06985f220a>
- Date accessed: 19th May 2017

Cossack Cemetery

Background

- Constructed: 1871
- Original Use: Cemetery
- Present Use: Cemetery

Description

A historically interesting cemetery which includes a Japanese section and some headstones in their original position.

Brief History

Cossack contains a small cemetery comprising separate European and Japanese precincts. The pearling industry of the 19th century was notably dangerous, with many pearl divers losing their lives. Those buried in the Japanese cemetery were mainly divers and others involved with the pearling industry. Others including many Aborigines, were lost at sea. The first interment in the cemetery is believed to have taken place in 1869 when a man died while walking to Port Walcott in January and was buried there.

At least 41 Europeans and seven Japanese were buried there, with the last interment recorded in 1915

Heritage Values

The following statement of significance is drawn from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Cossack Cemetery:

The place has been assessed by the National Trust of Australia (WA) and has been entered in the Register held by that body as a classified building with the following statement of significance: The cemetery is interesting because of its Japanese section and remaining headstones. The place has also been assessed by the Australian Heritage Commission and has been entered in the Register of the National Estate with the following statement of significance: Historically significant. Interesting because of its Japanese section and remaining headstones.

Key Documents

- Cossack: A Policy for its Conservation. 1996. Heritage Council of Western Australia.
- Cossack: After Cyclone Christine Investigation and Identification Report. 2014. National Trust of Australia (WA)

Footnote:

- Information extracted from the Heritage Council of Western Australia Register of Heritage Places - Interim Entry Cossack Cemetery 24/3/1992 Page 1
- Website: <http://inherit.stateheritage.wa.gov.au/Admin/api/file/3c9ae306-d655-7246-5bce-8cc864ca5868>
- Date accessed: 19th May 2017

5. Statement of Cultural Heritage Significance

The HCWA Statement of Significance for the Cossack Town Site Precinct, states:

“that the precinct comprising a number of buildings constructed of local materials and archaeological sites dating from the 1870s, has cultural heritage significance for the following reasons:

- the precinct was a frontier settlement established in 1863, the first port in the North West of Australia and home to Western Australia’s first pearling industry;*
- the precinct is a nationally significant archaeological site that has the potential to contribute to a wider cultural understanding of the cultural heritage of the State through use as a research site;*
- the precinct contains evidence of the impact of European settlement on Aboriginal communities;*
- the precinct was important to the establishment and sustainability of Roebourne and the spread of settlement into the hinterland;*
- the precinct is testimony to the rigors of frontier life and contains major evidence of the response of European settlers to a remote environment characterised by scarcity, climatic extremes and the hazards of cyclones and tidal surges;*
- the precinct provides evidence of an early multicultural society and the accommodation of the cultural diversity of European, Afghan, Chinese, Japanese, Malaysian, Filipino and Aboriginal people;*
- the precinct is associated with outstanding figures in the early development of the Pilbara region, including explorer F T Gregory, the Padbury, Wellard, Broadhurst, Withnell and Sholl families, and Cossack identities such as the Halls and Muramats; and,*
- the precinct contains a notable group of public buildings, designed during George Temple Poole’s term as Chief Architect of the Public Works Department.”*
(Heritage Council of Western Australia 2016)

6. Graded Zones and Elements of Significance

6.1 Generally

Identifying levels of significance provides a useful tool to guide conservation actions. Greater care is to be taken for fabric and elements of more significance. Adaptation, and in some cases, removal of fabric is possible for elements of lesser significance. Generally, the following principles should apply to the future management of Cossack Town Site:

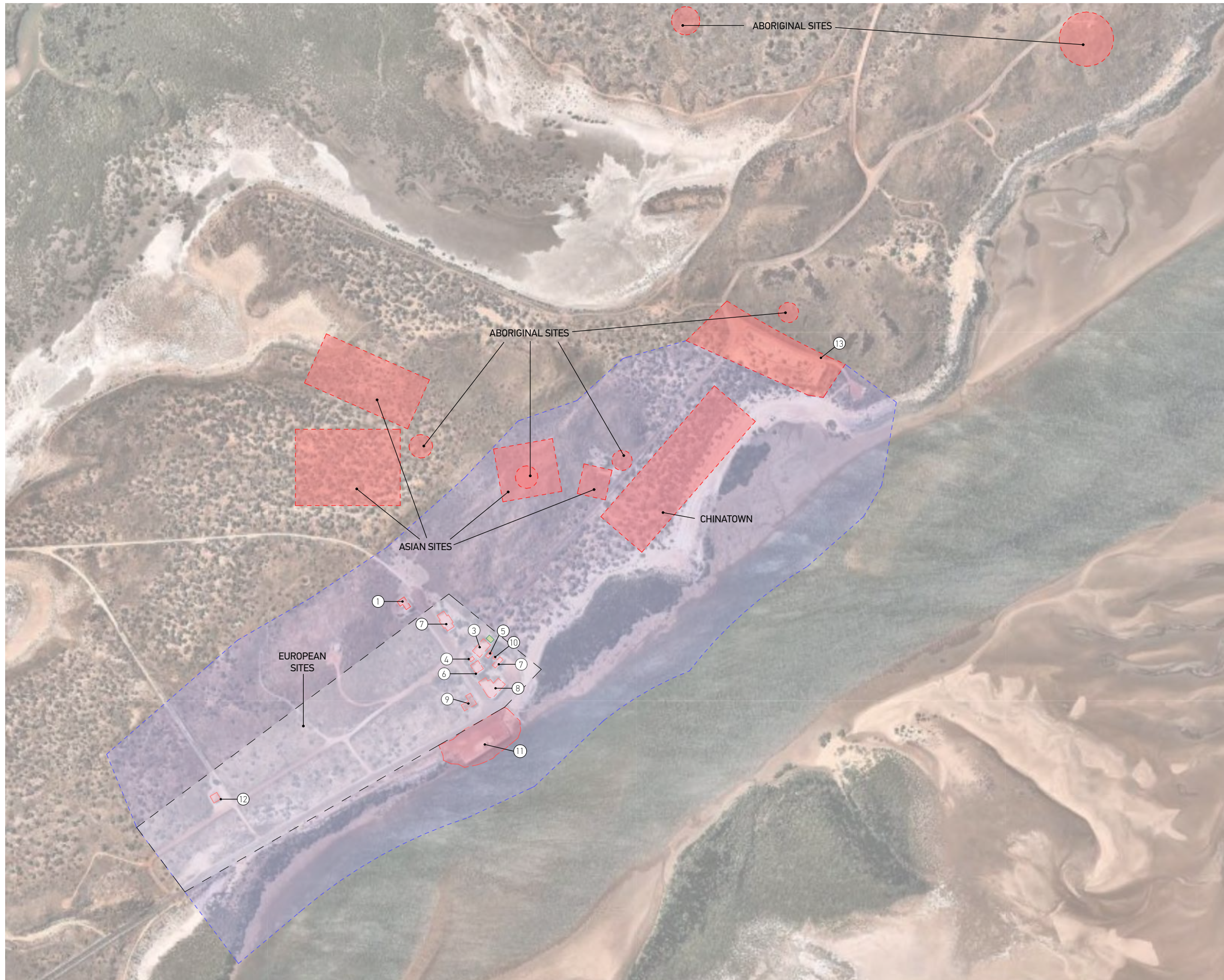
- Items identified as having exceptional significance would warrant inclusion on any register of heritage places and conservation is essential. This ranking is within National context.
- Items identified as having considerable significance should be retained and conserved. They may be sensitively modified in keeping with the overall aims of the conservation policy.
- Items identified as having some significance should be retained and conserved, where possible. If removed, their significance should be recognised through an archival record.
- Items identified as having little significance may be removed or modified to suit a future use.
- Items identified as intrusive should be removed when no longer in use.

The following principles have been applied to the Cossack Town Site, which has resulted in the following recommendations for the grading of the existing fabric.

6.2 Cossack Landscape

Overall, the Cossack Town Site Precinct is a place of considerable cultural heritage significance. It presents an intact visual integrity and character, granting aesthetic, historic, scientific and social values to the place. The material elements and details used in the different buildings present fine aesthetic qualities, and the precinct has considerable aesthetic and historic interest.

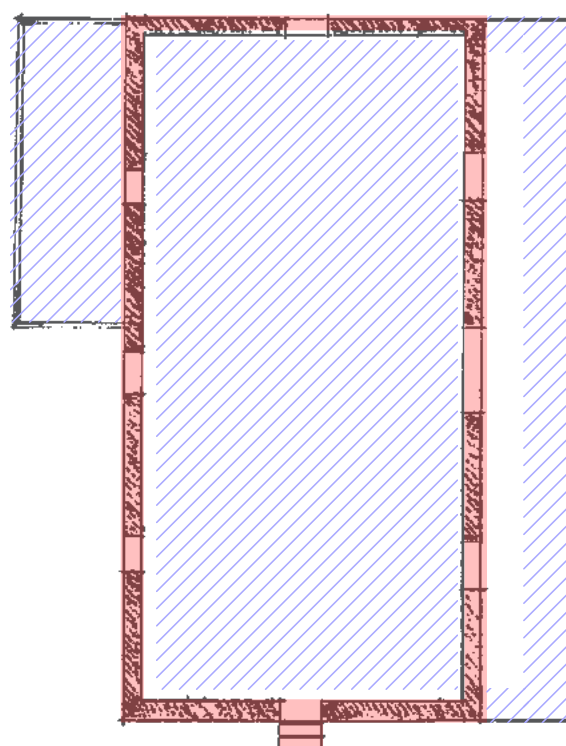
The nationally significant archaeological sites have the potential to contribute to a wider cultural understating as they are of exceptional significance and scientific value.



Cossack Landscape
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> Archaeological sites located on Archaeological Attributes Plan on item 2.5.3 of this report
Considerable Significance
<ul style="list-style-type: none"> The setting Archaeological sites located in the lots overlooking the inlet All buildings listed as considerable significant
Some Significance
<ul style="list-style-type: none"> All heritage curtilage Original water tanks, water systems and stands Timber post fences
Little Significance
<ul style="list-style-type: none"> Parking and traffic management Metal shed next to Police quarters Various interpretation plaques
Intrusive
<ul style="list-style-type: none"> All fluorescent lighting Metal fencing and power generator External air-conditioning units and its fences

6.3 Individual Buildings

Galbraith's
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> • The setting • All exterior presentation • External and internal walls • Logo and name of the building • Timber doors, windows and vents (sash and casement on all elevations) • Metal fixtures and fittings (eaves brackets, nuts and bolts, plaques, vents)
Some Significance
<ul style="list-style-type: none"> • New roofs that contributes to the overall significance of the precinct, in shape and materials that match original and archival survey • Rainwater system • Galvanised iron lean-to annexe • Existent concrete floors (internal and external)
Little Significance
<ul style="list-style-type: none"> • New special lighting
Intrusive
<ul style="list-style-type: none"> • All fluorescent lighting



ZONES AND ELEMENTS OF SIGNIFICANCE

- CONSIDERABLE
- SOME



Courthouse

Elements of Significance

Exceptional Significance

- The setting
- All exterior presentation
- External and internal walls
- Timber doors, windows and vents (sash and casement on all elevations)
- Timber roof structure (all structural and decorative parts) and roof sheeting
- Rainwater system
- Metal fixtures and fittings (eaves brackets, nuts and bolts, plaques, vents, letterbox)
- Chimneys and respective fireplaces
- Interiors fittings and fixtures
- Original interior fabric (all structural, decorative parts and galvanised ceilings)

Some Significance

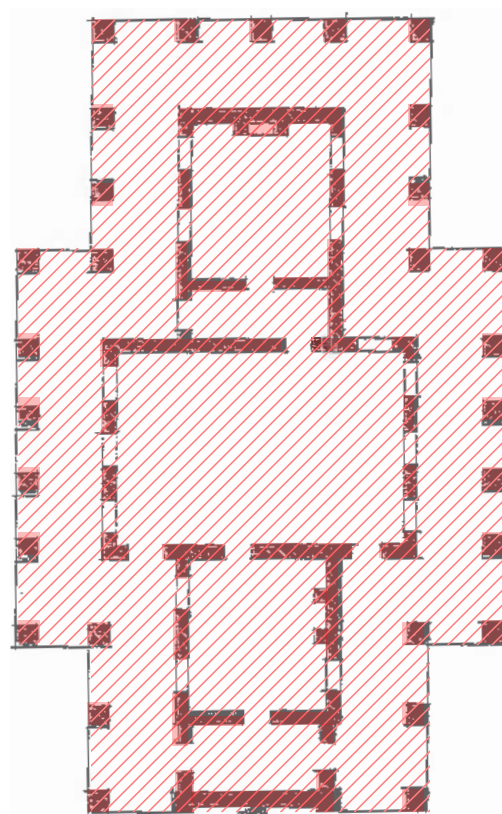
- Existent concrete floors (internal and external)
- Toilet blocks in the rear of the site

Little Significance

- New special lighting

Intrusive

- All fluorescent lighting



ZONES AND ELEMENTS OF SIGNIFICANCE

- CONSIDERABLE
- SOME



Police Quarters

Elements of Significance

Exceptional Significance

- The setting
- All exterior presentation
- External and internal walls
- Timber doors, windows and vents (sash and casement on all elevations)
- Metal fixtures and fittings (eaves brackets, nuts and bolts, plaques, vents, letterbox)
- Chimneys and respective fireplaces
- Original interior fabric (all structural, decorative parts and galvanised ceilings)

Some Significance

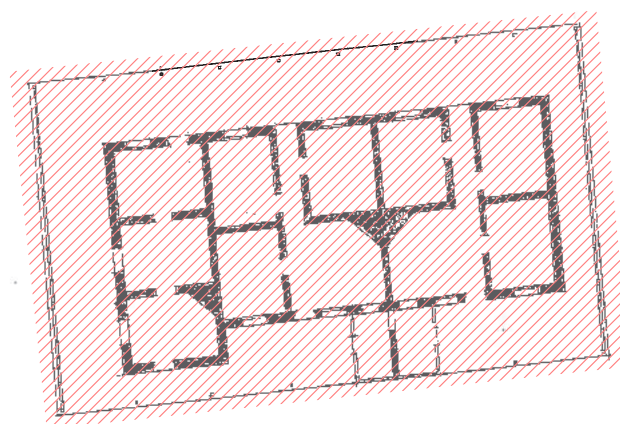
- New roofs that contributes to the overall significance of the precinct, in shape and materials that match original and archival survey
- Rainwater system
- Existent concrete floors (internal and external)
- Interiors fittings and fixtures

Little Significance



- New special lighting
- Flyscreens
- More recent kitchen and bathroom facilities
- Metal shed next to Police quarters

Intrusive

- All fluorescent lighting
- External air-conditioning units and its fences
- Windows with metal frame and flyscreen doors not black frame and mesh (Crimsafe or similar)
- Ordinary doors at police quarters (rooms 1 and 4)
- Vinyl tiles and decorative floor (verandah 13 and 14)

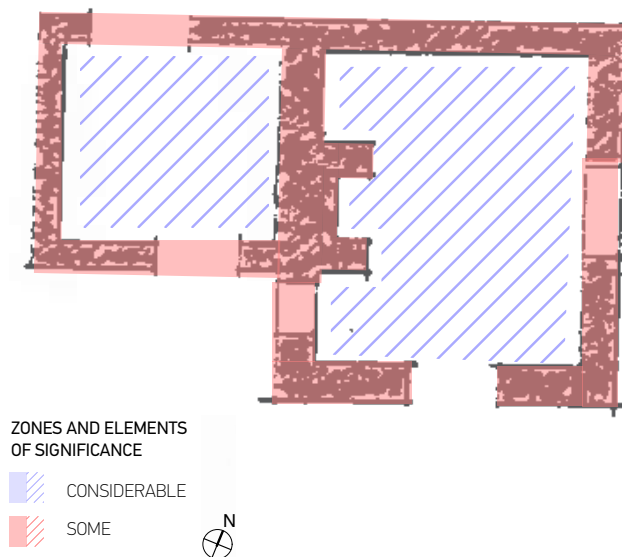


ZONES AND ELEMENTS OF SIGNIFICANCE

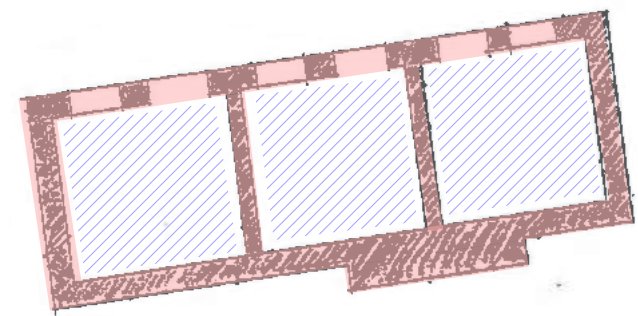
-  CONSIDERABLE
-  SOME



Bakehouse
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> • The setting • All exterior presentation • External and internal walls • Logo and name of the building • Timber doors, windows and vents (sash and casement on all elevations) • Metal fixtures and fittings (eaves brackets, nuts and bolts, plaques, vents) • Chimneys and respective fireplaces
Some Significance
<ul style="list-style-type: none"> • New roofs that contributes to the overall significance of the precinct, in shape and materials that match original and archival survey • Rainwater system • Existent concrete floors (internal and external)
Little Significance
<ul style="list-style-type: none"> • New special lighting
Intrusive
<ul style="list-style-type: none"> • All fluorescent lighting




Cookhouse
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> • The setting • All exterior presentation • External and internal walls • Timber doors, windows and vents (sash and casement on all elevations) • Metal fixtures and fittings (eaves brackets, nuts and bolts, plaques, vents) • Chimneys and respective fireplaces
Some Significance
<ul style="list-style-type: none"> • New roofs that contributes to the overall significance of the precinct, in shape and materials that match original and archival survey • Rainwater system • Existent concrete floors (internal and external)
Little Significance
<ul style="list-style-type: none"> • New special lighting • More recent bathroom facilities
Intrusive
<ul style="list-style-type: none"> • All fluorescent lighting • Metal frame window in bathroom



ZONES AND ELEMENTS OF SIGNIFICANCE

 CONSIDERABLE

 SOME



Post and Telegraph Office

Elements of Significance

Exceptional Significance

- The setting
- All exterior presentation
- External and internal walls
- Timber doors, windows and vents (sash and casement on all elevations)
- Metal fixtures and fittings (eaves brackets, nuts and bolts, plaques, vents, letterbox)
- Two-storey verandah
- Original interior fabric (all structural, decorative parts and galvanised ceilings)

Some Significance

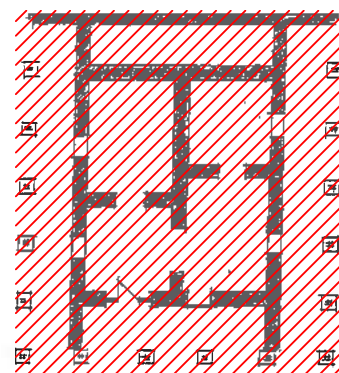
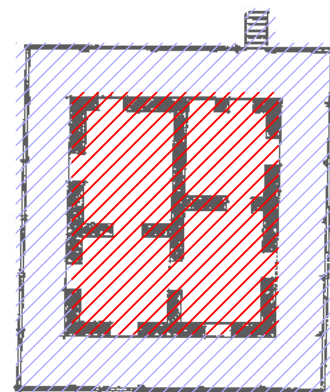
- New roofs that contributes to the overall significance of the precinct, in shape and materials that match original and archival survey
- Rainwater system
- Existent concrete floors (internal and external)
- Water tanks and stands around the building

Little Significance

- New special lighting

Intrusive

- All fluorescent lighting

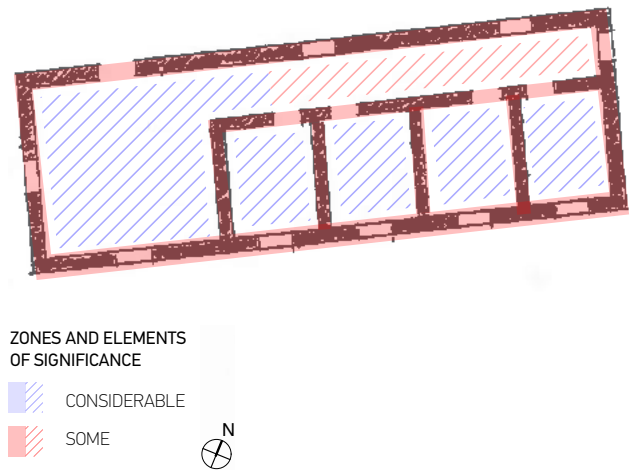


ZONES AND ELEMENTS OF SIGNIFICANCE

- CONSIDERABLE
- SOME



Gaol
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> • The setting • All exterior presentation • External and internal walls • Timber doors, windows and vents (sash and casement on all elevations) • Metal doors and windows (bars) • Metal fixtures and fittings (eaves brackets, nuts and bolts, plaques, vents) • Corner flues • Original interior fabric (all structural, decorative parts and galvanised ceilings)
Some Significance
<ul style="list-style-type: none"> • New roofs that contributes to the overall significance of the precinct, in shape and materials that match original and archival survey • Rainwater system • Existent concrete floors (internal and external)
Little Significance
<ul style="list-style-type: none"> • New special lighting
Intrusive
<ul style="list-style-type: none"> • All fluorescent lighting • Metal fencing and power generator



Customs House and Bond Store

Elements of Significance

Exceptional Significance

- The setting
- All exterior presentation
- External and internal walls
- Timber doors, windows and vents (sash and casement on all elevations)
- Timber roof structure (all structural and decorative parts) and roof sheeting
- Rainwater system
- Metal fixtures and fittings (eaves brackets, nuts and bolts, plaques, vents, letterbox)
- Chimneys and respective fireplaces
- Interiors fittings and fixtures
- Original interior fabric (all structural, decorative parts and galvanised ceilings)
- Floor channel grill

Some Significance

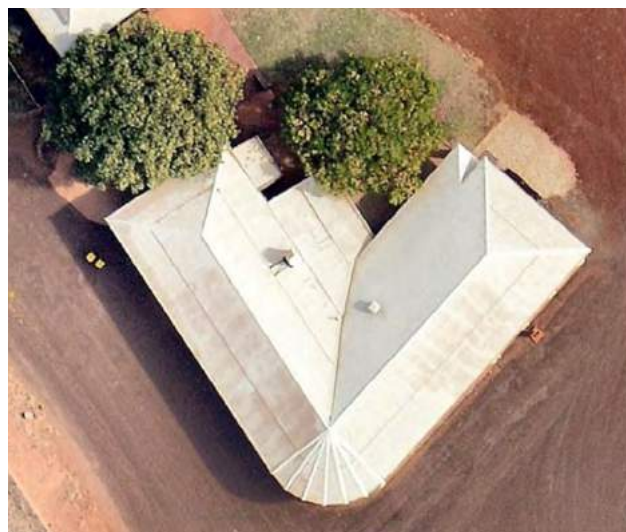
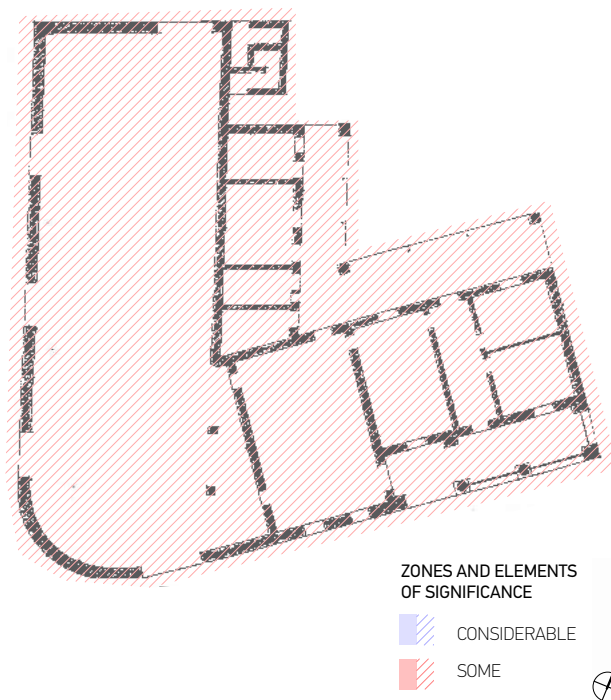
- Existent concrete floors (internal and external)

Little Significance

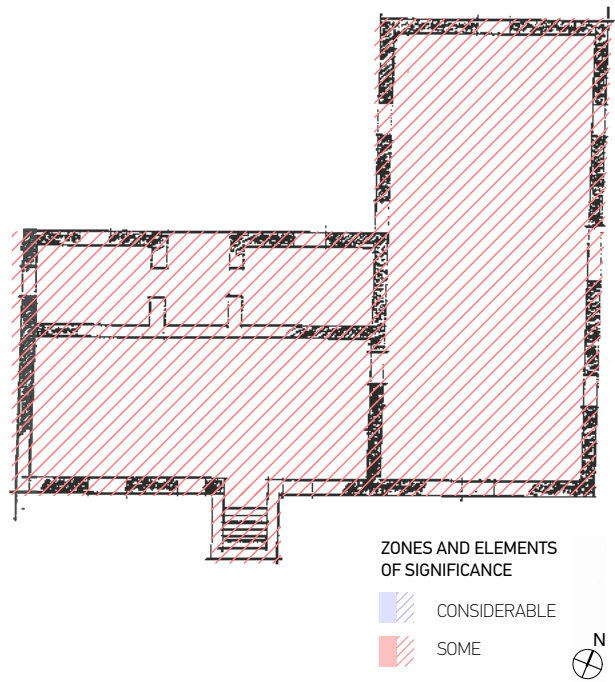
- New special lighting
- More recent bathroom, cafe and kitchen facilities/ installations
- Toilet block
- Water tank and its metal structure inside room 11

Intrusive

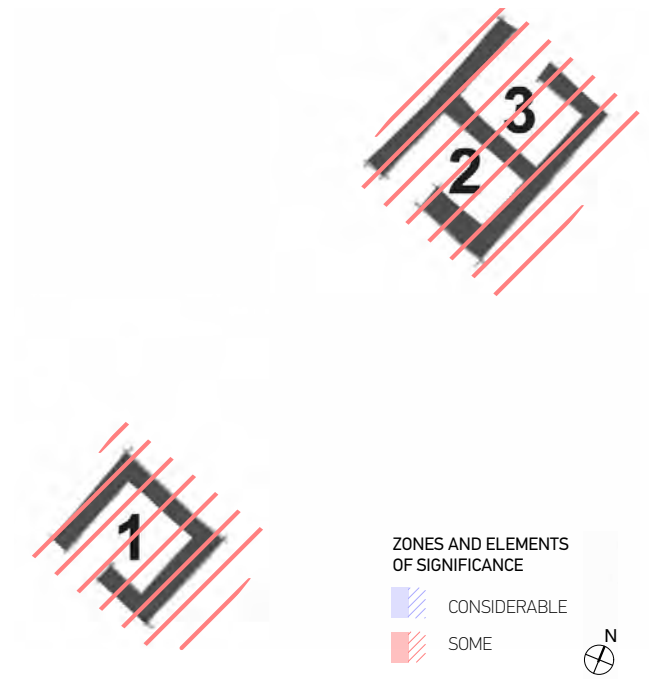
- All fluorescent lighting and fans
- External air-conditioning units and fences
- Partition wall in toilet blocks
- Windows with metal frame and flyscreen doors not black frame and mesh (Crimsafe or similar)



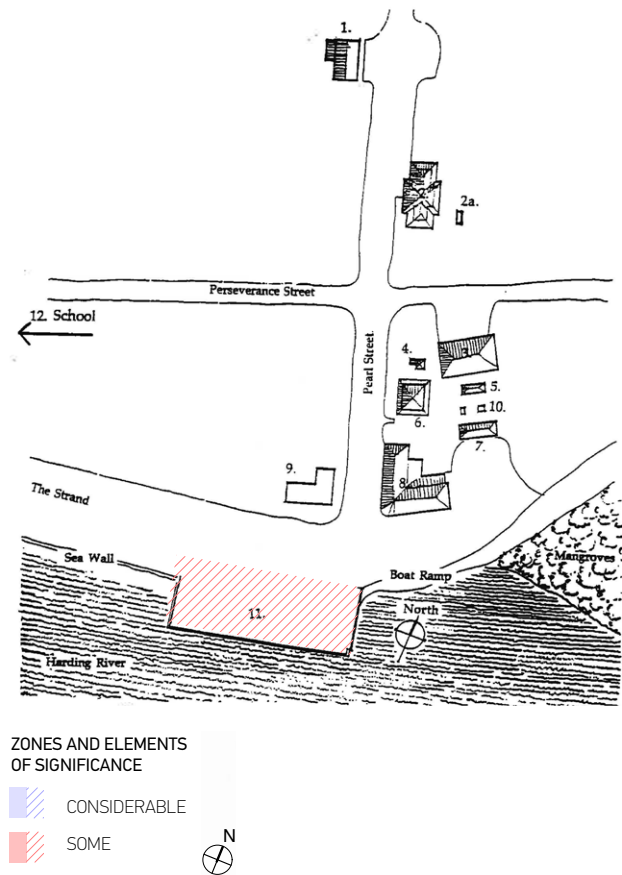
Mercantile Store
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> The setting All exterior presentation External and internal walls
Some Significance
<ul style="list-style-type: none"> None
Little Significance
<ul style="list-style-type: none"> Metal fence around
Intrusive
<ul style="list-style-type: none"> None



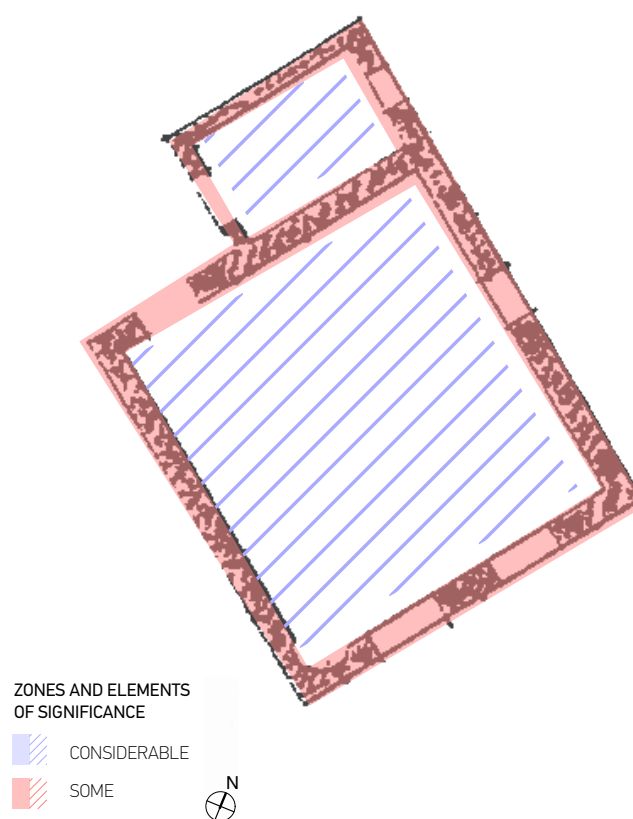
Outbuildings
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> The setting All exterior presentation External and internal walls
Some Significance
<ul style="list-style-type: none"> None
Little Significance
<ul style="list-style-type: none"> None
Intrusive
<ul style="list-style-type: none"> None



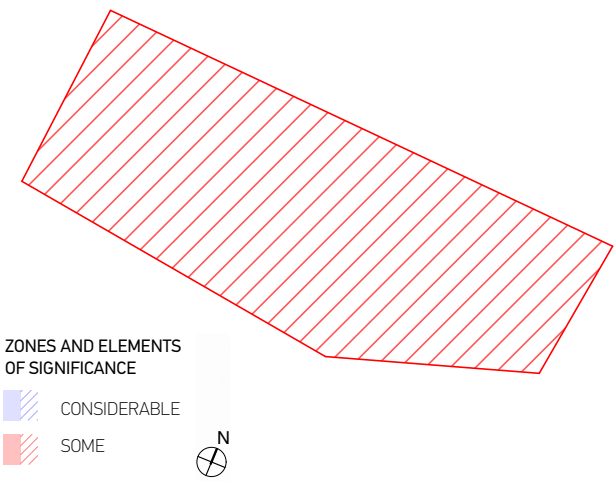
Wharf
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> The setting All exterior presentation Soil infill
Some Significance
<ul style="list-style-type: none"> Cement capping
Little Significance
<ul style="list-style-type: none"> None
Intrusive
<ul style="list-style-type: none"> None



School
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> • The setting • All exterior presentation • External and internal walls • Timber doors, windows and vents (sash and casement on all elevations) • Metal fixtures and fittings (eaves brackets, nuts and bolts, plaques, vents) • Chimneys and respective fireplace • Timber floor and associated structure • Original interior fabric (all structural, decorative parts and galvanised ceilings)
Some Significance
<ul style="list-style-type: none"> • New roofs that contributes to the overall significance of the precinct, in shape and materials that match original and archival survey • Rainwater system • Existent concrete floors (internal and external)
Little Significance
<ul style="list-style-type: none"> • New special lighting
Intrusive
<ul style="list-style-type: none"> • None



Cemetery
Elements of Significance
Exceptional Significance
<ul style="list-style-type: none"> The setting All exterior presentation All cemetery parts, graves, objects and bodies Wrought metal fences around graves
Some Significance
<ul style="list-style-type: none"> Landscape features (rocks, paths and plantings)
Little Significance
<ul style="list-style-type: none"> None
Intrusive
<ul style="list-style-type: none"> None



7. Conservation Policy

Based on the statement of significance and the evidence presented in the previous sections, this Conservation Policy section seeks to address how to reveal and retain the significance of the place, identify feasible and compatible uses, meet statutory requirements and work within procurable resources.

The heritage significance of Cossack gives rise to a range of responsibilities and needs, ensuring that the heritage values of the place are conserved, managed and interpreted for present and future generations. Where values are understood, celebrated and cared for by the site managers, visitors and all stakeholders involved. The policies in this report consider how to protect and enhance local cultural values, and also to discuss items that may adversely impact on local significance. This section also discusses the physical setting and condition of the place, the archaeological potential, statutory requirements and considers a compatible future use, including the environmental pressures placed on buildings in this location.

Major issues considered in this section were related to the extreme environment and remoteness of the area. Definition of management approach, maintenance, repairs or more extensive adaptation works were considered with the heritage significance of the place in mind. Additionally, Cossack's social value needs to be carefully considered and fully respected in the management of the site. Part of this involves recognising and respecting the interests of the diverse communities and groups, and ensuring heritage management processes involve everyone.

Archaeological investigations, interpretation and site protection should be included into any development proposals affecting the area. The archaeological potential of Cossack, providing evidence of earlier uses and occupiers of the grounds and recognising their valuable contribution to the development of the area, presents an opportunity to support a wide recognition and understanding of the site's interesting history, relevance and its heritage significance. All interventions on site need to take into account the constraints of the least impact on heritage values and vistas, both as a precinct and individually.

Key policy statements are:

- Vistas of the Cossack Town Site Precinct enhances the remoteness of the place, and it should be conserved with minimum degree of change
- Archaeological remains should be documented, revealed, conserved and interpreted in conjunction with the Town Site Precinct
- Where further development might occur it should be in accordance to Cossack Development Guidelines (City of Karratha, 2015) and Cossack Coastal Hazard Risk Management Adaptation Plan (City of Karratha, 2017).
- Development should be sensitive to the Cossack Town Site Precinct in a sympathetic manner and respecting heritage values
- The installation of renewable energy systems on existing buildings is becoming more common and needs to be carefully considered in relation to the potential impact on the setting and building fabric.
- The management and implementation of these policies shall be carried out through the City of Karratha, assisted by a Cossack Advisory Group who will advise the City on matters covered in this policy.
- A Traffic Management Plan for roads and parking should be prepared, avoiding parking on the wharf, or close to heritage assets.

The policies for each element of the place are set out in the following sections. Each policy, or set of policies refers to its relevant source.

Refer to Figure 55 - CHRMAP Precincts

7.1 Future Management Approach

The future approach to Cossack depends on decisions we take today. Part of Cossack's buildings became ruins because of the multiple cyclones that affected the area, they become disused or lack of maintenance. Many of the ruins and archaeological sites in Cossack today are located in private properties, where owners would like to use the area for holidaying. Those heritage assets can be a challenge for property owners and managers due to their poor conditions and remoteness. However, they can also be profitable assets to the community, when considering the tourism opportunities generated by the cultural asset. To achieve that, it is needed a more flexible and creative approach towards development in Cossack.

 CHRMAP Precincts



Figure 57. CHRMAP Precincts

To Australian Heritage Council (2013), “a heritage ruin is defined as a place that currently, through abandonment, redundancy or condition, is disused and incomplete, is usually no longer maintained and appears unlikely to regain its original or a substantive use, function or purpose other than interpretation.”

The Burra Charter (ICOMOS 2013), defines place as “meaning: site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.”

Cossack is managed by the City of Karratha, with a manager living on site. It is open from April to December, with the peak in July during the Cossack Art Awards, attracting thousands of visitors each year for a three-week exhibition period. January to March Cossack is closed. This is the cyclone season and weather can be very harsh there. Cossack is part of our Australian history, as a frontier settlement representing colonial expansion times. It also represents Western Australian’s multiculturalism, the evidence of an early multicultural society and the accommodation of cultural diversity. It also holds an intangible historical value representing the impact on Aboriginal people forced off their traditional lands, imprisoned and judged in the town. This long history has enriched the place with many historical remains, from buildings to archaeological remains.

Some of Cossack’s structures were well maintained throughout the years, and have high level of authenticity and integrity such as the Bonds Store, Customs House, Wharf and Court House. Others had their roofs completely redone and parts of their walls reconstructed, diminishing their level of authenticity, but still holding a moderate level of integrity such as the Police Quarters, Galbraith’s, Post and Telegraph, Gaol, Bakehouse and the school. Others are treated as ruins and maintained in a way that they will not deteriorate further, such as the Outbuildings, Merchant’s store, and part of the archaeological sites that encompasses slabs and structures, shipwrecks and the cemetery; all with a high level of authenticity and integrity.

Buildings in Cossack have been on numerous occasions, hit by storm surge and cyclones, being the main reasons for its abandonment. Despite this, the condition of the Town Site generally is good. The site is clean, trimmed and buildings are well kept, retaining social and historical heritage values through interpretation and community use. As per the Heritage Council of Western Australia (2006) “Cossack Town Site Precinct is rare in Western Australia as a site that provides substantial evidence of the development of a frontier settlement over a period of forty years. (Criterion 5.1)” It is significant for aesthetic, historic, scientific, social value for past, present or future generations, therefore Cossack Town Site Precinct, the archaeological remains

and shipwrecks have sufficient cultural significance to warrant recognition, listing and protection.

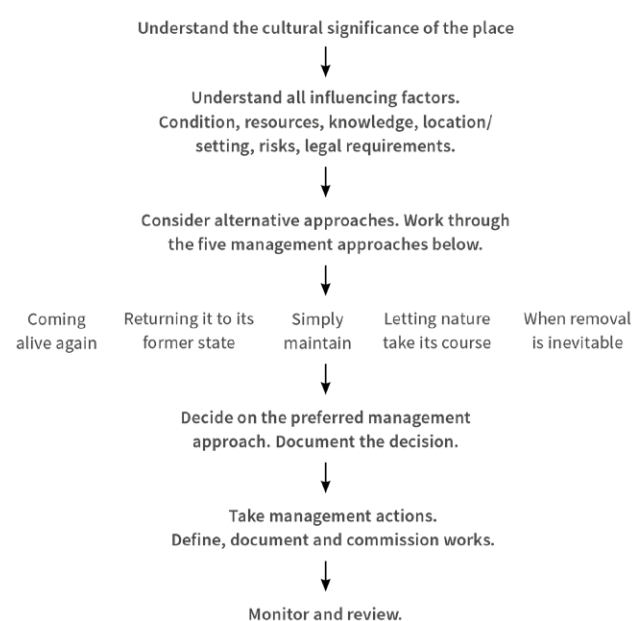
The inevitable wear and tear of the years may have changed the fabric of the place but not reduced its heritage significance. Its landscape is of picturesque qualities in a serene setting and historical fabric which symbolise its considerable cultural value, sufficient to demonstrate the identified values.

Approaches to Cossack Town Site Precinct

A management regime for Cossack Town Site Precinct needs to reflect its values, location, condition and the community’s management expectations. It includes the identified buildings, ruins and archaeological sites listed in the previous sections of this report. Cossack’s remoteness leaves limited opportunities for establishing a viable economic future to the town, mainly focused on the tourism industry. They are therefore, largely dependent on external (usually public) funding and expertise.

Cossack is central to the local community, and there is a need of a management strategy for the protection of its local values. Knowledge and specialist skills are required to manage all heritage assets of Cossack and these may also be difficult to source, so a community-led approach can help to foster new ‘ownership’ for a heritage place.

To assist on the decision on which approach to use requires the heritage manager to work through a series of steps, as described below. These are based on the approach suggested in the Burra Charter and its guidelines (ICOMOS 2013), and in the Ruins: A Guide to Conservation and Management (Australian Heritage Council 2013), as per table below.



The Burra Charter provides a sound approach to recognising the heritage significance of a place and defining how these values can be retained, considering key factors such as condition, available resources and legal requirements. According to the Australian Heritage Council (2013), there are generally five different management approaches to heritage ruins as outlined above, and three would be applicable to the Cossack Town Site Precinct. Some places may require a combination of these approaches or a unique approach may need to be developed. Each approach involves specific types of conservation action and a different level of intervention.

The Cossack Town Site Precinct has a diverse range of cultural heritage assets, and the *Coming Alive Again* is the preferred approach and is the approach currently being used by the City. It involves actions and strategies designed to enable the place be used and continue to be alive. In light of this, some buildings were reconstructed to enable its use, such as at Galbraith's, School, Post and Telegraph, Bakery and Gaol with its roof and walls reconstruction. The Returning to a Former State approach applied on those buildings, allowed them to return to their visual integrity and to have a new use of interpretation and exhibition centres.

The *Simply Maintain* approach has been used on the main ruins, keeping a place as it is and stopping further deterioration; such as the Outbuilding and the Merchant's Store, and also the Cemetery. The management approach Letting Nature Take Its Course has been used at all archaeological sites. Fortunately, the When Removal is Inevitable approach was not used to date, and no demolition was necessary, guaranteeing the visual authenticity characteristic of the town.

The significance of Cossack does not rely solely on the existing building fabric, but in the precinct as a whole, such as by being a frontier settlement, Western Australia's first pearling industry and as an evidence of the impact of European settlement on Aboriginal communities. The HCWA also lists the significance associated with outstanding figures in the early development of the Pilbara region, the evidence of an early multicultural society, the establishment and sustainability of Roebourne and the spread of settlement into the hinterland; the significant archaeological potential of the site and of course, the notable group of public buildings.

The appropriate approach for Cossack is the one that overarches the diverse range of values of the place. There is a lot of information on the site, and archival documentation that allowed the reinstatement of the roofs of some of the buildings, as discussed previously. New uses to the buildings is essential, so the Town Site can generate some funds, and adaptive re-use needs to be in accordance with the Burra Charter, and respecting the place's significance.

It is essential to involve local communities and cultural groups in decisions that affect the Cossack Town Site. It is recommended the formation of a management group that includes a representative of stakeholders involved, including communities and cultural groups that may have connections with Cossack. Those communities and cultural groups may include site owners, descendants of European, Afghan, Chinese, Japanese, Malaysian, Filipino and Aboriginal peoples, including Ngarluma and others aboriginal groups with connection to land. Likewise, "the wider community should be consulted to encourage voluntary involvement and support to build their understanding of the management process and options" (Australian Heritage Council 2013).

Considering the aforementioned approaches, there are three possible scenarios to Cossack Town Site Precinct. These are:

- Coming alive again
- Simply maintain
- Letting nature take its course

Coming Alive Again

This is the preferred approach by the City, and suggested approach by Cossack Development Guidelines (City of Karratha, 2015) and Cossack Coastal Hazard Risk Management Adaptation Plan (City of Karratha, 2017). It considers a proactive approach on preserving the site, maintaining buildings proactively, investing in adaptive re-use of existing buildings to bring life back to the Town Site. It includes the incentive to build in the privately owned lots, rebuild a sea wall to delay erosion and develop the site to accommodate more permanent structures on areas not affected by coastal hazards. To the heritage precinct, it would include possibly providing a general store, interpretation centre and tourism infrastructure in the heritage buildings.

Simply Maintain

Some places can be left as they are. Cossack has some buildings that were repaired and conserved to adapt to new uses and at the same time reflecting, respecting and evoking past times. A visitor at Cossack can experience the remoteness and the incredible landscape, and at the same time understand the significance of the place by the careful reconstruction performed in the recent past. The Simply Maintain approach is what the city is doing now.

"Simply maintain means preservation—'maintaining the fabric of a place in its existing state and retarding deterioration'. This is the best approach where the existing fabric or its condition is vital to understanding

the significance of the place or where not enough is known about the previous state of the place to enable restoration or reconstruction” (Australian Heritage Council 2013).

The *Simply Maintain* approach involves maintenance and regular protective care of the place and its setting, undertaking minimal repairs to guarantee the integrity and safety of the structures; being it a building, a ruin or an archaeological asset. Cossack Town Site Precinct has its significance as a frontier town, in a harsh environment where the *Simply Maintain* approach would reinforce the aesthetic value of a remote and deserted town, and yet documented and interpreted accordingly. Periodic monitoring and expert advice may be required to ensure the continued preservation of heritage fabric and its associated values (Australian Heritage Council 2013).

If this approach is considered, the heritage assets would be maintained with little change and only areas not affected by coastal hazards would be prepared to accommodate temporary structures. Interpretation centre and minimum tourism infrastructure would be proposed to the heritage buildings.

Letting Nature Take Its Course

This is least preferred management scenario, however Cossack was abandoned a number of times and also devastated by cyclones. As highlighted by its statement of significance, *“the precinct is testimony to the rigours of frontier life and contains major evidence of the response of European settlers to a remote environment characterised by scarcity, climatic extremes and the hazards of cyclones and tidal surges” (HCWA, 2017)*. According to the Cossack Coastal Hazard Risk Management Adaptation Plan (City of Karratha, 2017), part of the Town Site precinct will be eroded in the next 100 years, *The Letting Nature Take its Course* approach gives the opportunity to the environment to claim back its course, as it happened in the past, and the town slowly fade away. This approach would give opportunity to further research on climate change, to record and interpret the site as a scientific study.

The remoteness of the site increases the cost of assessing and repairing the fabric; even engaging a suitably skilled heritage professional is a costly exercise, reinforcing the scarcity and remote environment of the place. This is a good approach if the City is experiencing financial stress, and investment is too grand.

This management approach needs to be carefully considered as to avoid causing risk to the public, to adjoining property or to other heritage values. If in the process of decay, a place could collapse and damage life or property, *Letting Nature Takes Its Course* may not be

acceptable. Restrictions on access may be needed or the removal of the elements which create risks. While this is a rare circumstance, a ruin may by its presence or associated hazards be adversely affecting the heritage values of its wider setting (Australian Heritage Council 2013).

If this approach were considered, the heritage assets would be maintained only to avoid collapsing. They would be fully documented for archival purposes. Tourist development and accommodation would not be built or would be limited to areas not vulnerable to coastal hazards. No development on freehold lots. Interpretation centre and minimum tourism infrastructure would be proposed to the heritage buildings, however with an evacuation management plan in place.

Policy 1.1 A management approach should be defined by the City of Karratha, in conjunction with the Heritage Council of Western Australia and relevant stakeholders.

7.2 Policies General Items

Acceptance of Approach

Conservation policy is guided by the assessment of significance of the place as outlined in this conservation plan.

Policy 2.1 The assessment of significance for the place and its component elements as outlined in this document should be accepted as the basis for the conservation and planning for each building.

Policy 2.2 The policies recommended throughout this document should be endorsed as a guide to future work by those responsible for managing the place.

General Approaches to Levels of Significance

The levels of significance provide a guide to conservation actions. Greater care is to be taken for fabric and elements of more significance. Adaptation, and in some cases, removal of fabric is possible for elements of lesser significance. Amelioration of the impact of intrusive elements should also be considered.

Policy 2.3 The greater the significance of a fabric or a feature of a place, the more care should be taken in actions, which may affect it.

- Policy 2.4 Items identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overall aims of the conservation policy.
- Policy 2.5 Items identified as having some significance should be retained and conserved, where possible. If removed, their significance should be recognised through an archival record.
- Policy 2.6 Items identified as having little significance may be removed or modified. The visual impact of items identified as intrusive should be ameliorated.

Use of the Burra Charter

The Australia ICOMOS Burra Charter (2013) sets out the principles for the conservation of heritage places in Australia. It forms an important reference document for the present and future custodians of each building and may assist in resolving any issues relating to the conservation of the place that are not explicitly dealt with in the conservation plan.

- Policy 2.7 In addition to this conservation management plan, the principles and processes set out in the Burra Charter should be used to inform decisions relating to the conservation and ongoing management of change of each building.
- Policy 2.8 The conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter), as revised in 2013.

Expert Advice

Caring for a culturally significant place requires expert skills. The input of people with expertise in specialised areas of conservation may also be needed from time to time.

- Policy 2.9 Any proposed works to the significant elements of the place should be considered with the input of a recognised heritage practitioner and appropriate specialist advice should be sought as required.

Review of the Conservation Management Plan

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

- Policy 2.10 A review of this conservation management plan should take place on a regular basis and the plan updated, if required.

Records

The need to keep publicly available records about places of cultural significance is guided by the Burra Charter. If maintained and added to over time, the records will continue to be of use to future generations. In addition, the preparation of archival records is an important component of heritage management.

- Policy 2.11 A record of actions that have affected the place should be maintained by the owner.
- Policy 2.12 A copy of this conservation management plan should be placed in the Battye Library of Western Australian History at the State Library (WA), the Karratha Public Library, and the Heritage Council of Western Australia's library.
- Policy 2.13 The preparation of archival records prior to any major change provides an invaluable research tool for future generations and should be undertaken with care.
- Policy 2.14 The statement of cultural heritage significance as set out on session 4 of this report, together with the assessments in the source documents, should be accepted as one of the bases for planning.
- Policy 2.15 The policies and options set out in this document should be endorsed as the guide to the planning and development of the place.
- Policy 2.16 It is important that all decisions regarding future actions at Cossack be guided by advice from appropriate professional conservation Consultants.
- Policy 2.17 All development affecting the registered precinct should be referred to the Heritage Council under s11 of the Heritage of Western Australia Act 1990.

Management

Custodian

The custodian of the site is the City of Karratha who administers and manages the site under a lease from the Crown through the Heritage Council of Western Australia for the purposes of “preservation and enjoyment of historic buildings and monuments”.

Objectives

The objective of these policies is the retention of the cultural significance of the place.

New Development

New development in the Town Site shall be in accordance with this report, Cossack Development Guidelines (City of Karratha, 2015) and Cossack Coastal Hazard Risk Management Adaptation Plan (City of Karratha, 2017), and the City of Karratha Management Plan for the site and the Local Planning Scheme N.08.

Administration

These policies shall be adopted and implemented by the City of Karratha Management and interpretation of the existing fabric of the place shall be in accordance with this CMP and shall be the responsibility of the City of Karratha.

Organisational Structure

The management and implementation of these policies shall be carried out through the City of Karratha, assisted by a Management Committee who will advise the City on matters covered in this policy. The composition of this committee shall have representation from the local community, the business sector within the City, the City of Karratha and the Heritage Council of Western Australia.

The appointment and term of representatives shall be as fixed by the City in consultation with the Heritage Council of Western Australia. There will be a maximum of twelve and a minimum of eight members and the Chair will act for a term of two (2) years. The Chair may be reappointed for a second term at the discretion of the City. Up to two (2) representatives of leaseholders in the Town Site may be appointed.

The Cossack Management Committee shall have an executive secretary who shall be an employee of the City of Karratha and the administrative support shall be provided to the committee through the executive secretary.

The Cossack Management Committee shall be responsible for implementing the necessary programme of works to maintain, conserve and improve the place according to this CMP and to seek funding and generate revenue

to sustain this work. In the preparation and supervision of work program to ensure appropriate conservation of the significance of the place, the Cossack Management Committee shall engage a heritage consultant approved by the Heritage Council of Western Australia or a member of ICOMOS Australia.

Policy 2.18 A Cossack Management Committee shall be appointed to manage the implementation of this CMP.

Policy 2.19 The Cossack management Committee shall prepare a work programme to ensure the care, maintenance and enhancement of the cultural significance of the place.

Policy 2.20 The Cossack Management Committee shall engage heritage consultants approved by the Heritage Council of Western Australia or members of ICOMOS AU for the preparation and supervision of conservation works.

Finance

Cossack covers an increasing amount of its running and restoration costs from activities on site, but it is still reliant on government and municipal finance. The full-time site manager is employed by the City of Karratha, which provides other financial and administrative support. Studies should be undertaken to determine the feasibility of Cossack achieving economic self-sufficiency status: in what circumstances and within what time frame.

Policy 2.21 The composition of the Cossack Management Committee should reflect the need for heritage management expertise of the place and whether State Government agencies can assume an appropriate role.

Policy 2.22 The Cossack Management Committee should seek appropriate partnerships with the private sector for the conservation of the Place.

7.3 Policies relating to Physical Setting

The heritage buildings make an important contribution to the landscape with this form, scale and detailing contributing a depth of character and sense of history to the local environment. The contribution these buildings make to the landscape should not be obscured or compromised by adaptation or change. The most important vistas should be preserved, respecting the sense of remoteness and isolation characteristics to this frontier town.

Site and Surrounds

Cossack is located within a rocky peninsula, and at time is virtually an island bound to the south east by Butcher Inlet (the mouth of the Harding River) and to the north west by tidal flats. Although only a few kilometres from the townships of Point Sampson, Wickham and Roebourne, Cossack is visible from none of these, and the approach via a long causeway gives the place an acute sense of isolation.

- Policy 3.1 The registered precinct should be amended to incorporate the whole of the area including archaeological sites and shipwrecks included in the buffer zone suggested.
- Policy 3.2 All associated sites not currently registered, including The Lazaret, Upper Landing and Settlers Beach, should be considered for entry in the Register of Heritage Places,.

Cossack Town Site Precinct

The study area also comprises the area of land contained within the Cossack Town Site Precinct (also referred to as Tien Tsin, Port Walcott and Butchers Inlet), which is listed on the State Register of Heritage Places. The Cossack Town Site Precinct contains the remains of built structures in the Town Site, including the Court House and Bond Store, Post and Telegraph Office, Police Station and Gaol, Customs House, Galbraith's Building, and land-backed wharf. These are concentrated along the historic Strand, Perseverance Street and Pearl Street. Much of the old Town Site is either ruined or removed, and revealed only as archaeological sites.

- Policy 3.3 The importance of conserving Cossack's isolated frontier town ambience should be carefully considered, embraced and not diluted as part of future change.

Cossack receives thousands of visitors each year which who are drawn into the area for activities such as fishing, historic attractions and the scenery, and those attending functions in the Bond Store and Art Gallery.

The original roads in the township were suggested to comprise sandy tracks in places reinforced with limestone beach rock. Today, the roads within the Cossack Town Site Cossack are generally paved with an earth colour stabilised paving, and should continue as such.

There is a need to facilitate and encourage visitor access for those fishing from the wharf, and for those visiting the historic centre. However, car parking should be provided on an area that does not interfere with the visual enjoyment of the buildings and their setting and does not interfere on the stability of buildings.

- Policy 3.4 A Traffic Management Plan for roads, traffic management and parking should be prepared, taking into account pedestrian safety, speed control, stability of buildings, dust control, aesthetically and historically appropriate signs, road and verge treatments. Car parking should be avoided on the Wharf.

Aboriginal Heritage

The Cossack Town Site Precinct contains three sites identified as a site of Aboriginal heritage value (Site 11536: Cossack Slaughterhouse, Site 925: Mount Beach Dune, and Site 8949: Settlers Beach, Cossack), which are listed on the Department of Aboriginal Affairs' (DAA's) Aboriginal Heritage Site Register.

The Cossack Town Site Precinct contains eight individual buildings recognised as being within the above-mentioned Aboriginal Heritage Sites. In addition, there are two rock art sites within the study area, with one on and the other behind Tank Hill that is likely to be affected by development. Moreover, the area might contain places of unidentified value, such as ceremonial and art places, resource-harvesting sites, camps and artefacts, that should be considered and respected.

It is an offence under the Aboriginal Heritage Act (AHA 1972) to disturb an Aboriginal Heritage site, whether it is registered or not.

"Aboriginal sites are places of importance and significance to Aboriginal people and to the cultural heritage of Western Australia. Aboriginal sites are significant because they link Aboriginal cultural tradition to place, land and people over time. Aboriginal sites are as important today as they were many thousands of years ago and will continue to be an integral part of the lives of Aboriginal people and the heritage of Western Australia."

- Policy 3.5 All development within the abovementioned sites are to comply with all relevant Acts, Regulations and Local Laws, including the Aboriginal Heritage Act 1972.
- Policy 3.6 Provision should be made to unidentified sites of Aboriginal significance. Development of any kind or nature should seek for Indigenous clearance.

Associated Places

Cossack's history is linked with that of Jarman Island, The Lazaret and Roebourne. The proximity of Jarman Island and The Lazaret to Cossack suggests that their joint management would be appropriate.

- Policy 3.7 Jarman Island and The Lazaret should be managed by the Cossack management body in accordance with the Conservation Plan for Jarman Island Light Station.

Visual Sensitivity

The two main aspects to the visual quality of Cossack are the sense of remoteness and isolation which adds to its abandoned frontier town landscape, and the setting of the extant public buildings.

- Policy 3.8 The most important vistas to the Cossack Town Site Precinct should be protected.
- Policy 3.9 No development should be permitted in areas where development would be visually intrusive.
- Policy 3.10 Development should be considered for areas where development would have minimal visual impact, subject to archaeological clearance of individual sites.
- Policy 3.11 Further analysis should be made of the visual impact of development in the heritage precinct. Any development in areas where the visual impact of development requires careful analysis, should also be subject to a Heritage Impact Statement prepared by a suitably qualified heritage practitioner.
- Policy 3.12 New development shall be in accordance with the Cossack Development Guidelines (City of Karratha, 2015) and Cossack Coastal Hazard Risk Management Adaptation Plan (City of Karratha, 2017).

Cyclone Hazard

Cossack is in a cyclone hazard zone which requires safeguards to resist strong wind speeds and a storm surge. In the case of emergency/ refuge, there is a need to have in place a strategy/ action plan in place, and all constructions need to follow Australian Standards for all works on the site in this regard.

In the care and maintenance of the fabric of the buildings and structures, all new structural or remedial work should be clearly located to be effective and evident as to its function without intervention into the original fabric unless absolutely unavoidable. New work should exist with its own integrity recognised. New or remedial work should endeavour to minimise its impact so as to be visually unobtrusive and not adversely affect the heritage significance of the place.

If an urgent action needs to be taken, such as in response to a disaster event, use the Burra Charter as a guide. A manager should attempt to understand significance and which elements contribute to that significance and document any urgent actions that had to be taken while working towards defining a management approach. In an urgent situation, the best approach is to safeguard any elements that might be at risk.

- Policy 3.13 An evacuation management plan should be prepared. Buildings should be inspected to determine whether special cyclone protective measures, such as anchors and purlins properly anchored are in place.
- Policy 3.14 All constructions in the Cossack Town Site need to contain cyclonic resilient design strategies, and need to follow Australian Standards for all works on the site in this regard.

7.4 Policies Arising from the Physical Condition of the Place

The conservation works schedules contained in this report address issues that are, or have the ability to, affect the significance of the building. It also identifies where and the restoration and reconstruction of the elements that have been eroded or lost should be undertaken to enhance the buildings' significance.

Not all elements of the buildings are significant, and in some instances, removal of elements rather than conserving them, may be appropriate. The recommendations are focussed on conservation, and to a degree, on improving the presentation of each building. Further works will be required, in association with adaptation, for new purposes. Some choices on when to phase these works will also be guided by future use requirements

General Policies

There are typical requirements across all the buildings and the following policies should be considered when dealing with each building:

- Policy 4.1 The significant building fabric, relating to all buildings within the Cossack Town Site Precinct should be conserved. Where original fabric is in a deteriorated condition and cannot be conserved, it should be replaced with material, which matches the original as closely as possible.

- Policy 4.2 Building fabric that has been introduced since the original construction of the building represents the ongoing adaptation of the place and site over time as part of its ongoing evolution, and is of varying degrees of significance. New adaptations, should be proposed by heritage experts and should include a statement of impact.
- Policy 4.3 Conservation work should be documented with plans and photographs. If sections of the building are removed or replaced, they should be recorded in a drawn and photographic form to archival standards.
- Policy 4.4 The conservation works set out in the conservation works schedule included within this conservation management plan should be undertaken during future development.

Maintenance

Before and after undertaking a suite of conservation works undertaken decay mechanisms that have on-going affect should be arrested and made good. Notwithstanding, the continuous protective care of the place, and its setting, is an important aspect of the care and protection of these buildings.

In addition to the usual forces of deterioration and weathering, Cossack experiences two special hazards, the giant Darwin termite (*Mastotermes darwiniensis*) and cyclones, which have both caused serious damage to the town's buildings. As part of a restoration program in 1990/91, chemical barriers against termites were injected which have left core buildings in a sound condition.

- Policy 4.5 Regular termite inspections and follow up treatments should be undertaken in accordance with Agriculture Protection Board recommendations.
- Policy 4.6 Proper cyclical maintenance and repair, in accordance with the recommendations of the reports on all buildings, should be accepted as the single most important part of the conservation program.
- Policy 4.7 All buildings should comply with the relevant fire and health regulations, consistent with conservation requirements. Where fulfilling a legal requirement conflicts with a conservation objective, a compromise should be negotiated under s34 of the Act.

- Policy 4.8 Maintenance includes informed supervision of minor and major works and regular monitoring in order to reduce or prevent the deterioration of the physical fabric.
- Policy 4.9 All tenants should be made aware that the building they use is on the City of Karratha's Statutory heritage list and a conservation plan has been prepared to guide conservation and change.
- Policy 4.10 The restoration and maintenance of the cemetery should be undertaken, including the repair of the memorials and the fence without detracting from the simplicity of the place as it exists.
- Policy 4.11 Research should be undertaken into the names and grave locations of Cossack burials, and a sign placed outside the fence, close to and parallel with its long south west margin.

Tramway

Evidence of the Cossack-Roebourne tramway exists in the remnant of the 1895 station on Douglas Street and in the remains of the 1887 right of way at the north-western end of Pearl Street. Some years ago, Hamersley Iron sponsored the reinstatement of the line from Douglas Street towards Roebourne. About 200m of heavy rail was laid and some rolling stock placed on it near the Schoolhouse. The end result has no historical relevance and is visually intrusive.

- Policy 4.12 The heavy rail and rolling stock should be removed as soon as possible.
- Policy 4.13 Further archaeological research should be undertaken to determine whether remnants of the tramway exist in the town. The tramway routes should be identified by markers set into the road surface or by an unobtrusive line system along the route.

7.5 Policies Relating to Archaeological Potential

The State Heritage of Western Australia suggests policies relating to the archaeology of a place, addressing any known or potential archaeological issues within the study boundaries and the management of these sites during any future works. It identifies the requirements for managing the areas or elements of different levels of significance, as identified under Section 6 of this report. They are:

For areas of exceptional significance, the area should not be disturbed except in the event of a professional archaeological excavation with a comprehensive research plan.

For areas of considerable significance, disturbance of the area should be avoided where possible. Where disturbance cannot be avoided, an archaeological examination should be undertaken prior to other works taking place. An appropriately qualified archaeologist, who may conduct an architectural excavation or test pit where appropriate, should carry out the assessment.

For areas of some significance, disturbance of the area should be avoided where possible. Where disturbance cannot be avoided, an archaeologist should be present when works are undertaken in order to identify and/or collect material of archaeological significance. The archaeologist shall assess whether a watching brief is appropriate, with the aid of a test pit where necessary.

A contingency plan for sub-surface disturbance and subsequent uncovering of archaeological features/materials shall be in place to ensure appropriate treatment of archaeological matter.

The archaeological potential of Cossack is exceptional, that spans across many time phases, landscapes and cultural groups. Some of the archaeological assets of Cossack are located in private lands. Prior to any development or site disturbance, an archaeological assessment should be undertaken with an appropriately qualified archaeologist. Information gathered should inform design, and be detailed enough that the values of the place can be identified. Archaeological zoning places are an immediate constraint on development, as it requires virtually all of the lots overlooking the inlet to be archaeologically assessed prior to any development being considered. It is important, given the history of the site on which these assets are located, that archaeological investigations should be undertaken. Investigative works should be carried out in locations where there is little possibility of adversely impacting on conspicuous, significant locations. An appropriately qualified archaeologist should carry out the assessments, and the results could include:

- That there be no site disturbance in order to conserve the resource;
- That a portion of the site remain undisturbed in order to conserve the resource;
- That general disturbance be permitted, provided the site is fully documented and items of value removed to secure storage; or
- That the design of any structure be such as to conserve the resource.

Policy 5.1 Areas identified on session 2.5.3 of this report should not be disturbed except in the event of a professional archaeological excavation with a comprehensive research plan.

Policy 5.2 Prior to any development or site disturbance on Precincts 1, 2, and 3, the exact extent of the archaeological asset should be determined. An appropriately qualified archaeologist should carry out the assessment to precisely determine the archaeological resources and to recommend actions appropriate for their conservation.

Policy 5.3 Prior to any development or site disturbance on Precincts 4 and 5, where disturbance cannot be avoided, an archaeologist should be present when works are undertaken in order to identify and/or collect material of archaeological significance. The archaeologist shall assess whether a watching brief is appropriate, with the aid of a test pit where necessary.

Interpretation of some of the archaeological assets of Cossack is not as straightforward as for the Town Site buildings. Some are covered by vegetation and access is not straightforward. All heritage assets should be conserved and not allowed to deteriorate. Heritage values should also be balanced against occupational health and safety considerations and other legal requirements. Additionally, there could be unidentified archaeological assets; therefore, at each site disturbance proposed on the Heritage curtilage, documentation and monitoring must be ongoing. If an archaeological asset is discovered, works should halt until an appropriately qualified archaeologist determines significance. Principles underpinning good practice (Australian Heritage Council 2013):

- Understand and respect the heritage values of the place.
- Respect and understand the remaining fabric of the place.
- Recognise that past uses and associations may contribute to its heritage values.
- Assess values against the condition today, not a prior state.
- Involve communities and cultural groups, especially those with established associations or who may be affected by management decisions.
- Use the best available knowledge, skills and standards in managing heritage places.
- Use a logical process to determine management decisions.
- Document management decisions and make them public.

- Make essential interventions only—that are ‘do as much as necessary but as little as possible’.
- Monitor and report on the outcomes of actions taken.

Policy 5.4 The public should, if possible, be prevented from walking on the sites of exceptional significance

Policy 5.5 Appropriate interpretation should be prepared for all archaeological sites, and included in the Cossack Heritage Trail.

7.6 External Requirements

Cossack Town Site is managed by the City of Karratha in the context of Western Australia legislative framework. While much of the natural beauty of Cossack Town Site have long been recognised by its long history of developments it was not until the second half of the twentieth century that heritage listing and environment protection began to be formalised under a number of legislative and guiding mechanisms.

The statutory framework, which relates directly to the management, planning, protection, conservation and maintenance of Cossack Town Site are briefly outlined in this section.

Heritage Listings

In Australia, places of cultural significance can be officially recognised by entry into a list or register kept by government and community organizations concerned with the responsible management of this country’s cultural heritage. The following statutory lists apply to various components of these Heritage Buildings:

City of Karratha – listed in the City’s Register of Places of Cultural Heritage Significance

Policy 6.1 As the Cossack Town Site Precinct is entered in the City of Karratha’s Register of Heritage Places any proposals for change at the place will require Development Approval, a Heritage Impact Statement and will need to take into account the City heritage planning provisions and could be referred to the Heritage Council for advice.

It is recommended that future decision-making involves a consultative process between the owners, the City of Karratha.

State Register of Heritage Places

Policy 6.2 As the following places are entered in the State Register of Heritage Places, any proposals for change at the place will require Development Approval, a Heritage Impact Statement and will need to take into account the City heritage planning provisions and could be referred to the Heritage Council for advice:

- o Galbraith’s Store;
- o The Old Court House;
- o Police Quarters, Lockup and Service Buildings and Cookhouse;
- o Post and Telegraph Office;
- o Customs House and Bond Store;
- o Land Backed Wharf – Cossack;
- o Registrar’s Office and residence (The Mercantile Store);
- o Cossack School (ruins; and
- o Cossack Cemetery.

It is recommended that future decision-making involves a consultative process between the owners, the State heritage Office, and the City of Karratha.

Other Statutory Requirements

Fire safety regulations, Health Acts, the Australian Building Code regulations, and other constraints operating on any property also apply here, and the future uses of the place will be influenced by these requirements. Procedures for approval by the WA Fire Brigade should be followed for any proposed future use of the building. In order to ensure that statutory requirements are met with minimum interference to significant fabric and other heritage values, a process of negotiation should be undertaken.

Policy 6.3 Where elements have been assessed as having heritage significance, any works arising from requirements to comply with statutory regulations should be evaluated against this conservation management plan to ensure minimum impact on significant fabric. Professional advice should be sought to ensure that both safety and conservation issues are fully assessed.

7.7 Compatible Future Use

Ensuring the continued use of a heritage place is often the most effective way of ensuring its conservation. It is likely that some fabric will have to be altered to facilitate future uses. This should always be done with respect for the heritage buildings and elements of significance highlighted within this document.

Policy 7.1 The heritage buildings could be adapted for a range of new uses. It is likely that any new use will require changes to the fabric of the place. Uses that can be accommodated with minimal impact to significant fabric are preferred, however this must be balanced with the need to find a feasible ongoing use of the place.

Policy 7.2 The conservation policies within this document should be adhered to irrespective of the use to which the place is put.

Policy 7.3 Uses that allow some (controlled) public access to the significant heritage fabric are desirable.

Future Development

New work will become part of the history of the place and therefore it is important not to falsify or confuse the story by the introduction of 'faux' heritage. Whilst contemporary design responses are appropriate, it is important that such responses respect the heritage significance of the heritage buildings. In the case of a historical or archaeological asset is discovered on a site to be developed, design should follow the Cossack Development Guidelines (City of Karratha, 2015) and Cossack Coastal Hazard Risk Management Adaptation Plan (City of Karratha, 2017).

Item	Approach / Suggested future use		
	Coming Alive Again	Simply Maintain	Letting Nature Takes Its Course
Heritage Precinct (Zone 1)	<ul style="list-style-type: none"> Documentation Interpretation of stories Maintenance and repairs Indigenous healing ceremonies 	<ul style="list-style-type: none"> Documentation Interpretation of stories Maintenance 	<ul style="list-style-type: none"> Documentation Scientific research Interpretation of stories Light Maintenance
Archaeological sites (Zones 2 and 3)	<ul style="list-style-type: none"> Fully documentation Indigenous clearance Interpretation of stories Maintenance 	<ul style="list-style-type: none"> Interpretation of stories Maintenance 	<ul style="list-style-type: none"> Documentation Scientific research Interpretation of stories Light Maintenance
Freehold lots (Zones 2 and 3)	<ul style="list-style-type: none"> May allow construction of more permanent structures Indigenous clearance 	<ul style="list-style-type: none"> Buildings with shorter service life may still be able to be constructed in areas of vulnerable coastal hazards, and then move when risk become unacceptable Indigenous clearance 	<ul style="list-style-type: none"> May restrict development
Areas not vulnerable to coastal hazards (Zones 4 and 5)	<ul style="list-style-type: none"> May allow construction of more permanent structures Indigenous clearance 	<ul style="list-style-type: none"> Buildings with shorter service life may still be able to be constructed Indigenous clearance 	<ul style="list-style-type: none"> Overnight stays in a canvas shelter, caravan or motorhome

- Policy 7.4 Building over the archaeological remains may be possible subject to sufficient setbacks, including raised floor levels, and assessment of impact to significant fabric or context.
- Policy 7.5 Any new development should respect the form, architectural patterns and materials of the existing buildings, but should be readily identifiable as new work.
- Policy 7.6 Development in the zones 2 and 3 may be of an interpretation of the original shacks existent on the Town Site, with lightweight materials and temporary character. Interpretation should be based on archival survey and reviewed and approved by suitably qualified heritage professionals.

Heritage Impact Statement

A useful way of reviewing the effect proposed changes may have on the cultural significance of a place is to obtain a professionally prepared heritage impact statement. Such statements can be very valuable for conservation planning, as they can be specific in ways that this, or other conservation plans, cannot be. They also form part of any planning applications for the place.

- Policy 7.7 Heritage Impact Statements specific to proposals for new developments at the place should be prepared by suitably qualified heritage professionals, and any proposals modified in light of the findings.

Signage

The design and placement of signs on the heritage buildings requires careful consideration to be compatible with and not detract from, the heritage significance of the building. In some cases, new signs of a very traditional character are most appropriate, whereas in others signs should be clearly contemporary in design. Opportunities for placement of signs and acceptable media should be discussed with the City of Karratha and will require a development application.

- Policy 7.8 Signage should be designed in accordance with the City of Karratha Advertising Signage Local Planning Policy DP22.
- Policy 7.9 The importance of conserving Cossack's isolated frontier town ambience should be recognised when making decisions about development, signs, parking, road design and the routing of services.

Future Uses to Individual Buildings

Item	Approach / Suggested future use		
	Coming Alive Again	Simply Maintain	Letting Nature Takes Its Course
Galbraith's Store	<ul style="list-style-type: none"> Indigenous art workshop Arts centre 	<ul style="list-style-type: none"> Indigenous art workshop Arts centre 	<ul style="list-style-type: none"> Exhibitions and functions room
The Old Court House	<ul style="list-style-type: none"> Museum 	<ul style="list-style-type: none"> Museum 	<ul style="list-style-type: none"> Museum
Police Quarters	<ul style="list-style-type: none"> Administration Management Office First aid room 	<ul style="list-style-type: none"> Backpacker accommodation Manager's accommodation 	<ul style="list-style-type: none"> Backpacker accommodation Manager's accommodation
Bakehouse	<ul style="list-style-type: none"> Bakery Patisserie 	<ul style="list-style-type: none"> Interpretation centre 	<ul style="list-style-type: none"> Interpretation centre
Cookhouse	<ul style="list-style-type: none"> Support facilities for the Police Quarters Storage Workshop 	<ul style="list-style-type: none"> Bathroom Store facilities to backpackers 	<ul style="list-style-type: none"> Bathroom Store facilities to backpackers
Post and Telegraph	<ul style="list-style-type: none"> Art gallery Functions room Tourist shop 	<ul style="list-style-type: none"> Art gallery Functions room Tourist shop 	<ul style="list-style-type: none"> Art gallery Functions room Tourist shop
Gaol	<ul style="list-style-type: none"> Interpretation centre 	<ul style="list-style-type: none"> Interpretation centre 	<ul style="list-style-type: none"> Interpretation centre

Item	Approach / Suggested future use		
	Coming Alive Again	Simply Maintain	Letting Nature Takes Its Course
Customs House	<ul style="list-style-type: none"> • Exhibitions • Functions room • Café • Tavern • General store 	<ul style="list-style-type: none"> • Exhibitions • Functions room • Offices • Storage • Interpretation room • Cafe 	<ul style="list-style-type: none"> • Exhibitions • Functions room • Offices • Storage • Interpretation room • Cafe
Mercantile Store	<ul style="list-style-type: none"> • Ruin 	<ul style="list-style-type: none"> • Ruin 	<ul style="list-style-type: none"> • Ruin
Outbuildings	<ul style="list-style-type: none"> • Ruin 	<ul style="list-style-type: none"> • Ruin 	<ul style="list-style-type: none"> • Ruin
Wharf	<ul style="list-style-type: none"> • Reconstruct naval shed, based on archival survey. • Construction of a sea wall to retain shoreline 	<ul style="list-style-type: none"> • Fishing • Gathering area 	<ul style="list-style-type: none"> • Fishing • Gathering area
School	<ul style="list-style-type: none"> • Visitor Centre • Store • Ranger's office 	<ul style="list-style-type: none"> • Interpretation centre 	<ul style="list-style-type: none"> • Interpretation centre
Cemetery	<ul style="list-style-type: none"> • Interpretation of stories • Maintenance 	<ul style="list-style-type: none"> • Interpretation of stories • Maintenance 	<ul style="list-style-type: none"> • Interpretation of stories • Maintenance

Policy 7.10 When considering new uses for individual heritage buildings, it is important to ensure the original spaces and their arrangement/context in the building are respected. Any proposal to divide or partition the interior of the building should take this into account and if allowed, should only be on the basis of the work being reversible at some time in the future.

7.8 Policies Relating to Renewable Energy Systems

Services

Should upgrading of electrical and plumbing services be required or new services installed for any adaptive reuse care should be taken to minimise the potential impact to existing original fabric or finishes.

Policy 8.1 The provision of new services should be installed inconspicuously and should not have an adverse visual impact on the significant fabric and the character of significant spaces.

Renewable Energy Systems

The installation of renewable energy systems, such as solar panels, on existing buildings is becoming more common and needs to be carefully considered in relation to the potential impact on the setting and building fabric.

Policy 8.2 Solar panels can be discreetly fitted to the Heritage Buildings as long as there is no impact on their heritage significance.

Lighting

There exists an opportunity to enhance the presence of the traditional buildings by sensitively incorporating new lighting to highlight architectural features.

Policy 8.3 The façades should be enhanced with considered lighting, which highlights specific details and features of the façades.

General Development Guidelines

Options for the development of individual existing buildings are dealt with under significance of buildings. This part deals with the more general aspects of the development of the previously occupied or undeveloped parts of the Town Site. Constraints on the development of the place include:

- a. provision of services infrastructure;
- b. provision for cyclone hazard;
- c. archaeological sensitivity; and
- d. visual sensitivity.

Technical and economic aspects of the constraints (a and b) are not discussed in this conservation policy, which focuses on the impact of development on conservation values (c, and d).

Services

The provision of services to and within Cossack should be introduced and designed with respect of traditional delivery modes. Power, for example should be provided and reticulated along road reserves on poles with the lines supported on cross tie mounted insulators and street lamps bracketed off the pole at a point below the cross ties.

Water

The provision of water supply covers potable, non-potable (grey water) and fire fighting service. In the case of reticulated potable water, a high-level storage facility providing potable and fire fighting service exists on the hill on reserve 1728. While the current demand on this supply is not high, there will be a need for increased supply with the growth of visitor and residential development.

The separation of potable and firefighting service will need to be part of an expansion programme for the town service infrastructure as the towns service need grows. There may be a case for using water from the Harding River/Butcher Inlet pumped under pressure through portable/mobile units for firefighting purposes.

The provision of potable water is a high cost in this area and the use of non-potable (grey water) should be considered to alleviate the pressure for potable supplies. Grey water can be recycled, ground or saline supply sourced and is appropriate in certain circumstances for landcare, cleaning, fire fighting, low technology industrial use etc. The costs associated with this type of service will need to be assessed in the context of local water availability and technological capacity.

In all cases, the reticulation and main supply lines should be underground in accordance with standard practice. Similarly, all development should have regard for sustainable practice and employ water and energy efficient techniques and technology.

Power

Power supply will have a considerable visual impact of the town and therefore the routing of supply lines needs to be located along the traditional road reserves. Current supply is limited in capacity and this should be upgraded to full town supply capability when demand exceeds this capacity.

Power generation should remain an off-site facility but there should be emergency generation capacity within the Town Site located near the Town Site manager's accommodation. Where the demand is beyond existing capacity for special events, a temporary/ mobile generator could be provided in a location where noise and visual offence is limited.

Alternative energy (solar, wind, tidal) sources should be encouraged when technology is available at an appropriate cost and the equipment is not visually intrusive.

Gas

Gas supply may at some time in the future be reticulated town gas style and would need to be treated as water supply reticulation (i.e. below ground within road reserves and distribution depot/equipment located off-site). Bottled gas installations should be located so that they are not visually intrusive nor diminish the heritage significance of the place. Equally, the process of resupply/ servicing of these installations should also not have any negative visual impact.

Telecommunications

The supply and reticulation of telephone lines should follow traditional practice by being located on the lowest level of the power poles.

Where satellite dishes, antennae or remote sensing equipment is to be installed, the equipment must be located so as to be visually unobtrusive and have no impact on the heritage significance of the place.

Power supply, distribution exchanges or large service installations for telecommunication services should be located off-site or screened in an appropriate way in accordance with the Cossack Building Design Guidelines.

Where public telephone facilities are to be provided, the design and location should be either within a building or where external, of a respectful style to contribute to the historic ambience of the place. Signage associated with this function should also be carefully located and of sympathetic style (see Signage guidelines).

Sewerage and Liquid Waste Treatment

The treatment and disposal of effluent/ sewage from the town should be environmentally sustainable in the mid/ long term. Although a septic tank system exists, either a reticulated central treatment system should be installed or bulk collection for disposal off-site should be the mid/long term approach.

The treatment/ collection plant should not be visually intrusive and located in an area where smells are less likely to offend occupants or visitors. The design of superstructures associated with treatment installations should be subject to the design guidelines for buildings included in this policy.

Alternative disposal/ treatment systems should be given detailed consideration as demand for servicing increases from the current facilities. Prior to the current septic tank system being replaced or extended, biological/ solar systems should be investigated for long term appraisal and introduced if they satisfy all the appropriate criteria.

7.9 Policies Relating to Interpretation

It is important to provide the local and wider community with a deeper and more comprehensive understanding of the place. This conservation management plan provides a valuable source for interpretation of the place.

Policy 9.1 The historical and social significance of the various components of the place is such that interpretation media should be provided to convey these intangible values.

Policy 9.2 Any future interpretation should consider the range of potential audiences, select the most evocative and informative stories to be told and outline the most appropriate presentation to convey the cultural heritage significance in an engaging and innovative way.

Interpretation and Signage

Attractive, accurate and unobtrusive interpretation is essential if visitors are to experience Cossack in an informed and satisfying way. The elements of interpretation are signs, displays, brochures and other publications, video, and the spoken word (in person or on tape). Cossack has a high-quality museum of Cossack and the Hall family located in the Courthouse, a video, a single page general brochure, and a guide to the archaeological sites.

There are several sites in Cossack included on the Emma Withnell Heritage Trail. There are different types of interpretation signs and those needs to be standardised. The comprehensive information now available on the history of Cossack and its sites provides the basis for an excellent local heritage trail.

Policy 9.3 Displays and information in Cossack should focus on and interpret only items which have a strong association with the history of Cossack.

Policy 9.4 Signs should be of a standard shape; colour and lettering; and of the minimum size necessary for their function. Signs for public direction (toilets, exits, access) should be distinctive in their design from interpretive signs. Signs for interpretive uses and major information signs should be designed to use local stone as a thematic component.

Policy 9.5 External interpretive signs (buildings, sites, streets) should be as simple as possible (the name of a building, the number of a site) and placed so that they are not intrusive (inside a porch, on a small pillar near ground level). Additional information should be available inside the building or from a brochure cross referenced with the site sign.

Policy 9.6 All interpretive material should be carefully checked for accuracy, using the most recent research sources and, preferably, primary documentary research. The material should feature an identifiable Cossack style in its combination of lettering and colour.

Policy 9.7 A Cossack heritage trail should be developed, incorporating the Emma Withnell Heritage Trail (with dual signage where appropriate), including all significant archaeological sites.

8. Policy Implementation

8.1 Recommended Conservation Works Schedule

The document has been set out in general accordance with the format suggested by the State Heritage Office of Western Australia in preparing Building Condition Assessment Report.

As such, the condition is listed in line with the following rating:

A	Excellent	<ul style="list-style-type: none">No defectsAs new condition and appearance
B	Good	<ul style="list-style-type: none">Minor deteriorationSuperficial wear and tearMajor Maintenance not required
C	Fair	<ul style="list-style-type: none">DamagedWorn finishes require maintenanceServices are functional but need attention
D	Poor	<ul style="list-style-type: none">Failed but retrievableBadly deterioratedPotential structural problems
E	Very Poor	<ul style="list-style-type: none">Failed and not retrievableNot operationalUnfit for occupancy or normal use

It is envisaged that the future redevelopment of this site will be phased in line with available funding, therefore we have included a priority listing to help target works where they are most needed. They are prioritised as follows:

1	Immediate attention	Work required to prevent serious disruption of activities and/or may incur higher costs if not addressed within 12 months
2	Urgent	Works that need to be addressed between 12-24 months to prevent serious deterioration
3	Medium term	Works likely to require rectification within 3 years
4	Long term	Works that can be safely and economically deferred beyond 3 years

Ideally the external conservation works, identified as priorities 1-3 are best carried out at the same time to ensure the long term survival of the built heritage. If limited funds dictate a phased approach, then the priorities should be adhered to in the order shown.

8.2 Recommended Maintenance Works Schedule

Maintenance of each building includes informed supervision of minor and major works and vigilant attention to security in order to reduce deterioration and protect the place from the risk of fire, vandalism and theft.

The following maintenance program should be carried out by the owners or, through agreement, the occupiers of each building. Any repairs should be undertaken in accordance with the conservation policies and with appropriate specialist advice from professionals skilled in conservation work.

Weekly

- Ask cleaners/building users to report any defects they note, including broken windows or hardware, leaks in the roof etc.
- Check all firefighting equipment and detection devices are in operational order and ensure all points of egress remain clear
- Check doors and windows are locked and security systems are operational
- Change defective light bulbs and fuses and monitor the electrical system

Quarterly

- Inspect roof cladding, flashings and rainwater goods, repair as necessary. Ensure that all gutters are free of debris and check that gutters and downpipes flow freely
- Check all electrical fittings, switchboards, etc. to maintain in a safe condition
- Check all plumbing services for leaks
- Clean all light fittings

- Check all doors and door hardware is operational and repair or replace as required to ensure security and access requirements are met
- Check all windows and window hardware is operational and repair or replace as required to ensure security and access requirements are met
- Clean windows and concurrently check window hardware and ensure locks and hinges are in working order

Annually

- Inspect for termites and other vermin and treat as necessary
- Inspect structure for cracks and signs of movement or other failure and repair as required
- Check render finishes for deterioration and repair damaged elements
- Check joinery, metalwork and paint finishes for deterioration and repair damaged elements
- Check drainage systems to ensure in working order
- Carefully clean external brickwork to remove any harmful atmospheric deposits

9. Opportunities and Constraints

This section examines the constraints and opportunities arising from the heritage values present at Cossack Town Site. The conservation planning process established by the guidelines in the ICOMOS Burra Charter (2013) and the Australian Natural Heritage Charter require that any relevant opportunities and constraints be identified as part of the process for developing conservations policies for places of significance. Opportunities will be identified from the analysis of the fabric and history of Cossack, and constraints will be identified resulting from significance of the place. External factors, such as statutory and non-statutory controls are considered, including physical constraints.

The heritage significance of Cossack gives rise to a range of responsibilities and needs, ensuring that the heritage values of the place are conserved, managed and interpreted for present and future generations. Where values are understood, celebrated and cared for by the site managers, visitors and all stakeholders involved.

	Opportunities	Constraints
Heritage Landscape	Cossack is a place of exceptional heritage significance that should be conserved and managed in accordance with accepted conservation principles and practice.	Decisions about works, maintenance, repairs or more extensive adaptation works are constrained by the need to consider the extreme environment and remoteness of the area.
	The diverse occupation of the landscape and historical associations resulting from the long and continuous use of the landscape should be significantly reflected in the present landscape, recognised and interpreted where opportunities exist.	All interventions on site need to take into account the least impact on heritage values and vistas, both as a precinct and individually.
	The plantings, landscape features and views identified as making a high contribution to the aesthetic, social or historical significance of the grounds should be managed so as to retain their significance.	Cossack's social values needs to be carefully considered and comprehensively respected in the management of the site. Part of this involves recognising and respecting the interests of the diverse communities and groups, and ensuring heritage management processes involve them.
Archaeological	The archaeological potential of Cossack, providing evidence of earlier uses and occupiers of the grounds recognising their valuable contribution to the development of the area.	Archaeological investigations, interpretation and site protection should be incorporated into any development proposals affecting those areas.
Built heritage	The physical fabric is overall in fair condition, however there is an opportunity for upgrading and redesigning in a more heritage-sympathetic and sustainable manner with respect to amenities such as the toilets behind Courts House, the café and the accommodation quarters	There are operational constraints of infrastructure such as water and sewer services. Treatment and disposal of effluent/sewage from the town should be environmentally sustainable, and preferably power supply being of renewable sources.
	The buildings could support a range of uses without adverse impact on its significance. As an example, the Post Office could be backpacker's accommodation upstairs, and general store downstairs; Galbraith's could be the Aboriginal Cultural Workshops and Sales and Customs House the visitor's information centre, Café, reception for the accommodations on site, and others.	Public toilets are few on site, and the existing toilets need upgrading.

	Opportunities	Constraints
Aboriginal	There is an opportunity to engage the aboriginal cultural tradition with Cossack via further employment, involvement in the development and educating the public on the importance of the site to Aboriginal people.	The place needs to go through a healing process and cultural cleansing to allow the engagement of local Aboriginal communities.
	The creation of an Aboriginal Cultural Centre would be an asset.	As above.
	Cossack presents an opportunity for indigenous participation in employment and training. The potential cultural, art and tourism enterprises can build on local communities.	As above.
	There is an opportunity for a healing process and cultural cleansing with local indigenous communities, as part of repurposing the place and moving forward.	There is a need of preparation of an Aboriginal survey to identify the groups with connection to land before any kind of masterplan endorsement.
Tourism	The active interpretation of the heritage values of Cossack will support wide recognition and understanding of the site's interesting history, relevance and its heritage significance.	The lack of suitable accommodation options is a major constraint to increase tourism in the area.
	The active interpretation of the heritage values of Cossack will support wide recognition and understanding of the site's interesting history, relevance and its heritage significance.	The limited transport to the town poses as a constraint to Tourism.
	Cultural, eco- tourism and the connection with Jarman Island. There are opportunities to display the wealth of natural and environmental heritage present on the Island. There is also the opportunity of creating a regular ferry to the island.	The limited infrastructure currently in place is a constraint to increase tourism in the Town and Jarman island, including a landing jetty in the island.
	There is an opportunity for the creation of a caravan park and camping grounds.	A significant portion of the available land that could be used for development in Cossack is subject to seasonal flooding and archaeological findings.

10. Bibliography

- Anderson, Ross. 2013. First port in the Northwest A maritime archaeological survey of Cossack 25-30 June 2012. Western Australia: " Report-Department of Maritime Archaeology, Western Australian Museum- No. 297.
- BOM. 2017. Tropical Cyclones Affecting the Karratha/Dampier/Roebourne region. Accessed 2017. <http://www.bom.gov.au/cyclone/history/wa/roebourne.shtml>.
- City of Karratha. n.d. "Cossack Heritage Trail [Brochure]." City of Karratha. Accessed 05 01, 2017. <http://karratha.wa.gov.au/listing/cossack-heritage-trail>.
- Commonwealth of Australia. 2014. "Severe Tropical Cyclone Christine Western Australian Regional Office." Australian Government Bureau of Metereology. 02 01. Accessed 04 24, 2017. <http://www.bom.gov.au/announcements/sevwx/wa/watc20131228.shtml>.
- Department of Housing and Heritage Council of Western Australia. 2006. Draft Master Plan Concept Stage: A joint project between the Department of Housing and Works, the Shire of Roebourne and the Heritage Council of WA. Roebourne, WA: Department of Housing and Heritage Council of Western Australia, November.
- HCWA. 1996. "Cossack: A Policy for its Conservation ."
- HCWA. 2006. "Inherit - Cossack Town Site Precinct." Heritage Council - State Heritage Office. 21 April. Accessed April 26, 2017. <http://inherit.stateheritage.wa.gov.au/Admin/api/file/ce5c2141-d4ba-f4c2-e895-4e23fbf7bbb7>.
- HCWA. 1989. "Inherit - The Old Court House." Heritage Council - State Heritage Office. 30 May. Accessed May 01, 2017. <http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/7e03038e-9687-4b58-ad85-03d5b1ec6c00>.
- HCWA. 2006. Register of Heritage Places - Assessment Documentation - Cossack Town Site Precinct. Accessed April 2017. <http://inherit.stateheritage.wa.gov.au/Admin/api/file/3cf3304d-03a5-71b8-a912-cc1955243e4b>.
- McCarthy, Michael J. 2002. Iron and Steamship Archaeology: Success and Failure on the SS Xantho. Fremantle, WA: Kluwer Academic Publishers.
- National Trust of Australia . 2014. "After Cyclone Christine Investigation and Identification Report." WA.
- Nayton, Gaye. 2011. The Archaeology of Market Capitalism: A Western Australian Perspective. Perth: Springer Science & Business Media.
- Tindale, Norman B. 1981. A New History of Western Australia. Edited by C.T. Stannage. WA: UWA Press, Perth.

11. Appendix 1

Building Condition Assessments Report

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Galbraith's Store (Reconstructed in 1984) **Place Number:** 2344
Address: Lot 444 Pearl Street, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	New corrugated metal sheets, with 03 skylights with clear sheeting and mesh. Cyclonic fixing with cyclone washer to every second crest. Pressed Galvanised Iron (PGI) parapet flashing tucks under rendered parapet wall and extends over one rib.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • Storm water ingress • Loose sheets • Rust • Holes 	The whole roof requires regular inspections to prevent damage. Secure roof sheets that are uplifted, dislodged or loose. Fill any holes. Remove any ruts. Repair damage from rust or patch to minimum. If needed, replace rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	100%	4
Battens	New battens	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • Storm water ingress • Rust • Holes 	Treat and repair damaged parts. Where new material is required match like with like.	20%	4
Rafters and Purlins	New timber king post trusses 300x75 hardwood fixed to U bracket with 5xM20 bolts. M20 rod cross bracing to half span welded to 10mm plates bolted to bottom chord of trusses. Purlins at 900mm centres fixed with trip-I-grips to both sides. End bay fixed with 5xM20 bolts through wall. Box gutter only along NE wall, it is supported on 4 timber boards with cantilevered timber beam protruding.	A	Whole roof.	The whole roof structure requires regular inspections to prevent damage.	100%	4
Gutters	New PGI box gutter.	A	Along NE external wall, behind parapet.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
Downpipes	New PGI downpipe	c	At SE and NW external walls.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
Fascias and Scotia	Rendered masonry frieze panel with Galbreith's Store logo.	B	Cracking to mortar at SE and NW	Fill all minor cracks and fissures.	15%	2

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
			external walls.			
Bargeboards	N/A	N/A	N/A	N/A	N/A	N/A
Eaves	N/A	N/A	N/A	N/A	N/A	N/A
Soffits	N/A	N/A	N/A	N/A	N/A	N/A
Eaves brackets	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling joists	N/A	N/A	N/A	N/A	N/A	N/A
electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Galbraith's Store (Reconstructed in 1984) **Place Number:** 2344
Address: Lot 444 Pearl Street, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	<p>Bluestone random rubble with some bastard tuck pointing. Six 'S' shaped plates to internal wall bolts.</p> <p>Rendered quoining at corners, door and window opening. Cast iron wall vents. Hold-down straps at either end of wall. 75x5mm plate held down with 2xMS masonry 1400mm long.</p>	B	Efflorescence of salts throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	01 opening with aluminium screening.	C	Broken timber frame, no glass, aluminium screening not properly fitted.	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Colour to match existent.</p>	01	1
Doors	Timber panelled door	B	Existing door, repaint as part of a long term maintenance.	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	01	4
Floors	<p>100mm cement topping on bluestone foundation to match existing façade, rebated 100mm from edge of verandah floor substrate. Two tie down bolts in right hand corner remain. No evidence of tie down bolts further along face of slab.</p> <p>No conclusive evidence of a full length verandah at rear of building in absence of verandah wall plates, although they may have been removed in the 1984</p>	C	Cracking within mortar	<p>Retain minor cracks as fabric patina.</p> <p>Structural cracks should be fixed with material to match like with like</p>	0%	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
	reinstatement (as per CMP, 1996)					
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Corrugated metal sheeting lean-to annexe attached to portion of wall.	C	<p>The whole annexe requires inspection for:</p> <ul style="list-style-type: none"> • Storm water ingress • Loose sheets • Rust Holes 	<p>The whole annexe requires regular inspections to prevent damage.</p> <p>Secure roof sheets that are uplifted, dislodged or loose.</p> <p>Fill any holes.</p> <p>Remove any ruts.</p> <p>Repair damage from rust or patch to minimum.</p> <p>If needed, replace rusted roof sheets, like to like.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	100%	1

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Galbraith's Store (Reconstructed in 1984) **Place Number:** 2344
Address: Lot 444 Pearl Street, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Reconstructed bluestone random rubble with some bastard tuck pointing. PGI box gutter head and circular downpipe. Rendered quoining at corners and door opening. Distinctive curve in end parapet wall to suit front elevational wall treatment.	B	Crack to NE side of parapet wall.	Repair and make good cracking in mortar, as original. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence should be identified and remedial action taken before cleaning. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Decorative wall vent with louvered timber frame.	A	Entire timber frame.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint, as a long term action, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Single leaf panelled door	C	As above	01	4	As above
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	Five 'S' shaped plate washers.	A	Attached to wall.	General maintenance.	05	4
Electrics	Main switchboard.	C	Located beside downpipe at NE side of this wall	General maintenance.	01	4
Others	Cement rendered step under door.	C	At entrance.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	100%	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

Place name: Galbraith's Store (Reconstructed in 1984) **Place Number:** 2344
Address: Lot 444 Pearl Street, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Reconstructed bluestone random rubble with some bastard tuck pointing. Verandah wall plate holding down bolts existing at 3000mm centres. Rendered quoining at corners, 01 door and 02 windows openings. Wall topped with a cement capping. Vertical creaking in wall above left hand window patched with mortar. Five cast iron wall vents.	B	Efflorescence of salts throughout wall.	Repair and make good cracking in mortar, as original. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence should be identified and remedial action taken before cleaning. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	02 double hung timber windows. With 04 clear glazed panels each sash.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	2	4
Doors	01 double sliding timber panelled door	B	01 double sliding door	As above	01	4
Floors	Cement topping on bluestone foundation to verandah, total depth of 500mm at left hand side to 300mm on the right hand side. Topping is rebated 100mm fro face of verandah floor substrate. Extant hold down bolts at 2850mm centres.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	various	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Others	Mortar panel frieze with logo "Galbraith & Co."	B	Cracking to mortar at SE and NW external walls.	Fill all minor cracks and fissures.	15%	2
	Commemorative plaque.	B	Affixed to wall.	General maintenance.	01	4
	'S' shaped plate washers for internal wall bolting exposed with 4 bolts missing.	B	Affixed to wall.	General maintenance.	04	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Galbraith's Store (Reconstructed in 1984)	Place Number:	2344
Address:	Lot 444 Pearl Street, Cossack	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Reconstructed bluestone random rubble with some bastard tuck pointing. PGI box gutter head and circular downpipe. Decorative wall vent with louvred timber frame. Four 'S' shaped plate washers. Rendered quoining at corners and door opening. Distinctive curve in end parapet wall to suit front elevational wall treatment at NE side of wall.	B	Hairline cracks throughout wall. Efflorescence of salts along NE side of door quoining.	Repair and make good cracking in mortar, as original. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence should be identified and remedial action taken before cleaning. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Decorative wall vent with louvred timber frame.	A	Entire timber frame.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint, as a long term action, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Single leaf panelled door	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Cement rendered step under door.	C	At entrance.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour	100%	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
				determined by paint scraping examination.		
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A



Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

Place name:	Galbraith's Store (Reconstructed in 1984)	Place Number:	2344
Address:	Lot 444 Pearl Street, Cossack	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Exposed timber king post trusses 300x75 hardwood fixed to U bracket with 5xM20 bolts. M20 rod cross bracing to half span welded to 10mm plates bolted to bottom chord of trusses. Purlins at 900mm centres fixed with trip-I-grips to both sides. End bay fixed with 5xM20 bolts through wall. Box gutter is supported on 4 timber boards with cantilevered timber beam protruding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Reconstructed bluestone random rubble with some bastard tuck pointing. Decorative wall vent to northwest and southeast elevation with timber louvered frame. Hold-down straps for trusses 75x5mm, 1xM20 bolt, 1300mm long, welded to M6 U bracket nestled into reinstated wall. 90x25mm timber wall plates at 2400mm high M6 bolts at 2400mm centres. Metal plating.	B	Mortar in wall and mortar steps. Efflorescence of salts along new roof beams on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence should be identified and remedial action taken before cleaning. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	SW wall - 02 opening with aluminium screening	C	Broken timber frame, no glass, aluminium screening not properly fitted.	Reinstate simple timber frame window, with awning opening with 01 glass panel. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint, as a long term action, colour to match. Apply traditional linseed oil putty.	02	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
	NE wall - 02 double hung timber windows. With 04 clear glazed panels each sash.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	2	4
Doors	NW, SW and SE walls – 03 Single leaf panelled timber door.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	03	4
	NE wall - Double sliding timber panelled door on metal track.	C	Existing door, repaint as part of a long term maintenance.	As above	01	4
Floors	Concrete floors severely cracked	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	30%.	4
Fixtures and Fittings	Picture railings at all walls NW and SW walls – 02 Exit signs	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	Six florescent light and six ceiling fans, switchboard to SE elevation.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Remove florescent lights.	100%	4
Others	Fire extinguisher to northwestern elevation.	A	Nil	Nil	Nil	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 11 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Old Court House (OCH)	Place Number:	2346
Address:	Lots 106-107 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	Custom orb galvanised roof sheeting. M10 cyclone tie downs fixed to 38x38x5mm MS angles at purlin centres, hooked underneath and hooked over with 20mm wide bracket welded rod. Rolled PFI ridge and hip capping.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> Storm water ingress Loose sheets Rust Holes 	The whole roof requires regular inspections to prevent damage. Secure roof sheets that are uplifted, dislodged or loose. Fill any holes. Remove any ruts. Repair damage from rust or patch to minimum. If needed, replace rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	100%	4
Battens	N/A	N/A	N/A	N/A	N/A	N/A
Rafters and Purlins	200x100 timber verandah beams. 175x75 rafters at 2400mm centres. 125x75mm timber purlins at 900mm centres.	A	The whole roof structure requires inspection. Generally in good condition, but localised areas are showing signs of rainwater ingress	Repair rainwater ingress. Repair with timber decking oil.	15%	4
Gutters	PGI ovolo gutter	B	All elevations.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
Downpipes	100mm diameter pvc downpipe	B	At SE and NW external walls.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
Fascia and Scotia	38mm scotia under PGI ovolo gutter.	B	Cracking to mortar at SE and NW external walls.	Fill all minor cracks and fissures.	15%	2
Bargeboards	N/A	N/A	N/A	N/A	N/A	N/A
Eaves	N/A	N/A	N/A	N/A	N/A	N/A
Soffits	Mortar soffit to chimney	B	Nil	Requires regular inspections to prevent damage.	100%	4
Eaves brackets	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling joists	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Florescent lighting, CCTV, infra-red motion sensor and wiring.	A	Underneath fascia.	Remove all redundant electrical wires.	100%	4
others	Painted tendered chimney to northeast of building	B	Cracking to mortar. Peeling paint works.	Repair and make good cracking in mortar, as existing. Repair peeling paint.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: The Old Court House (OCH) **Place Number:** 2346
Address: Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Bluestone random ashlar with rendered quoining at corners and rendered window reveals. Plaque affixed to wall southern portion of southwest elevation. Cast iron vents.	B	Mortar in wall.	Repair and make good cracking in mortar, as original. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence should be identified and remedial action taken before cleaning. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Timber French glazed 200mm square panes, easement windows opening inwards. Transom glazing with eight square panes above doors.	C	Deteriorating paint works to timber frame	Repair broken glass. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint, as a long term action, colour to match. Apply traditional linseed oil putty.	07	2
Doors	Three panelled timber doors	C	Deteriorating finishing to timber	Repaint door to match existing colour. Reinstate linseed oil putty.	03	4
Floors	Cement topping to verandah floor severely cracks at re-entrant angles.	C		Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	100%	3
Fixtures and Fittings	N/A	N/A	Nil	Nil	Nil	N/A
Electrics	CCTV and florescent lighting	A	Underneath fascia.	Remove all redundant electrical wires.	100%	4
Others	Rendered stonework verandah columns with alternate banding 540mm wide by 300mm high, 630mm wide by 300 mm high and 600mm high pedestal.	B	Throughout various columns.	Repair and make good cracking with like to like material.	100%	2

Place name: The Old Court House (OCH) **Place Number:** 2346
Address: Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Bluestone random ashlar with rendered quoining at corners and rendered window reveals.	B	Mortar in wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	Timber French glazed 200mm square panes, easement window opening inwards.	C	Deteriorating paint works to timber frame	<p>Repair broken glass.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint, as a long term action, colour to match.</p> <p>Apply traditional linseed oil putty.</p>	01	2
Doors	N/A	N/A	Nil	Nil	Nil	N/A
Floors	Cement topping to verandah floor severely cracks at re-entrant angles.	C	Cracking throughout cement topping	Structural cracks should be fixed with material to match like with like	100%	4
Fixtures and Fittings	N/A	N/A	Nil	Nil	Nil	N/A
Electrics	CCTV and florescent lighting	A	Underneath facia.	Remove all redundant electrical wires.	100%	4
Others	Rendered stonework verandah columns with alternate banding and circular downpipes	B	Cracking within mortar	<p>General maintenance.</p> <p>Repair and make good cracking with like to like material.</p>	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: The Old Court House (OCH) **Place Number:** 2346
Address: Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Bluestone random ashlar with rendered quoining at corners and rendered window reveals. Plaque affixed to wall southern portion of southwest elevation. Cast iron vents.	B	Mortar in wall.	Repair and make good cracking in mortar, as original Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence should be identified and remedial action taken before cleaning.	40%	1
Windows	Timber French glazed 200mm square panes, easement windows opening inwards. Transom glazing with eight square panes above doors.	C	Deteriorating paint works to timber frame	Repair broken glass. Reinstate linseed oil putty	06	2
Doors	Three panelled timber doors	C	Deteriorating finishing to timber	Repaint door to match existing colour. Reinstate linseed oil putty.	01	4
Floors	Cement topping to verandah floor severely cracks at re-entrant angles.	C		Cracking within mortar	100%	3
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	CCTV and florescent lighting affixed to verandah beams	N/A	N/A	N/A	N/A	N/A
Others	Rendered stonework verandah columns with alternate banding 540mm wide by 300mm high, 630mm wide by 300 mm high and 600mm high pedestal with downpipes.	B	Throughout various columns. Broken downpipe to northern column.	Repair and make good cracking in mortar, as original. Repair downpipe.	100%	2

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Old Court House (OCH)	Place Number:	2346
Address:	Lots 106-107 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: NW External Elevation				Room Number: GS1 and GS3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Bluestone random ashlar with rendered quoining at corners and rendered window reveals.	B	Mortar in wall.	Repair and make good cracking in mortar, as original Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence should be identified and remedial action taken before cleaning.	40%	1
Windows	N/A	N/A	Nil	Nil	Nil	N/A
Doors	Three panelled timber doors	C	Deteriorating finishing to timber	Repaint door to match existing colour. Reinstall linseed oil putty.	02	4
Floors	Cement topping to verandah floor severely cracks at re-entrant angles.	C		Cracking within mortar		3
Fixtures and Fittings	N/A	N/A	Nil	Nil	Nil	N/A
Electrics	CCTV and florescent lighting affixed to verandah beams	N/A	N/A	N/A	N/A	N/A
Others	Rendered stonework verandah columns with alternate banding 540mm wide by 300mm high, 630mm wide by 300 mm high and 600mm high pedestal with circular downpipes	B	Throughout various columns.	Repair and make good cracking in mortar, as original.	100%	2

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Old Court House (OCH)	Place Number:	2346
Address:	Lots 106-107 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Internal				Room Number: Room 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	PGI ripple iron painted cream, 4x1200mm long fluorescent tubes	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	1300mm high rendered dado, 15mm thick rough rendered stonework over. Verandah wall plate, bolt plate washers through wall. Electrical conduits are surface mounted.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	1
Windows	SW Elevation: Three timber windows. Casement windows. Clerestory windows are bottom hung.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	03	4
	NE Elevation: Four timber windows. Casement windows. Clerestory windows are bottom hung.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	04	4
Doors	Front door double door with two panels to each to each side highlight over, original door knob and morticed lockset. Rear external door with diamond night latch.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	02	4
Floors	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	100%	4
Fixtures and Fittings	Timber bench setting, 940mm high timber partition. Accused box. Witness box. Judges box. The excellent condition of the fittings and fixtures enable the room to easily recapture the original judicial function of the space. The bench setting is not original and is believed to originate from Greenbushes.	A	Nil.	Replace with existing style of fittings and furniture, if required.	100%	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Internal				Room Number: Room 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Electrics	Infrared motion detector to east windows.	A	Nil.	Remove redundant wiring.	100%	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: The Old Court House (OCH) **Place Number:** 2346
Address: Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Internal				Room Number: Room 2		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Painted PGI ripple iron ceiling.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	300mm high rendered dado, 15mm thick rough rendered stonework over. Switchboard for building located on wall.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	1
Windows	SW Elevation: Timber French glazed 200mm square panes, easement windows opening inwards.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	02	4
	NE Elevation: Timber French glazed 200mm square panes, easement windows opening inwards.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Original doors and mortice locket.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	various	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: The Old Court House (OCH) **Place Number:** 2346
Address: Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Internal				Room Number: Room 3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Painted PGI ripple iron ceiling requiring attention. Painted scotia cornice.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	1300mm high rendered dado, 15mm thick rough rendered stonework over.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	1
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	Original doors and mortice locket.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	02	4
Floors	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	various	4
Fixtures and Fittings	Various cabinets in use for display purposes.	A	Nil.	Replace with existing style of fittings and furniture, if required.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: The Old Court House (OCH) **Place Number:** 2346
Address: Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Internal				Room Number: Room 4		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Painted PGI ripple iron ceiling requiring attention. Painted scotia cornice.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	1300mm high rendered dado, 15mm thick rough rendered stonework over.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	1
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	Painted dark brown doors and mortice locket	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	various	4
Fixtures and Fittings	Various display cabinets	A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Fireplace with timber mantle.	A	Chipping to timber mantle.	Repair with like to like material.	10%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Old Court House (OCH)	Place Number:	2346
Address:	Lots 106-107 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Internal				Room Number: Room 5		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Painted PGI ripple iron ceiling requiring attention. Painted scotia cornice.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	1300mm high rendered dado, 15mm thick rough rendered stonework over. Switchboard for building located on wall.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	1
Windows	SW Elevation: Timber French glazed 200mm square panes, easement windows opening inwards.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	02	4
	NE Elevation: Timber French glazed 200mm square panes, easement windows opening inwards.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	02	4
Doors	Original doors and mortice locket.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	various	4
Fixtures and Fittings	Cabinets for display of historic bottle collection.	A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

Place name:	The Old Court House (OCH)	Place Number:	2346
Address:	Lots 106-107 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Toilets				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	Custom orb galvanised iron with timber fascia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> Storm water ingress Loose sheets Rust Holes 	<p>The whole roof requires regular inspections to prevent damage.</p> <p>Secure roof sheets that are uplifted, dislodged or loose.</p> <p>Fill any holes.</p> <p>Remove any ruts.</p> <p>Repair damage from rust or patch to minimum.</p> <p>If needed, replace rusted roof sheets, like to like.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <ul style="list-style-type: none"> Prepare and repaint all as a long term action, colour to match. 	100%	4
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Bluestone in fair condition, some cracking in joints.	B	Mortar in wall.	<p>Rake out cement and other defective pointing from stone masonry using hand tools.</p> <p>Study origin of crack with structural engineer.</p> <p>Repair and make good cracking in existing mortar.</p> <p>Where new material is required match like with like.</p>	20%	1
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	Ledged and braced timber door to each toilet, no privacy latch.	C	Rust on details to door.	Replace and make good to door with like to like material.	50%	4
Floors	Cement topping to verandah floor severely cracks at re-entrant angles.	C	Cracking throughout cement topping	<p>Retain minor cracks as fabric patina.</p> <p>Structural cracks should be fixed with material to match like with like.</p>	Various	4
Fixtures and Fittings	Caroma Concorde Duoflush cistern. One hand basin to each side.	N/A	Nil	Refurbish to match style of building.	100%	4
Electrics	CCTV and florescent lighting	N/A	N/A	N/A	N/A	N/A
Others	Custom orb screen partitions to both male and female toilets. Concrete slab adjacent to tank stand for wc cisterns.	C	Requires inspection for: <ul style="list-style-type: none"> Storm water ingress 	Refurbish to match style of building.	100%	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Toilets				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
	Tubular frames for rubbish bins. Three stamp battery. Various items of machinery. Limestone well with no cover with a depth of approximately 20 metres. Remnants of original cover remain. Concrete apron.		<ul style="list-style-type: none"> • Loose sheets • Rust • Holes 			

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters (Reconstructed in 1980s and 1993)	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	New custom orb fixed with cyclonic fixings every 4th crest. 38x38x6mm MS angle connecting to purlins 2 off. Rolled zincalume rolled ridge capping.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> Storm water ingress Loose sheets Rust Holes 	The whole roof requires regular inspections to prevent damage. Secure roof sheets that are uplifted, dislodged or loose. Fill any holes. Remove any ruts. Repair damage from rust or patch to minimum. If needed, replace rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	100%	4
Battens	N/A	N/A	N/A	N/A	N/A	N/A
Rafters and Purlins	100x50mm at 900mm centres connected to beam with 25mm PGI strap, 2 clouts. 75x50mm at 900mm centres nailed to rafters and a M10 hook over every second rafter. Remains of timber racking hung from rafters	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Gutters	Ovolo gutter	A	All elevations.	The whole rainwater system requires regular inspections to prevent damage.	20%	2
Downpipes	Circular aluminium downpipes at corner verandah posts. Circular pvc downpipe from gutter on north-eastern frontage.	A	All.	The whole rainwater system requires regular inspections to prevent damage. Replace all downpipes with galvanised iron.	100%	4
Fascias and Scotia	220x19mm timber fascia in poor condition	B	Mortar in wall.	Fill all minor cracks and fissures.	15%	2
Bargeboards	N/A	N/A	N/A	N/A	N/A	N/A
Eaves	N/A	N/A	N/A	N/A	N/A	N/A
Soffits	N/A	N/A	N/A	N/A	N/A	N/A
Eaves brackets	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling joists	200x40mm beam connected to post with one M12 bolt	A	Nil	The whole roof requires regular inspections to prevent damage.	100%	4
Electrics	Aerial over ridge.	A	Nil	Replace redundant wiring.	100%	4
others	Two concrete chimneys with render on southeast elevation.	B	Cracking to mortar	Repair and make good cracking in mortar, as original	15%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Mini orb zincalume sheeting to toilet, laundry and shower extension.	A	Nil.	The whole ceiling requires regular inspections to prevent damage.	100%	4
Walls	Coursed random rubble bluestone with rendered quoining at door and window openings. Cast iron ceiling vents at 3000mm centres. Walls to bathrooms clad with custom orb (1987).	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	Double hung with fixed flyscreens. Some are replacement windows and still require final painting and back puttying. Timber cyclone shutters with glazed pane over hinged to stonework.	C	Deteriorating paint works to timber frame	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match</p>	06	1
	Two four panel windows affixed to toilet, bathroom and laundry extension.	C	C	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	02	1
Doors	Original timber 4 panel door with hinged toplight over with new timber framed flyscreen doors. Remains of original tank stand.	C	Existing door, repaint as part of a long term maintenance.	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Doors to match original.</p> <p>Reinstate door to Room 14.</p> <p>No doors to be removed.</p>	05	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
				Prepare and repaint all as a long term action, colour to match.		
	Two new doors affixed to toilet, shower and laundry extension.	A	Entire doors.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	02	4
	Flyscreen door to provide secure verandah area	A	Entire doors.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	05	4
Floors	Polished decorative floor finish.	1	Entire floor.	Remove to expose original floor.	100%	1
	Tiles to laundry, toilet and shower addition.	D	Cracking within mortar	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like.	100%	4
Fixtures and Fittings	Timber posts with horizontal timber had railing, verandah painted maroon.	C	N/A	Strip paint that is loose and friable back to sound face to allow repainting.	100%	1
	Flyscreening wrap to verandah to secure verandah area.	A	N/A	Prepare and repaint all as a long term action, colour to match. Repair flyscreening to make good.	100%	4
	Toilet, shower, sink and vanity within verandah extension.	A	Affixed to wall.	Refurbish to match existing building style.	100%	4
	Exhaust fan to bathroom ceiling.	A	Affixed to ceiling.	Nil	02	4
	Circular zincalume downpipes	B	Joints of downpipe.	Regular inspection and repair when necessary.	100%.	2
Electrics	Ceiling fan.	A	Affixed to verandah rafters.	Replace fan with inbuilt light.	100%.	4
	Outdoor light.	A	Affixed to verandah rafters.	Remove lighting fixtures.	100%.	4
	Television antennae and cables.	A	Penetrating window frame cavity.	Remove and relocate.	100%.	4
	Electric wiring	A	Throughout walls and verandah rafters.	Remove cables.	100%.	4
	Switchboard and electric power points throughout.	A	External wall.	Remove redundant wiring and make good.	100%.	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Others	Corrugated metal sheeting to form laundry, shower and toilet addition.	A	External wall.	Nil.	Nil.	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed random rubble bluestone with rendered quoining at door and window openings. Cast iron ceiling vents at 3000mm centres. Walls to bathrooms clad with custom orb (1987).	C	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Concrete verandah floor in fair condition on some cracking.	C		Cracking within mortar	100%	3
Fixtures and Fittings	Timber posts with horizontal timber had railing, verandah painted maroon.	C	N/A	Strip paint that is loose and friable back to sound face to allow repainting.	100%	1
	Flyscreening wrap to verandah to secure verandah area.	A	N/A	Repair flyscreening to make good.	100%	4
	Circular zincalume downpipes	B	Joints of downpipe.	Regular inspection and repair when necessary.	100%.	2
Electrics	Four external air conditioning compressor units on floor and ducts affixed to wall.	C	Nil	Relocate air conditioning compressor units and ducts to one location to southern corner of SE elevation of the building, protected by timber panelled fencing.	04	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed random rubble bluestone with rendered quoining at door and window openings. Cast iron ceiling vents at 3000mm centres. Walls to bathrooms clad with custom orb (1987).	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	Double hung with fixed flyscreens. Some are replacement windows and still require final painting and back puttying. Timber cyclone shutters with glazed pane over hinged to stonework.	C	Deteriorating paint works to timber frame	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	05	1
Doors	Original timber 4 panel door with hinged toplight over with new timber framed flyscreen doors. Remains of original tank stand.	C	Existing door, repaint as part of a long term maintenance.	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	03	1
Floors	Concrete verandah floor in fair condition. Some cracking.	C	Cracking within mortar	<p>Retain minor cracks as fabric patina.</p> <p>Structural cracks should be fixed with material to match like with like</p>	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Fixtures and Fittings	Timber posts with horizontal timber had railing, verandah painted maroon.	C	N/A	Strip paint that is loose and friable back to sound face to allow repainting.	100%	1
	Flyscreening wrap to verandah to secure verandah area.	A	N/A	Repair flyscreening to make good.	100%	4
	Circular zincalume downpipes	B	Joints of downpipes.	Regular inspection and repair when necessary.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed random rubble bluestone with rendered quoining at door and window openings. Cast iron ceiling vents at 3000mm centres. Walls to bathrooms clad with custom orb (1987).	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	Double hung with fixed flyscreens. Some are replacement windows and still require final painting and back puttying. Timber cyclone shutters with glazed pane over hinged to stonework.	C	Deteriorating paint works to timber frame.	<p>Repair broken glass.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty.</p>	All	1
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Concrete verandah floor in fair condition. Some cracking.	C	Where floor meets wall.	Retain minor cracks as fabric patina.	Various.	3
Fixtures and Fittings	Timber posts on verandah painted maroon.	B	N/A	Repaint timber.	Various.	4
	Circular zincalume downpipes	B	Joints of downpipe.	Regular inspection and repair when necessary.	100%.	2
Electrics	Ceiling fan and wiring.	A	Nil	Nil.	Nil	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall, timber rail to wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Double hung window.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	02	4
Doors	Four panel door and half panel flywire screen door.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	Sink, bench top with cupboards under, cupboards over and stove.	A	Nil.	Refurbish to match existing building styles.	100%	4
Electrics	Two hanging florescent tubes on chains, ceiling ran and power points.	A	Ceiling and walls.	Replace existing fan and both florescent lights with a fan with inbuilt light. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 2		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall, timber rail to wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Double hung with fixed flyscreens. Some are replacement windows and still require final painting and back puttying. Timber cyclone shutters with glazed pane over hinged to stonework.	C	Entire window frame	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Four panelled timber doors with hopper windows above. Replacement half panel flywire door.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall, timber rail to wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Air conditioner unit in window opening.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Remove air conditioning unit. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Four panelled timber doors with hopper windows above. Replacement half panel flywire door.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 4		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish. Rendered wall in poor condition due to wild bees in wall cavity.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Double hung with fixed flyscreens. Some are replacement windows and air conditioning unit in window opening.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Remove air conditioning unit. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Door missing.	E	Entrance.	Reinstate door.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 5		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Gloss paint finish, rendered wall.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	02	4
Doors	Four panel timber door, hopper window over.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	Sink set into pine bench top on 60x30mm rail anchored to wall, 18mm diameter steel legs at front. Gas above.	A	Nil	Nil.	Nil	4
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 6		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding. Manhole.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Double hung with flywire screen. External shutters to window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Four panel timber door, hopper window over.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 7		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Double hung window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Four panel timber door, hopper window over.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 8		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall. Fireplace.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Double hung window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Four panel timber door, hopper window over. Half panel flywire door to external opening.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 9		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall. 100x35mm timber railing at 1800mm high. Opening into Room 10 in poor condition.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Double hung window in poor condition due to termite attack.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Four panel timber door, hopper window over. Half panel flywire door to external opening.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 10		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Double hung window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
Doors	Four panel timber door, hopper window over with undercoating only.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Police Quarters	Place Number:	3229
Address:	Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 11		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Gloss paint finish, rendered wall. Fireplace.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
Windows	Double hung window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	02	4
Doors	Four panel timber door, hopper window over with undercoating only.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

Place name: Bakehouse **Place Number:** 4016
Address: Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	Gabled roof over room 1 Skillion roof over room 2 Both new roofs, orb zincalume roof sheeting with rolled zincalume ridge capping and cyclonic fixings every 2nd crest	B	The whole roof requires inspection for: <ul style="list-style-type: none"> • Storm water ingress • Loose sheets • Rust • Holes 	The whole roof requires regular inspections to prevent damage. Secure roof sheets that are uplifted, dislodged or loose. Fill any holes. Remove any ruts. Repair damage from rust or patch to minimum. If needed, replace rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	100%	4
Battens	New 75x38mm hardwood battens	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	The whole roof structure requires regular inspections to prevent damage.	100%	4
Rafters and Purlins	New 100x50mm hardwood rafters.	A	As above	As above	Nil	4
Gutters	Not original 125mm ogee gutter	C	Around gabled roof. Bended gutters. Paint peeling across all gutter.	The whole rainwater system requires regular inspections to prevent damage.	20%	2
Downpipes	01 Western external elevation.	D	Missing 01 downpipe at western external elevation.	Provide downpipe. The whole rainwater system requires regular inspections to prevent damage.	20%	2
Fascia and Scotia	New 175x25mm hardwood fascia	B	Where gutter has failed water damage has affected fascia and scotia. Timber scotia rusted around nails.	Replace fascia where deteriorated beyond repair. Rust treat, prep and repaint all timber fascia and scotia.	70%	3
Bargeboards	New 175x25mm hardwood bargeboard	C	Where gutter has failed water damage has affected bargeboards.	Replace bargeboards where deteriorated beyond repair. Prep and repaint all timber bargeboards.	70%	3
Eaves	N/A	N/A	N/A	N/A	N/A	N/A
Soffits	N/A	N/A	N/A	N/A	N/A	N/A
Eaves	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
brackets						
Ceiling joists	Room 1 – new timber	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	Treat and repair damaged parts. Where new material is required match like with like.	5%	4
Electrics	Security light	A	western elevation	Replace redundant wiring.	100%	4
Others	Brick chimney and skylight.	B	General minor cracking to mortar.	Repair and make good cracking in mortar, as existing.	20%	3

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Bakehouse	Place Number:	4016
Address:	Lots 106-107 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: N External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Walls	Friable limestone walls, ballast brick quoining to comers and window opening. Major vertical cracking.	C	Throughout wall mortar have been pointed up with cement, and there are other areas of defective pointing. 01 vertical cracking at wall junction with storeroom (room 2) suggested to be due to root damage.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Opening only.	B	Nil.	Nil.	No new timber joinery required.	4
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Friable limestone floor random.	B	Mortar.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Bakehouse	Place Number:	4016
Address:	Lots 106-107 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: S External Elevation – front entrance				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Walls	Friable limestone walls, ballast brick quoining to corners. Brickwork over door opening. Wall contains plaque.	B	Throughout wall mortar have been pointed up with cement, and there are other areas of defective pointing. 01 vertical cracking at wall junction with storeroom (room 2) suggested to be due to root damage.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	Room 1 - new timber door. Double side hung timber door, with wired frost glass at upper panel and bolection moulding lower panel. Brass fixtures. Room 2 – no door. Mortar jamb, brickwork lintel.	B	Repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Repaint with like to like materials.	Nil.	4
Floors	Friable limestone floor random.	B	Mortar.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Bakehouse **Place Number:** 4016
Address: Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: W External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Walls	Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement mortar.	B	Throughout wall. Vertical cracking to wall has been pointed up with cement mortar. Wall base appear with rising damp.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Opening only.	B	Nil.	Nil.	No new timber joinery required.	4
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Friable limestone floor random. Concrete ledge adjoining wall.	A	Mortar.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Bakehouse **Place Number:** 4016
Address: Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: E External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement mortar.	B	Throughout wall. 02 vertical cracking from each side of window sill to floor.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	01 double sash timber frame window. Each sash with 02 clear glass panels, chrome fittings.	B	Existing window.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Apply traditional linseed oil putty Replace fittings to brass.	01	4
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Friable limestone floor random.	A	Mortar.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Tank stand base remains constructed for bluestone and cement. WC: the remains of an outhouse are located adjacent to the Bakehouse. The remnants of the walls (ruin) indicate that the outhouse was of similar construction to the bakehouse.	B	Nil.	Nil.	Nil.	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

Place name:	Bakehouse	Place Number:	4016
Address:	Lots 106-107 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior - Room 1				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Painted corrugated metal sheeting with timber cornice painted.	C	Throughout	Strip paint that is loose and friable back to sound face to allow repainting Prepare and repaint Repaint all ceilings in long term, colour to match	10%	4
Walls	Wall has rough cement render in parts to seal eroding stonework. Brickwork fireplace with no surrounds. Mantelpiece remains of timber locked in fireplace.	C	Throughout wall.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Western wall - opening only. Eastern wall – 01 double sash timber frame window. Each sash with 02 clear glass panels, chrome fittings.	B	Existing opening and window - repaint as part of a long term maintenance.	Western wall opening – stay with no joinery. Eastern wall - Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Apply traditional linseed oil putty Replace fittings to brass.	01	4
Doors	New timber door. Double side hung timber door, with wired frost glass at upper panel and bolection moulding lower panel. Brass fixtures.	B	Repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Apply traditional Linseed oil putty	01	4
Floors	Concrete	C	Cracking to cement.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	01 Compact Fluorescent light bulb	B	Ceiling, centre.	As a long term action, replace lighting feature accordingly to a special lighting consultant.	01	4
Electrics	Switchboard and power point to south elevation.	N/A	N/A	Remove redundant wiring and replace with galvanised covers.	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

Place name:	Bakehouse	Place Number:	4016
Address:	Lots 106-107 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior - Room 2				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	None.	N/A	N/A	N/A	N/A	N/A
Walls	Wall has rough cement render in parts to seal eroding stonework. Extensive rendering and patching of vertical cracks. Extensive weathering above and below window opening. N wall with major vertical crack, floor to ceiling.	C	Throughout wall.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Opening only.	C	North wall	No window frame to be reinstated.	Nil.	Nil.
Doors	Opening only.	C	South wall	Reinstate door frame. .	Nil.	Nil.
Floors	Concrete	C	Major cracks throughout	Repair and make good existing cracking	20%	3
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	01 light bulb	B	Ceiling, centre.	As a long term action, replace lighting feature accordingly to a special lighting consultant.	01	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Cookhouse	Place Number:	4018
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	New custom orb zincalume fixed every second crest. Reconstructed in 1984.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> Storm water ingress Loose sheets Rust Holes 	The whole roof requires regular inspections to prevent damage. Secure roof sheets that are uplifted, dislodged or loose. Fill any holes. Remove any ruts. Repair damage from rust or patch to minimum. If needed, replace rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	100%	4
Battens	N/A	N/A	N/A	N/A	N/A	N/A
Rafters and Purlins	100C12 purlins	A	Nil	The whole roof structure requires regular inspections to prevent damage. Paint to match existing with like to like.	100%	4
Gutters	Ovolo gutter	B	All elevations.	The whole rainwater system requires regular inspections to prevent damage.	20%	2
Downpipes	New galvanised circular downpipe.	A	All.	The whole rainwater system requires regular inspections to prevent damage. Repair downpipes.	100%	4
Fascia and Scotia	N/A	N/A	N/A	N/A	N/A	N/A
Bargeboards	10x19mm timber mounding under gutter.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Eaves	N/A	N/A	N/A	N/A	N/A	N/A
Soffits	N/A	N/A	N/A	N/A	N/A	N/A
Eaves brackets	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling joists	MS angle roof trusses.	A	Nil	Nil	Nil	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	Rendered chimney to southeast elevation.	B	Cracking to mortar on southeast face.	Repair cracking with like to like material.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: The Cookhouse **Place Number:** 4018
Address: Lot 124 Corner Pearl Street and Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone in lime mortar, pointed with cement mortar. Rendered quoining at corners and around doors. Brackets for cyclone shutters remain. Three high level wall vents, cracking in keystone over door opening. Evidence of patching in cement mortar.	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	Cyclone shutters to window opening, shutters have fixed glazing over.	C	Deteriorating paint works to timber frame	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	All	2
Doors	Three ledge and braced panel doors.	C	Deteriorating paint works to timber frame	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	All	2
Floors	Stone and cement floors.	B	Cracking within mortar	Remove concrete floor to match limestone surroundings.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Cookhouse	Place Number:	4018
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone in lime mortar, pointed with cement mortar. Rendered quoining at corners. Evidence of patching in cement mortar.	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	N/A	C	Deteriorating paint works to timber frame	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	All	2
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Cement floors.	B	Cracking within mortar	Remove concrete floor to match limestone surroundings.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Electrical conduit on wall	A	Nil.	Remove redundant wiring.	100%	4
Others	Gas bottle connections	B	Wall.	Good location for Gas bottles and air conditioning external units.	N/A	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Cookhouse	Place Number:	4018
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone in bastard pointed lime mortar, repaired with cement mortar. Rendered quoining at corners and windows. Evidence of patching in cement mortar. Cracking above windows. Existing rendered chimney. Three high level wall vents.	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	N/A	C	Deteriorating paint works to timber frame	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	All	2
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Cement floors.	B	Cracking within mortar	Remove concrete floor to match limestone surroundings.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Cookhouse	Place Number:	4018
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone in bastard pointed lime mortar, repaired with cement mortar. Rendered quoining at corners and windows. Evidence of patching in cement mortar. Full height vertical crack in all, cement rendered.	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	N/A	C	Deteriorating paint works to timber frame	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	All	2
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Cement floors.	B	Cracking within mortar	Remove concrete floor to match limestone surroundings.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Cookhouse	Place Number:	4018
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior - Room 1				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	No ceiling. One florescent tube lighting.	C	Nil.	Refurbish to match existing style of building.	100%	4
Walls	Rendered walls. Wall vent missing.	B	Nil.	Refurbish to match existing style of building.	100%	4
Windows	Shutters only, no glazing. 75x40mm timber frame	C	Northwest opening.	Window frame required to northwest opening. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01.	4
Doors	125x50mm timber door frame with ledge and braced door with rim lock.	B	Door frame.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Concrete	C	Cracking throughout floor.	Repair cracking to cement floor	10%	4
Fixtures and Fittings	N/A.	N/A	N/A	N/A	N/A	N/A
Electrics	Light switch to northwestern wall.	A	Wall.	Remove redundant wiring.	100%	4
Others		N/A	N/A	N/A	N/A	N/A

Place name:	The Cookhouse	Place Number:	4018
--------------------	---------------	----------------------	------

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Address: Lot 124 Corner Pearl Street and Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Interior - Room 2				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	No ceiling. One florescent tube lighting.	C	Nil.	Refurbish to match existing style of building.	100%	4
Walls	Rendered walls. Wall vent missing.	B	Nil.	Refurbish to match existing style of building.	100%	4
Windows	Shutters only, no glazing. 75x40mm timber frame	C	Northwest opening.	Window frame required to northwest opening. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01.	4
Doors	125x50mm timber door frame with ledge and braced door with rim lock.	B	Door frame.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
Floors	Concrete	C	Cracking throughout floor.	Repair cracking to cement floor	10%	4
Fixtures and Fittings	Fireplace.	N/A	N/A	N/A	N/A	N/A
Electrics	Light switch to northwestern wall.	A	Wall.	Remove redundant wiring.	100%	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Cookhouse	Place Number:	4018
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior - Room 3				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Corrugated zincalume ceiling. One florescent tube lighting.	C	Nil.	Refurbish to match existing style of building.	100%	4
Walls	Rendered walls. Tiles to southeastern corner.	B	Nil.	Refurbish to match existing style of building.	100%	4
Windows	Window 1: Shutters only with no glazing and 75x40mm metal frame.	C	Nil.	Replace metal frame.	01	1
	Window 2: Shutters only with no window, 145x80mm timber frame.	C	Poor condition.	Replace timber frame.	01	4
Doors	125x50mm timber door frame with ledge and braced door with rim lock.	B	Nil.	Nil.	Nil.	4
Floors	100x100mm ceramic tiles.	B	Nil.	Nil.	Nil.	4
Fixtures and Fittings	Vanity, shower, sink, toilet fixtures.	B	Nil.	Nil.	Nil.	4
Electrics	Light switch to northwestern wall.	A	Wall.	Remove redundant wiring.	100%	4
Others	Shower screen affixed to ceiling.	B	Nil.	Refurbish to match existing building style.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	Verandah: New custom orb zincalume roof sheeting. Hex head type 17 self-drilling screw with cyclonic washer ever third crest. New rood with Ceiling joists at 500mm centres. Fixing details to match verandah.	A	The whole roof requires inspection for: <ul style="list-style-type: none">• Storm water ingress• Loose sheets• Rust• Holes	The whole roof requires regular inspections to prevent damage. Secure roof sheets that are uplifted, dislodged or loose. Fill any holes. Remove any ruts. Repair damage from rust or patch to minimum. If needed, replace rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	100%	4
Battens	75x38mm battens, type 17 batten screw to each rafter.	A	Whole roof.	The whole roof structure requires regular inspections to prevent damage.	100%	4
Rafters and Purlins	1100x30mm rafters at 900mm centres. Z10012 purlins at 600mm centres, 250 RAJ hip rafters, CH centre column supported on internal wall, Custom orb roof sheeting.	A	Whole roof.	The whole roof structure requires regular inspections to prevent damage.	100%	4
Gutters	Ogee gutter.	A	Entire gutter	The whole rainwater system requires regular inspections to prevent damage.	100%	4
Downpipes	N/A	N/A	N/A	N/A	N/A	N/A
Fascias and Scotia	200x50mm fascia board, 38mm scotia mounding.	A	Fascia board.	The whole roof structure requires regular inspections to prevent damage.	100%	4
Bargeboards	N/A	N/A	N/A	N/A	N/A	N/A
Eaves	N/A	N/A	N/A	N/A	N/A	N/A
Soffits	N/A	N/A	N/A	N/A	N/A	N/A
Eaves brackets	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling joists	N/A	N/A	N/A	N/A	N/A	N/A
electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement and shell mortar (1989). Verandah wall plate bolted to wall with M10 masonry anchors at 1000mm centres. Brackets for timber beam to slide over openings during cyclones with side of door opening. Left hand end of upper storey retained original render.	B	Throughout wall.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Reconstructed double hung timber window frames to both levels. Original window with MS grille (22mm square MS bars). Frame 125x70mm timber frame cambered brickwork cover.	C	Deteriorating paint works to timber frame	Repair broken glass. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Reinstate linseed oil putty	All	1
Doors	Reconstructed half glazed double French doors on First Floor Level only (1989). Gap at door head has been closed with a scribed timber piece unpainted.	C	Repaint as part of a long term maintenance.	Repair French doors to make good. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	50%	4
Floors	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Original post brackets 50x5mm pl. 150x150mm timber posts fixed to bracket with M10 bolt. 200x50mm verandah beams. 150mmx50mm floor joists at 450mm centres. Two trip-1-grip connectors. 110x25mm timber floorboards to First Floor Level. 100x50mm timber balustrading. Stone base with existing tank stand.	A	All.	General maintenance.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	6mm plates attached to verandah posts to provide lateral restraint for stone retaining wall 1250mm high running under perimeter of verandah. Additional bracket to wall plate 110x5mm, and two M10 bolts. Some fretting to stonework.	B	Throughout wall.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Reconstructed double hung timber window frames to both levels. Original window with MS grille (22mm square MS bars). Frame 125x70mm timber frame cambered brickwork cover.	C	Deteriorating paint works to timber frame	Repair broken glass. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Reinstate linseed oil putty	All	1
Doors	Reconstructed half glazed double French doors on First Floor Level only (1989). Gap at door head has been closed with a scribed timber piece unpainted.	C	Repaint as part of a long term maintenance.	Repair French doors to make good. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	50%	4
Floors	Cement finish to ground floor with a curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
	Timber floor to first floor.	C	Whole floor.	General maintenance and oiling with timber oil.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	<p>Original post brackets 50x5mm pl. 150x150mm timber posts fixed to bracket with M10 bolt. 200x50mm verandah beams. 150mmx50mm floor joists at 450mm centres. Two trip-1-grip connectors. 110x25mm timber floorboards to First Floor Level. 100x50mm timber balustrading.</p> <p>Stone base with existing tank stand.</p> <p>Steep timber steps and railing to verandah. Verandah posts into stone wall 500mm.</p>	A	All.	General maintenance.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	<p>Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement and shell mortar (1989). Verandah wall plate bolted to wall with M10 masonry anchors at 1000mm centres. Brackets for timber beam to slide over openings during cyclones with side of door opening. Left hand end of upper storey retained original render.</p> <p>Electrical distribution board.</p>	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	<p>Reconstructed double hung timber window frames to both levels. Original window with MS grille (22mm square MS bars). Frame 125x70mm timber frame cambered brickwork cover.</p> <p>New cement render reveal to openings.</p>	C	Deteriorating paint works to timber frame	<p>Repair broken glass.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty</p>	All	1
Doors	<p>Reconstructed half glazed double French doors on First Floor Level only (1989).</p> <p>New cement render reveal to openings.</p>	C	Repaint as part of a long term maintenance.	<p>Repair French doors to make good.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	50%	4
Floors	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
	Timber floor to first floor.	C	Whole floor.	General maintenance and oiling with timber oil.	100%	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	<p>Original post brackets 50x5mm pl. 150x150mm timber posts fixed to bracket with M10 bolt. 200x50mm verandah beams. 150mmx50mm floor joists at 450mm centres. Two trip-1-grip connectors. 110x25mm timber floorboards to First Floor Level. 100x50mm timber balustrading.</p> <p>Stone base with existing tank stand.</p> <p>Steep timber steps and railing to verandah. Verandah posts into stone wall 500mm.</p>	A	All.	General maintenance.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Post and Telegraph Office **Place Number:** 2347
Address: Lot 124 Corner Pearl Street and Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement and shell mortar (1989). Verandah wall plate bolted to wall with M10 masonry anchors at 1000mm centres. Brackets for timber beam to slide over openings during cyclones with side of door opening. Left hand end of upper storey retained original render. Existing post box in wall.	B	Throughout wall.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
Windows	Reconstructed double hung timber window frames to both levels. Original window with MS grille (22mm square MS bars). Frame 125x70mm timber frame cambered brickwork cover. New cement render reveal to openings.	C	Deteriorating paint works to timber frame	Repair broken glass. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Reinstate linseed oil putty	All	1
Doors	Reconstructed half glazed double French doors on First Floor Level only (1989). New cement render reveal to openings. New door and sidelight to door opening to Ground Floor Level.	C	Repaint as part of a long term maintenance.	Repair French doors to make good. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	50%	4
Floors	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
	Timber floor to first floor.	C	Whole floor.	General maintenance and oiling with timber oil.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Original post brackets 50x5mm pl. 150x150mm timber posts fixed to bracket with M10 bolt. 200x50mm verandah beams. 150mmx50mm	A	All.	General maintenance.	100%	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
	<p>floor joists at 450mm centres. Two trip-1-grip connectors.</p> <p>110x25mm timber floorboards to First Floor Level.</p> <p>100x50mm timber balustrading.</p> <p>Stone base with existing tank stand.</p> <p>Steep timber steps and railing to verandah.</p> <p>Verandah posts into stone wall 500mm.</p>					

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior – Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
Windows	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Doors	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Floors	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
Others	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 2		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
Windows	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Doors	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Floors	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
Others	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
Windows	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Doors	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Floors	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
Others	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 4		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
Windows	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Doors	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Floors	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
Others	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 9		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
Windows	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Doors	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Floors	Oiled timber boards.	C	Nil.	General maintenance.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
Others	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 10		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
Windows	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Doors	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Floors	Oiled timber boards.	C	Nil.	General maintenance.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
Others	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 11		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
Windows	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Doors	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Floors	Oiled timber boards.	C	Nil.	General maintenance.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
Others	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Post and Telegraph Office	Place Number:	2347
Address:	Lot 124 Corner Pearl Street and Perseverance Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior				Room Number: 12		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> • termites • storm water ingress 	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
Windows	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Doors	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
Floors	Oiled timber boards.	C	Nil.	General maintenance.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
Others	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	Corrugated metal sheeting roof with ridge capping, fixing every fourth crest generally and every third crest at eaves and ridge.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> Storm water ingress Loose sheets Rust Holes 	The whole roof requires regular inspections to prevent damage. Secure roof sheets that are uplifted, dislodged or loose. Fill any holes. Remove any ruts. Repair damage from rust or patch to minimum. If needed, replace rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	100%	4
Battens	N/A	N/A	N/A	N/A	N/A	N/A
Rafters and Purlins	Timber.	A	Whole roof.	The whole roof structure requires regular inspections to prevent damage.	100%	4
Gutters	125mm ogee gutters.	A	Entire gutter	The whole rainwater system requires regular inspections to prevent damage.	100%	4
Downpipes	Circular zincalume to northwest elevation.	A	At SE and NW external walls.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
Fascias and Scotia	N/A	N/A	N/A	N/A	N/A	N/A
Bargeboards	200mm x 38mm timber fascia.	B	Cracking to mortar at SE and NW external walls.	The whole roof structure requires regular inspections to prevent damage.	100%	4
Eaves	N/A	N/A	N/A	N/A	N/A	N/A
Soffits	N/A	N/A	N/A	N/A	N/A	N/A
Eaves brackets	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling joists	N/A	N/A	N/A	N/A	N/A	N/A
electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone, original lime mortar pointed over with cement render (1989). Rendered quoining to corners.	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	Five reconstructed casement timber windows and restored steel bars.	C	Broken timber frame, no glass, aluminium screening not properly fitted.	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Colour to match existent.</p>	05	1
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol **Place Number:** -
Address: Lot 126 Between Perseverance Street and Cossack Road **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone, original lime mortar pointed over with cement render (1989). Rendered quoining to corners.	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	One reconstructed casement timber window and restored steel bars.	C	Broken timber frame, no glass, aluminium screening not properly fitted.	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Colour to match existent.</p>	01	1
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone, original lime mortar pointed over with cement render (1989). Rendered quoining to corners.	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	Two reconstructed casement timber windows and restored steel bars.	C	Broken timber frame, no glass, aluminium screening not properly fitted.	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Colour to match existent.</p>	02	1
Doors	Reconstructed steel door with bars and timber frame.	B	Oxidation to steel bars.	<p>Reinstate steel bars.</p> <p>Repair front door quoining with like to like mortar and paint.</p> <p>Reinstate simple timber frame</p> <p>Colour to match existent.</p>	01	1
Floors	Concrete slab below entrance door.	A	Nil.	Repair and make good cracking in mortar, as original	100%	4
Fixtures and Fittings	Circular zincalume downpipe.	A	Nil.	Downpipe requires regular inspections to prevent damage. Repair and make good like to like.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone, original lime mortar pointed over with cement render (1989). Rendered quoining to corners. Wall is subject to weathering at the joints. Vertical cracking above window opening. Cement filling to top of wall.	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	One casement timber window and restored steel bars.	C	Broken timber frame, no glass, aluminium screening not properly fitted.	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Colour to match existent.</p>	01	1
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Affixed air conditioning unit to wall.	N/A	N/A	N/A	N/A	N/A
Others	Custom orb fencing	A	Fencing around air conditioning unit.	Remove fencing.	100%	1

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Partially rendered stonework.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
Windows	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	allow repainting. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	1
Doors	Hinged glass door.	A	Nil	Nil	Nil	N/A
Floors	Concrete floors. Three eye bolts cast into floor.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	various	4
Fixtures and Fittings	Picture railings at all walls	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	Light switch to NW elevation.	A	No defect.	Remove redundant wiring.	100%	4
Others	Plaque on NE elevation.	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol **Place Number:** -
Address: Lot 126 Between Perseverance Street and Cossack Road **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Interior				Room Number: 2		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Partially rendered stonework. Timber board in corner as a vent for night bucket.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
Windows	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint, as a long term action, colour to match. Apply traditional linseed oil putty.	01	1
Doors	Reconstructed steel door with bars.	A	Steel door.	General maintenance.	01	4
Floors	Concrete floors.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	10%	4
Fixtures and Fittings	Picture railings at all walls	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol **Place Number:** -
Address: Lot 126 Between Perseverance Street and Cossack Road **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Interior				Room Number: 3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Partially rendered stonework. Timber board in corner as a vent for night bucket.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
Windows	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint, as a long term action, colour to match. Apply traditional linseed oil putty.	01	1
Doors	Reconstructed steel door with bars.	A	Nil	Nil	Nil	N/A
Floors	Concrete floors.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	10%	4
Fixtures and Fittings	Picture railings at all walls	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: Interior				Room Number: 4		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Partially rendered stonework. Timber board in corner as a vent for night bucket.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
Windows	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint, as a long term action, colour to match. Apply traditional linseed oil putty.	01	1
Doors	Reconstructed steel door with bars.	A	Steel door.	General maintenance.	01	4
Floors	Concrete floors.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	10%	4
Fixtures and Fittings	Picture railings at all walls	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Gaol	Place Number:	-
Address:	Lot 126 Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Interior – Room 5				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Partially rendered stonework. Timber board in corner as a vent for night bucket.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
Windows	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint, as a long term action, colour to match. Apply traditional linseed oil putty.	01	1
Doors	Reconstructed steel door with bars.	A	Steel door.	General maintenance.	01	4
Floors	Concrete floors.	A	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	10%	4
Fixtures and Fittings	Picture railings at all walls	C	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Customs House and Bond Store	Place Number:	2345
Address:	Cnr Pearl St and The Strand, Cossack	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Roof				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	New corrugated metal sheets, custom orb, cyclonic fixings every fourth crest.	B	The whole roof requires inspection for: <ul style="list-style-type: none"> Storm water ingress Loose sheets Rust Holes 	The whole roof requires regular inspections to prevent damage. Secure roof sheets that are uplifted, dislodged or loose. Fill any holes. Remove any ruts. Repair damage from rust or patch to minimum. If needed, replace rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	15%	4
Battens	Natural Jarrah	B	The whole roof requires inspection for: <ul style="list-style-type: none"> termites storm water ingress 	Treat and repair damaged parts. Where new material is required match like with like.	20%	1
Rafters, Purlin	Natural Jarrah	B	The whole roof structure requires inspection. Generally in good condition, but localised areas are showing signs of rainwater ingress Identified points of water ingress in CHBS room 15 (ridge area, 2 beams and associated structure)	Repair rainwater ingress. Use timber decking oil to timber decking.	15%	1
Gutters	Roof 2 – Customs House and Veranda valley gutter	C	Whole roof.	The whole roof structure requires regular inspections to prevent damage. Clean gutter Replace section of rusted guttering Rust treat gutter	70%	1
Downpipes	N/A	N/A	N/A	N/A	N/A	N/A
Fascia and Scotia	Roof 1 – Bonds Store Jarrah	C	SW External Elevation are	Strip paint that is loose and friable back to sound face to	50%	1

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Roof				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	painted, fixed to wall		showing some signs of paint peeling	allow the repainting of affected areas Prepare and repaint all as a long term action, colour to match.		

Bargeboards	Roof 2 – Customs House and Veranda: Jarrah painted, fixed to wall Roof 3 – Toilet Block: Jarrah painted, fixed to wall	C	SW External Elevation Where gutter has failed water damage has affected bargeboards.	Replace bargeboards where deteriorated beyond repair. Prep and repaint all timber bargeboards.	50%	1
Eaves	Roof 1 – Bonds Store	B	The whole eaves structure requires inspection.	Check stability of all eaves brackets and timber structure, otherwise it looks structural sound.	100%	1
Soffits	Roof 1 – Bonds Store painted corrugated metal sheeting.	C	SE, SW and NW External Elevations Eaves lining been dislodged Rusted corrugated metal ceiling ripped iron nail connections	Fix all ripple iron to eaves securely to roof structure Rust treat all nails fixings and sheet around the nails Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all, colour to match.	70%	1
Eaves brackets	Roof 1 – Bonds Store Painted metal, 47 units	B	Inspect	Rust treat all Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	10%	1
Ceiling joists	N/A	N/A	N/A	N/A	N/A	N/A
Fittings and fixtures	Whole under-roof. This roof was recently refurbished. It has a special lighting design adapted to an exhibition space and fluorescent lighting fittings on the facades	C	The whole roof has disorganised electrical wires and unused electrical wires Special lighting is in good condition.	Remove unused electrical wires Commission a special lighting consultant to design substitute to fluorescent lighting. Remove all fluorescent lighting	100%	1
others	Roof 2– NE Veranda in the courtyard has a Valance with corrugated metal sheets in timber frames, painted jarrah	B	Verify structural stability, only replace or repaint if necessary.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	10%	3

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: E External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	N/A	N/A	N/A	N/A	N/A	N/A
Walls	<p>Coursed bluestone, Repointed in lime mortar. Rendered quoining to corners. Verandah entrance, located at south of this wall, has a rendered arched with quoining and a metal balustrade between pillars.</p> <p>Continuing on this wall, there is the NE veranda. This veranda has a valance with corrugated metal sheeting to timber frames, painted jarrah and a rendered pillar.</p> <p>One cast iron wall vent.</p>	C	Wall is generally in a fair condition.	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and fittings	The air-conditioning external units are located in a timber fenced area. Air conditioning ducts are directed to the roof inside a vertical Colorbond duct on the wall.	C	NE side of the E External Wall	It is understood that this is one of the best places that the external units could be placed. However, they are located on the eye sight of the visitor arriving from the main parking lot. As a long term action, it should be considered its relocation to a less exposed area (eg. to next to the female toilet entrance, beside the existing gas bottles)	N/A	4
electrics	A number of electrical and other telecommunications ducts.	C	NE side of the E External Wall	As above.	N/A	4
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SE External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	N/A	N/A	N/A	N/A	N/A	N/A
Walls	<p>Coursed bluestone, original lime mortar. Rendered quoining to corners.</p> <p>The south side of this wall is curved, with an arched rendered quoining to the entrance to the Bond Store. Proceeding to East, there are 02 windows with rendered quoining frames.</p> <p>On the eastern most side of this wall it is a veranda entrance to Customs House. It has 03 rendered arches with quoining with 02 round pilasters. There are two metal balustrades on the eastern most arches.</p> <p>On top of each window opening, there is a cast iron wall vent.</p>	C	Wall is generally in a fair condition.	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters. With a horizontal timber lock and cyclone protection.	B	All window frames	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty</p>	02	4
Doors	one timber panelled sliding door	B	Sliding door inside arch	As above.	01	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Floors	Red bitumen	A	Nil.	Nil.	Nil.	Nil.
Fixtures and fittings	N/A	N/A	N/A	N/A	N/A	N/A
electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	N/A	N/A	N/A	N/A	N/A	N/A
Walls	<p>Coursed bluestone, original lime mortar. Rendered quoining to corners.</p> <p>The south side of this wall is curved. The façade has 03 entrances to the Bond Store with rendered quoining corners with rectangular transom timber louvres, painted.</p>	C	Wall is generally in a fair condition.	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	All 03 entrances have one timber panelled sliding door each	B	All 03 doors	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty.</p>	03	4
Floors	Red bitumen	A	N/A	N/A	N/A	N/A
Fixtures and fittings	03 fluorescent lighting fittings on the facades	B	Although lighting is in good condition, a special lighting should be considered as a long term action.	Remove fluorescent lighting	03	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NW External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	N/A	N/A	N/A	N/A	N/A	N/A
Walls	<p>Coursed bluestone, original lime mortar. Rendered quoining to corners.</p> <p>The façade has 02 entrances with rendered quoining arches around it. The bigger one, to the Bond Store, and the smaller one to the male toilet. That door has a half wall to allow privacy to the toilet.</p>	C	<p>Wall is generally in a fair condition. Quoining areas painting is a little washed, and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p>	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	<p>The entrance to the Bond Store has one timber panelled sliding door on the inside.</p> <p>The male toilet door is a timber panelled door fitting inside the small arch.</p>	B	02 door	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty.</p>	02	4
Floors	Red bitumen	A	N/A	N/A	N/A	N/A
Fixtures and fittings	02 fluorescent lighting fittings on the facades	B	Throughout facade	<p>Although lighting is in good condition, a special lighting should be considered as a long term action.</p> <p>Remove fluorescent lighting</p>	02	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	One vent duct next to the male toilet entrance, painted.	C	Nil	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	Nil	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NE External Elevations – Customs House Courtyard					Room Number:	General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	<p>There is a veranda running along the two sections of this façade.</p> <p>The veranda located on the E side, it has a valance with corrugated metal sheets in timber frames, painted jarrah.</p> <p>On the NE part of the veranda. Natural timber sarking under roof, timber posts are painted.</p>	B	The veranda structure appears to be sound.	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	20%	1
Walls	<p>The facades are of coursed bluestone, original lime mortar. Rendered quoining to corners and around windows and doors opening.</p> <p>Section E- 02 windows and o2 doors</p> <p>Section NE – 03 windows and 04 doors</p>	C	Wall is generally in a fair condition. Quoining areas painting is a little washed, and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	20%	4
Windows	Section E- 02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters.	B	All 05 window frames	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty.</p>	05	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NE External Elevations – Customs House Courtyard					Room Number:	General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	With a horizontal timber lock and cyclone protection. Section NE – 01 small 06 clear glass panels, timber frame awning window, and 02 double hung timber windows, with 09 clear glazed panels each sash. No shutters.					
Doors	06 doors with 04 panels each.	B	06 door	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	06	4
Floors	Jarrah boards with jarrah joists	A	nil	Apply 3 coats of decking oil, as a long term action, to all boards and substructure	Nil.	4
Fixtures and fittings	02 fluorescent lighting fittings on the facades	B	On eaves	Although lighting is in good condition, a special lighting should be considered as a long term action. Remove fluorescent lighting	02	4
Electrics	Electrical wires and fixtures	C	Throughout the veranda's roof	Remove redundant electrical wires.	30%	2
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Toilets Block				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal ceiling, painted.	C	Male toilet	Fill any holes Remove any ruts Repair damage from rust or patch to minimum If need replacement for rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	50%	2
Walls	The facades are of coursed bluestone, original lime mortar. Rendered quoining to corners and around doors opening.	B	Wall is generally in a fair condition. Quoining areas painting is a little washed, and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	20%	4
Windows	02 vents with fixed louvered timber frame.	B	Each toilet	Prepare and repaint all as a long term action, colour to match.	02	4
Doors	Each toilet has a small panelled timber door, with lock.	B	Both generally in a good condition.	Prepare and repaint all as a long term action, colour to match.	02	4
Floors	Concrete floors	B	All room.	Existing concrete slab, do not repair cracks	N/A	N/A
Fixtures and fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	02 gas bottles	B	Female toilet entrance	Good location for Gas bottles and air conditioning external units.	N/A	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 1 - SE Veranda				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal ceiling, painted.	C	All veranda	<p>Fill any holes</p> <p>Remove any rusts</p> <p>Repair damage from rust or patch to minimum</p> <p>Fix loose sheets</p> <p>If need replacement for rusted roof sheets, like to like.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	50%	2
Walls	<p>Coursed bluestone, original lime mortar. Rendered quoining around doors and windows.</p> <p>N wall has 02 windows and 01 door .</p> <p>SW wall has one double side hung door.</p> <p>On top of each window opening, there is a cast iron wall vent.</p>	C	Walls are generally in a fair condition.	<p>Do not paint cement rendered surfaces.</p> <p>Remove the paint (peelaway) and return to the cement finish, subject to testing</p> <p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	Nil.	4
Windows	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters.	A	All window frames	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty</p>	11	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Room 1 - SE Veranda				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	With a horizontal timber lock and cyclone protection.					
Doors	<p>N wall has 01 timber door to corridor, with four timber panels. The door has two sidelites with 8 clear glass panels in timber frame, fixed.</p> <p>SW wall has one double side hung door to Cafe. Outer timber doors are of four panels, upper ones are black fly screen.</p>	B	SW wall door to cafe	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	01	4
Floors	Concrete floors	B	Nil.	Existing concrete slab, do not repair cracks.	N/A	N/A
Fixtures and fittings	N/A	N/A	N/A	N/A	N/A	N/A
electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 2 - corridor				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Corrugated metal ceiling, painted.	B	All corridor	Fill any holes Remove any rusts Repair damage from rust or patch to minimum Fix loose sheets If need replacement for rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	10%	4
Walls	Rendered plaster	A	Walls are generally in an excellent condition.	Prepare and repaint all as a long term action, colour to match. Fill holes or cracks with same plaster. Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint.	Nil.	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	04 side hung doors with 4 timber panels each. S wall has 01 timber door to Veranda, with four timber panels. The door has two sidelites with 8 clear glass panels in timber frame, fixed.	A	Doors are generally in an excellent condition. Door frame to room 3 – exhibition, has a chip on the frame, 100mm.	Make it safe by removing possible splinters, and leave it as it is. No fixing joinery that has not structural damage.	Nil.	4
Floors	Concrete floors	B	Nil.	Existing concrete slab, do not repair cracks	Nil.	Nil.
Fixtures and fittings	01 light bulb	N/A	Although lighting is in good condition, a special lighting should be considered as a long term action.	N/A	N/A	N/A
electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 3 & 4 – exhibition rooms				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Corrugated metal ceiling, painted. Picture railing around ceiling, painted.	A	Ceilings are generally in an excellent condition.	Nil.	Nil.	4
Walls	Rendered plaster 02 cast iron wall vent on external walls	A	Walls are generally in an excellent condition.	Fill holes or cracks with same plaster Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint. Colour and texture to match existing.	5%	4
Windows	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters. With a horizontal timber lock and cyclone protection on the external wall.	A	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Reinstate linseed oil putty	04	4
Doors	02 side hung doors with 4 timber panels each.	A	Doors are generally in an excellent condition. Door frame to room 3 – exhibition, has a chip on the frame, 100mm.	Make it safe by removing possible splinters, and leave it as it is. No fixing joinery that has not structural damage. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Reinstate linseed oil putty	02	4
Floors	Concrete floors	B	Nil.	Existing concrete slab, do not repair cracks	Nil.	Nil.
Fixtures and fittings	Fan with 02 light bulbs each room	D	Both rooms	Replace fan	02	2
electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 5 - Office				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Corrugated metal ceiling, painted. Picture railing around ceiling, painted. Air conditioning unit.	B	Ceilings are generally in a good condition. This is a new ceiling; however, the walls have marks of rainwater ingress. Maybe from previous leaks.	The roof above it requires inspection for: <ul style="list-style-type: none">• Storm water ingress• Loose sheets• Rust• Holes Verify the need for air conditioning in this room. If air-conditioning is essential, allow for one that installation provides less damage to fabric.	100%	2
Walls	Rendered plaster 02 cast iron wall vents on external wall	C	Walls with marks of rainwater ingress.	Fill holes or cracks with same plaster Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint. Colour and texture to match existing.	Nil.	4
Windows	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters. With a horizontal timber lock and cyclone protection on the external wall.	A	All window frames	Nil.	Nil.	Nil.
Doors	02 side hung doors with 4 timber panels each. Door to corridor has existing flyscreen.	A	Doors are generally in an excellent condition.	Remove and replace existing flyscreen with new black, stainless steel frame and mesh.	01	4
Floors	Concrete floors	B	N/A	Existing concrete slab, do not repair cracks	Nil.	4
Fixtures and fittings	Air conditioning units	D	By rear window and ceiling	Verify the need for air-conditioning in this room.	01	4
electrics	Room adapted to office use.	C	All room	Electrical engineer consultation required. Verify all electric and communication cables. Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric. Duct needs to be painted at the same colour of the wall.	100%	3
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 6 - cafe				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Corrugated metal ceiling, painted. Air conditioning unit.	B	All room	Verify the need for air conditioning in this room. If air-conditioning is essential, allow for one that installation provides less damage to fabric. Prepare and repaint all as a long term action, colour to match.	100%	3
Walls	Rendered plaster 02 cast iron wall vents on top of windows. New white tiles to half wall, where kitchen is installed Mechanical duct on N wall. Electrical ducts on walls and picture frames on walls	C	All room	Salt treat SE wall. The cause of the efflorescence should be identified and remedial action taken before cleaning. Fill holes or cracks with same plaster. Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint. Colour and texture to match existing.	100%	2
Windows	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters. With a horizontal timber lock and cyclone protection on the external wall.	A	All window frames	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Reinstate linseed oil putty	11	1
Doors	03 side hung doors with 4 timber panels each. 01 metal door to Bonds Store 01 double side hung door to SE veranda. Outer timber doors are of four panels, upper ones are black fly screen	C	Metal door to Bonds Store and flyscreen to Customs House courtyard veranda.	Remove and replace metal door to match original timber doors. Remove and replace existing flyscreen with new black, stainless steel frame and mesh.	02	2

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Room 6 - cafe				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	Flyscreen to Customs House courtyard veranda.					
Floors	Concrete floors	B	Nil.	Existing concrete slab, do not repair cracks	Nil.	4
Fixtures and fittings	Air conditioning unit Mechanical ducts Adaptation for a Cafe kitchen 06 lamps 01 fan	C	Air conditioning on ceiling. All walls	Verify the need for air-conditioning in this room. Mechanical engineer consultation required to minimise damage to existing fabric with mechanical ducts.	01	3
electrics	Room adapted to Cafe use.	C	All room.	Electrical engineer consultation required. Verify all electric and communication cables. Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric. Duct needs to be painted at the same colour of the wall.	100%	3
others	Room adapted to Cafe use.	C	All room.	Requires a Heritage Impact Statement to any further refurbishment or change of use.	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 7 & 8 - Male and Female Toilets				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal ceiling, painted.	C	Male toilet	Fill any holes Remove any ruts Repair damage from rust or patch to minimum If need replacement for rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	50%	2
Walls	Limewash walls	B	Wall are generally in a good condition.	Nil.	Nil.	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	Each toilet has a small panelled timber door, with lock.	B	Both generally in a good condition.	Prepare and repaint all as a long term action, colour to match.	02	4
Floors	Concrete floors	B	All rooms	Existing concrete slab, do not repair cracks	N/A	N/A
Fixtures and fittings	Toilet fixtures and fittings Each room has a fixed spotlight with black grill.	A	Existing Toilet fixtures and fittings are in good condition	Nil.	Nil.	Nil.
electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Rooms 9, 11 & 12 – Storage rooms				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Corrugated metal ceiling, painted.	C	All rooms Rusted corrugated metal ceiling around nail connections Ceiling uplift Water damage to ceiling	Corrugated metal ceiling to be painted and restored after repair of joists. If new is needed, the new ceiling material is to be the same profile corrugated metal ceiling sheet, same gauge thickness and fixing. Rust treat all nails fixings and sheet around the nails	100%	2
Walls	Rustic limewash Cast iron wall vent over all doors	c	All rooms	Remove grey cement mortar Fill holes or cracks with same plaster Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint. Colour and texture to match existing.	100%	3
Windows	Rooms 9 - 01 double hung timber windows. With 09 clear glazed panels each sash. Room 11 – Little window with fixed timber panel with 6 glasses.	c	All window frames	Perform joinery repairs only when it is structurally necessary Verify and repair if sash cords and weights to free roller are functional Remove chrome fittings Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Reinstate linseed oil putty	02	4
Doors	Rooms 9, 11 and 12 - side hung doors with 4 timber panels each. Room 12 – Transom fixed timber panel with 6 glass.	C	Doors are generally in a fair condition.	As above.	04	4
Floors	Rooms 9 and 12 - Concrete floors Room 11 –m Vinyl tiles	C	Room 11	Remove vinyl tiles Existing concrete slab, do not repair cracks	20%	4
Fixtures and fittings	Room 12 – Hot water tank Room 11 – fan	N/A	N/A	N/A	N/A	N/A
electrics	Rooms 9, 11 and 12 – electrical wiring Room 12- General electric switchboard	C	All rooms	Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric.	70%	2
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Customs House and Bond Store	Place Number:	2345
Address:	Cnr Pearl St and The Strand, Cossack	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Room 10 – Interpretation Room				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	Corrugated metal ceiling, painted.	B	All room.	Corrugated metal ceiling to be painted and restored after repair of joists. If new is needed, the new ceiling material is to be the same profile Corrugated metal ceiling sheet, same gauge thickness and fixing. Rust treat all nails fixings and sheet around the nails Remove unused electrical wires.	40%	4
Walls	Plastered limewash Cast iron wall vent over all doors Fire place on the back wall, with marks on the wall of a shelf over it.	B	All room	Repaint as part of a long term project Fill holes or cracks with same plaster Sand smooth parts fixed. Apply Bauwerk “Uber” breathable paint. Colour and texture to match existing.	20%	4
Windows	01 double hung timber window. With 09 clear glazed panels each sash.	C	01 window	Perform joinery repairs only when it is structurally necessary Verify and repair if sash cords and weights to free roller are functional Remove chrome fittings and substitute with brass ones Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Reinstate linseed oil putty	01	4
Doors	01 side hung door with 4 timber panels each.	B	Doors are generally in a fair condition.	As above.	01	4
Floors	Concrete floors	B	All room	Existing concrete slab, do not repair cracks	0%	4
Fixtures and fittings	01 Fan 02 fluorescent lights	C	All room	Although lighting is in good condition, a special lighting should be considered as a long term action. Remove fluorescent lighting	02	4
electrics	General electrical wiring	C	All room	Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric.	70%	2
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Customs House and Bond Store **Place Number:** 2345
Address: Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 13 – Bond Store				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Open roof	B	See roof description	See roof description	See roof description	See roof description
Walls	<p>Coursed bluestone, original lime mortar.</p> <p>Concrete (1432) quoining and lintel around café doors.</p>	C	Wall is generally in a fair condition.	<p>Verify rainwater marks on wall to café.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p> <p>Remove all grey cement mortar and repoint with lime mortar, original composition.</p> <p>Café S door- Structural engineer to be engaged to study cracked lintel.</p>	30%	2
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	<p>All 05 entrances have one timber panelled sliding door each</p> <p>02 doors to Café, one metal one and one timber original, with flyscreen over it.</p>	C	All doors	<p>Doors to café - Remove and replace metal door to match original timber doors. Remove and replace existing flyscreen with new black, stainless steel frame and mesh.</p> <p>All doors- Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	07	4
Floors	Concrete floors with grill in the middle	B	All room	Existing concrete slab, do not repair cracks	0%	4
Fixtures and fittings	Exhibition special lighting fitting	B	All room	<p>Fixtures and fittings are in good condition</p> <p>Remove fluorescent</p>	02	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Room 13 – Bond Store				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	Fluorescent lighting Picture railing along walls.			lighting		
electrics	General electrical wiring	C	All room	Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric.	70%	4
others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Registrar's Office and Residence (Mercantile Store)	Place Number:	3233
Address:	Lot 443 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Remnants of original stone wall with cement render and cement plinth.	E	Entire wall	Stabilise and make clean.	100%	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Evidence of stone foundation.	E	Entire floor	Stabilise and make clean.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Place name:	Registrar's Office and Residence (Mercantile Store)	Place Number:	3233
Address:	Lot 443 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Remnants of original stone wall with cement render and cement plinth.	E	Entire wall	Stabilise and make clean.	100%	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Evidence of stone foundation.	E	Entire floor	Stabilise and make clean.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

Place name:	Registrar's Office and Residence (Mercantile Store)	Place Number:	3233
Address:	Lot 443 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Remnants of original stone wall with cement render and cement plinth.	E	Entire wall	Stabilise and make clean.	100%	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Evidence of stone foundation.	E	Entire floor	Stabilise and make clean.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Place name:	Registrar's Office and Residence (Mercantile Store)	Place Number:	3233
Address:	Lot 443 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Remnants of original stone wall.	E	Entire wall	Stabilise and make clean. Vertical cracking to be repaired with like to like material after structural testing.	100%	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Evidence of stone foundation.	E	Entire floor	Stabilise and make clean.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	The Outbuildings	Place Number:	4019
Address:	Lot 126 Between Perseverance Street and Cossack Road	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: Outbuilding 1				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roofs	N/A					
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone approximately 1.5m in height, stabilised with cement and shell mortar. Remains of hold down in one wall.	B	Cracking in keystone.	Repair cracking in keystone with like to like material.	10%	2
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Cement brick	C	Nil.	General maintenance.	All floors.	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Location: Outbuilding 2				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roofs	N/A					
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone approximately 1.5m in height, stabilised with cement and shell mortar. Remains of hold down in one wall.	B	Cracking in keystone.	Repair cracking in keystone with like to like material.	10%	2
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Cement foundation	B	Cracking in keystone.	Repair cracking in keystone with like to like material.	10%	2
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name:	Land Backed Wharf	Place Number:	3231
Address:	Lot 446 Pearl Street	Inspection Date:	15.Mar.2017
		Inspection By:	FK

Location: SE Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Stone and cement mortar.	B	Cracking to mortar	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material.	100%	4
Floors	Gravel.	B	Nil.	Nil.	Nil.	Nil.
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Location: South Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Stone and cement mortar.	B	Cracking to mortar	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material.	100%	4
Floors	Gravel.	B	Nil.	Nil.	Nil.	Nil.
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Location: SW Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Stone and cement mortar.	B	Cracking to mortar	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material.	100%	4
Floors	Gravel.	B	Nil.	Nil.	Nil.	Nil.
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

Place name: Cossack School (Ruins) **Place Number:** 3230
Address: 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	New corrugated metal roof with cyclonic fixings every fourth crest. 38x38x6mm MS angle connecting to purlins 2 off. Rolled zincalume rolled ridge capping.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> Storm water ingress Loose sheets Rust Holes 	The whole roof requires regular inspections to prevent damage. Secure roof sheets that are uplifted, dislodged or loose. Fill any holes. Remove any ruts. Repair damage from rust or patch to minimum. If needed, replace rusted roof sheets, like to like. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	100%	4
Battens	N/A	N/A	N/A	N/A	N/A	N/A
Rafters and Purlins	100x50mm at 900mm centres connected to beam with 25mm PGI strap, 2 clouts. 75x50mm at 900mm centres nailed to rafters and a M10 hook over every second rafter.	A	Nil	The whole roof structure requires regular inspections to prevent damage. General maintenance.	100%	4
Gutters	Ovolo gutters with no downpipe	A	Along NE external wall, behind parapet.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
Downpipes	N/A	N/A	Each corner of roof.	Install downpipe to reduce stormwater splashing onto ground. The whole rainwater system requires regular inspections to prevent damage.	04	4
Fascias and Scotia	200mm x 38mm timber fascia.	B	Entire fascia.	Repair and make good to timber paint works, as existing.	100%	4
Bargeboards	N/A	N/A	N/A	N/A	N/A	N/A
Eaves	N/A	N/A	N/A	N/A	N/A	N/A
Soffits	N/A	N/A	N/A	N/A	N/A	N/A
Eaves brackets	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling joists	200x40mm beam connected to post with one M12 bolt	B	Nil	Nil	Nil	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Reinstated brickface chimney with render and concrete banding.	B	Cracking to mortar at SE and NW external walls.	Repair and make good cracking in mortar, as original	15%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Cossack School (Ruins) **Place Number:** 3230
Address: 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Local bluestone, lime mortar, fretted way in parts. Quoining to corners, cracking above opening, timber top plate subject to termite attack.	B	Throughout wall. Efflorescence of salts along new roof beans on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.	100%	2
Windows	Lintel over openings comprising timber pieces. Window frame subject to termite damage.	C	Broken timber frame, no glass.	Reinstate simple timber frame window, with awning opening with 01 glass panel. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Repaint with like to like materials.	02	1
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Reinstated verandah with circular verandah posts.	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Cossack School (Ruins) **Place Number:** 3230
Address: 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Local bluestone, lime mortar, fretted way in parts. Quoining to corners, cracking under window, timber top plate subject to termite attack. Extant roof hold down bolt, M10 bolts either side of window, possibly for cyclone shutters. Stone step under door opening.	B	Throughout wall. Efflorescence of salts along new roof beans on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.	100%	2
Windows	Concrete lintels over structural window frame subject to termite damage.	C	Opening only with no frame.	Reinstate simple timber frame window. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Repaint with like to like materials.	01	1
Doors	Timber panel door with timber lintel above subject to termite damage.	C	Lintel above opening.	Reinstate simple timber frame.	01	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
				<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Repaint with like to like materials..</p>		
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Reinstated verandah with circular verandah posts.	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Cossack School (Ruins) **Place Number:** 3230
Address: 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Local bluestone, lime mortar, fretted way in parts. Quoining to corners, cracking under window, timber top plate subject to termite attack. Extant roof hold down bolt at 900m centres. M25 bolts, some blocks in wall have been removed.	B	Throughout wall. Efflorescence of salts along new roof beans on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.	100%	2
Windows	Concrete lintels over window. Window frame subject to termite damage.	C	Opening only with no frame.	Reinstate simple timber frame window. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Repaint with like to like materials.	01	1
Doors	Timber panel door with timber lintel above subject to termite damage.	C	Lintel above opening.	Reinstate simple timber frame.	01	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
				<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Repaint with like to like materials.</p>		
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Reinstated verandah with circular verandah posts.	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Cossack School (Ruins) **Place Number:** 3230
Address: 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Local bluestone, lime mortar, fretted way in parts. Quoining to corners, cracking under window, timber top plate subject to termite attack. Extant roof hold down bolt at 900m centres. M25 bolts, some blocks in wall have been removed.	B	Throughout wall. Efflorescence of salts along new roof beans on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.	100%	2
Windows	Concrete lintels over window. Window frame subject to termite damage.	C	Opening only with no frame.	Reinstate simple timber frame window. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Repaint with like to like materials.	01	1
Doors	Vertical cracking to right hand side of opening.	C	Vertical cracking to	Reinstate simple timber frame and repair cracking.	01	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
			right hand side of opening.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Repaint with like to like materials.		
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Reinstated verandah with circular verandah posts.	N/A	N/A	N/A	N/A	N/A
	Stone stairs with mortar.	A	Nil.	Nil.	Nil.	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Cossack School (Ruins) **Place Number:** 3230
Address: 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Interior – Room 1				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Mini orb zincalume, scotia architrave and fixings. Boarded up skylight with timber panels.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Considerable fretting to wall. Vents removed in each wall. Evidence of plastered finish to walls.	B	Plaster in wall	<p>Repair and make good cracking in mortar, as original.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.</p>	100%	2
Windows	Structural timber window frame remains, termite affected.	C	Window opening	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Repaint with like to like materials.</p>	03	1

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Interior – Room 1				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Doors	Opening fretted away, timber door head remains, PGI straps for door frame remain.	C	Door opening	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Repaint with like to like materials.	01	1
Floors	Concrete floor.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	Various	4
Fixtures and Fittings	Remains of fire place. No chimney remains.	B	Nil	Nil	Nil	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Cossack School (Ruins) **Place Number:** 3230
Address: 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Interior – Room 2				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	N/A	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Considerable fretting to Stonewashed rendered wall.	B	Plaster in wall	<p>Repair and make good cracking in mortar, as original.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.</p>	100%	2
Windows	Structural timber window frame remains, termite affected.	C	Window opening	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Repaint with like to like materials.</p>	01	1

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Interior – Room 2				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Doors	Opening fretted away, timber door head remains, PGI straps for door frame remain.	C	Door opening	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match. Repaint with like to like materials.	01	1
Floors	Concrete floor.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina. Structural cracks should be fixed with material to match like with like	10%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

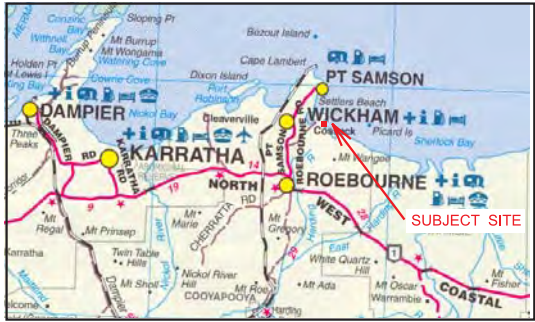
Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

12. Appendix 2

State Heritage Office's Heritage Curtilage

Location Map



UCL

Tidal Flats

Job Number: 10580_001-rev1.0

Sheet Name: sheet 1

Scale: 1:7000 @ A3

Date: 12 December 2005

Drawn By: HGS

Checked by: SJF

File: p:\10000\10580\working_drawings\place 3239.dgn

All dimensions and areas are subject to survey. This plan is subject to copyright and should not be reproduced without the permission of WHELAN'S.

SHEET 1 OF 2
SURVEY OF PLACE 3239
COSSACK TOWNSITE PRECINCT

© Copyright 70 0 70 140 210 280 350



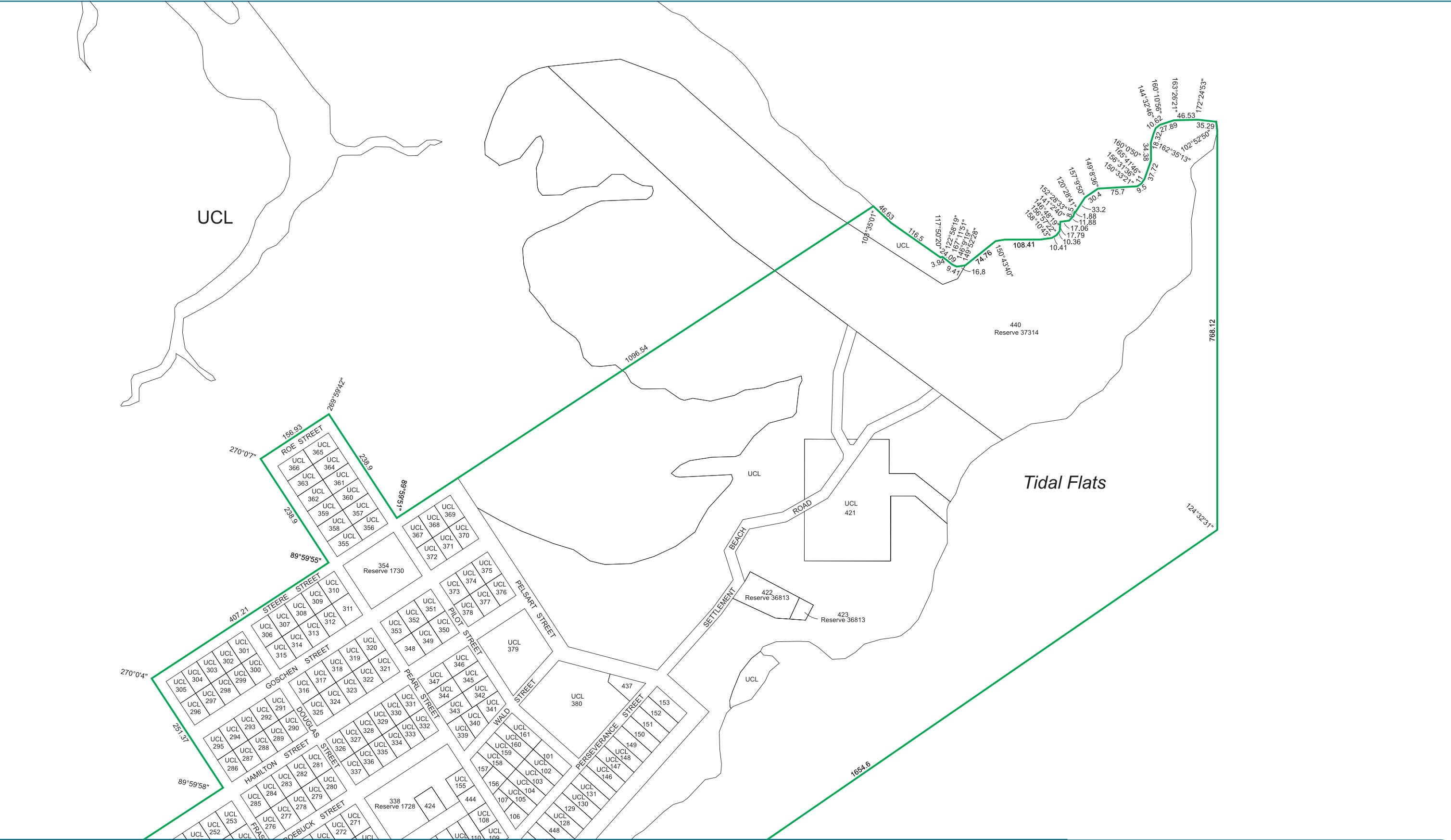
WHELAN'S
LAND & Our Business

HEAD OFFICE
133 Scarborough Beach Road
PO Box 99 Mount Hawthorn
Western Australia 6016

Telephone: (08) 9443 1511
Facsimile: (08) 9444 3901
E-mail: whelans@whelans.com.au
Web Page: www.whelans.com.au



Member Practice



Job Number: 10580_001-rev1.0
Sheet Name: sheet 1
Scale 1:7000 @ A3
Date: 12 December 2005
Drawn By: HGS
Checked by: SJF
File: p:\10000\10580\working_drawings\place 3239.dgn
All dimensions and areas are subject to survey. This plan is subject to copyright and should not be reproduced without the permission of WHELAN'S.

SHEET 2 OF 2
SURVEY OF PLACE 3239
COSSACK TOWNSITE PRECINCT

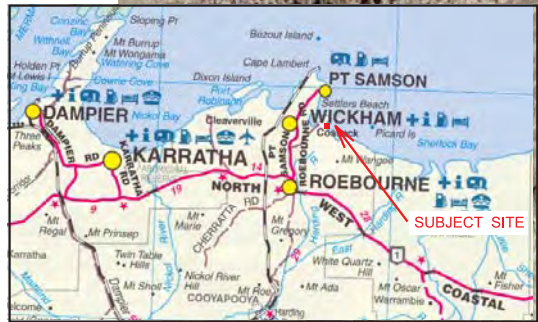


WHELAN'S
LAND & Our Business

HEAD OFFICE
133 Scarborough Beach Road
PO Box 99 Mount Hawthorn
Western Australia 6016

Telephone: (08) 9443 1511
Facsimile: (08) 9444 3901
E-mail: whelans@whelans.com.au
Web Page: www.whelans.com.au

Member Practice



Job Number: 10580_001-rev1.0
Sheet Name: sheet 1
Scale 1:7000 @ A3
Date: 12 December 2005
Drawn By: HGS
Checked by: SJF
File: p:\10000\10580\working_drawings\place 3239.dgn
All dimensions and areas are subject to survey.
This plan is subject to copyright and should not be reproduced without the permission of WHELAN'S.

SHEET 1 OF 2
SURVEY OF PLACE 3239
COSSACK TOWNSITE PRECINCT



HEAD OFFICE
133 Scarborough Beach Road
PO Box 99 Mount Hawthorn
Western Australia 6016

Telephone: (08) 9443 1511
Facsimile: (08) 9444 3901
E-mail: whelans@whelans.com.au
Web Page: www.whelans.com.au



