



COSSACK

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			Name	Initials	Name	Initials
1	27.11.17	Draft	Flavia Kiperman		David Caddy	
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- Volume 1: Conservation Management Plan
- Volume 2: Appendices

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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 Roebourne, Cossack became an access point for prospectors travelling to the Pilbara goldfields, and later become the birthplace 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 economic drivers of change, including World War II and extreme weather.

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 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).

The tourism industry is the most viable economic future for Cossack, creating a wide range of opportunities. Additionally, the heritage significance of Cossack gives rise to a range of responsibilities to ensure that the heritage values of the place are conserved, managed and interpreted for present and future generations. These heritage values of Cossack need to be understood, celebrated and cared for by site managers, visitors and all stakeholders involved. The two main aspects to the visual quality of Cossack are the sense of remoteness and isolation which adds to its frontier town character, and the setting of the extant public buildings. All interventions on site need to take into account the least impact on heritage values, vistas, and streetscapes, both as a precinct and individually.

With that in mind, this Conservation Management Plan (CMP) has been prepared to guide the conservation and management of the Cossack Town Site Precinct. The CMP reflects Cossack's values, location, condition and the community's management expectations. It proposes management approaches, policies aimed at protecting and enhancing local cultural values, and also discusses items that may adversely impact on local significance. The

archaeological potential of Cossack is also considered as a valuable asset that provides evidence of earlier uses and occupiers of the grounds, recognising their contribution to the development of the area. The CMP gives wide recognition and understanding to the site's interesting history, relevance and its heritage significance.

Study Area

The subject site contains a number of standalone buildings and landmarks which have been identified as having considerable cultural heritage significance by the Department of Planning, Lands and Heritage. A number of Aboriginal, European and Asian archaeological sites were also identified to have contributed to the evolution of Cossack, and they are considered to be of considerable significance. 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 Road to the Cemetery at Lots 422 and 433, and the foreshore to the high-water mark (including the Land Backed Wharf).

Historic Overview

Cossack is located within Ngarluma people's country. Following early European settlement of the Northwest around 1863, Cossack was established as the first port in the north-west of Australia. 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 local Aboriginals 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'.

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. In the 1880s and 1890s, Cossack was a boomtown and home

to people from many nations. All early buildings were constructed of timber with iron roofs and stone foundation. 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 was the preferred ports of call. Furthermore, the build-up of silt at the mouth of the Harding River warranted the port unusable by 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. 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. 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 is largely 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.

Physical Evidence

The historic settlement of Cossack is primarily located on Crown land currently leased to the City of Karratha until 30th June 2020, with a number of freehold lots owned by private landowners and a portion of Unallocated Crown

Land (UCL). 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. Cossack also hosts events including the annual Cossack Art Awards. 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 many artefacts from the local history including original timber furniture from the place.

The construction materials and design of the individual buildings demonstrate a consistency of contemporary technology and design style associated with their function. The existing buildings are all of solid (stone and brick) construction with cyclone resistant roof design coupled to storm management techniques. 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.

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. Many archaeological sites, remains from the local housing, can be found on southern and northern sides of the historic Town Site, covered by local vegetation.

Cultural Heritage Significance of The Place

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

Conservation Policies

The recommended policies in this CMP derive from the cultural heritage significance of the place and its physical condition. Based on the statement of significance and the evidence presented in this report, the 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 to ensure that the heritage values of the place are conserved, managed and interpreted for present and future generations. Heritage values should be understood, celebrated and cared for by the site managers, visitors and all stakeholders involved.

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
- Development should be sensitive to the Cossack Town Site Precinct in a sympathetic manner and respect heritage values, and not interfere with views of heritage assets.
- The installation of renewable energy and self-sufficient systems needs to be carefully considered in relation to the potential impact on values of the setting and building fabric.
- Any proposed works to the significant elements of the place should be considered with the input of a recognised heritage professional and appropriate specialist advice should be sought as required, with referral to the Department of Planning, Lands and Heritage.

Future Management Approach

The future approach to Cossack depends on decisions we take today. Part of Cossack's buildings affected by the extreme weather, turned into ruins because they became disused or lacked maintenance. Many of the ruins and archaeological sites in Cossack today are located in private properties. Those heritage assets can be a challenge for property owners and managers due to their poor conditions. However, potentially they can also be profitable assets, when considering the tourism opportunities generated by the cultural asset. To capitalise these opportunities, a more flexible and creative approach towards development in Cossack is needed.

A management regime for Cossack Town Site Precinct needs to reflect its values, location, condition and the community's management expectations. To assist on the decision on which approach to use requires the heritage manager to work through a series of steps, 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). Each approach involves specific types of conservation action and a different level of intervention, they are: *Returning to its Former State, Coming Alive Again, Letting Nature Take Its Course, Simply Maintain and When Removal is Inevitable.*

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 explored by the City, as it is the one that overarches the diverse range of values of the place.

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 inherent intangible values.

Consideration must be given to the heritage value of buildings, archaeological sites and sites of Aboriginal heritage significance when undertaking future development, in order to safeguard heritage 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:

- Accurately capture the cultural heritage significance of the Cossack Town Site Precinct and embed its conservation into planning for Cossack;
- Ensure cultural heritage significance is an important consideration in decision making;
- Provide policies and guidelines for the future use, care and management of heritage places; and
- To inform the statutory planning framework for Cossack, particularly Scheme provisions and Development Guidelines.

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 expired on 30th June 2017. The City has agreed to extend the lease period for a further three years to establish a new planning framework, tenure and management arrangement for Cossack going forward. By the end of this lease period, the City of Karratha Council will determine whether it will continue to manage heritage sites in Cossack on behalf of the State Government.

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 Road 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 The Department of Housing and Works, the Shire of Roebourne and the Heritage Council of WA, 2006, Draft Master Plan Concept Stage, page 29.

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 historical, Aboriginal and maritime archaeological sites also contribute to the evolution and significance of Cossack. These sites are indicated in Figure 2 overleaf.

1.2 Site Context

Cossack is located on 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 built form which remains in this area, apart from ruins and tree stumps. The majority of the town's traditional buildings and concentrated around and extend from the

intersection of Pearl Street and Perseverance Street, the latter extending out 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 sheltered seating 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 Butcher 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 and April, 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 the BOM (2017), the Pilbara coast experiences more cyclones than any other part of Australia. On average, this equates



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

to about one every two years. About half of these cyclones have an impact equivalent to a category one cyclone. The BOM notes 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 site was inspected on 14th, 15th and 16th of March and 24th and 25th July 2017, in both visits the weather was bright and sunny. The Townsite was exposed to 115mm rainfall less on the week before the first inspection, assisting on the identification of roof leaks and other damages cause by rainwater.

1.4 Statutory listings

Cossack contains a number of traditional buildings, on-ground and maritime archaeological remains, a rich Aboriginal heritage, vistas and viewscapes of aesthetic value and landmarks which contribute to the cultural heritage significance of the Town Site. Some 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 Butcher 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 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).

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	-

1.4.2 Aboriginal Heritage

The Cossack Town Site contains three sites (Site 11536: Cossack Slaughterhouse, Site 925: Mount Beach Dune, and Site 8949: Settlers Beach, Cossack) which are registered on the Department of Aboriginal Affairs' (DAA's) Aboriginal Heritage Site Register. Eight of the heritage-listed buildings fall within these Aboriginal Heritage Sites.

Aboriginal heritage sites are protected and managed under the provisions of the Aboriginal Heritage Act 1972. As such, Aboriginal heritage will need to be considered separately to the Register of Heritage Places. Any areas known to contain Aboriginal heritage sites, both archaeological and ethnographical 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.

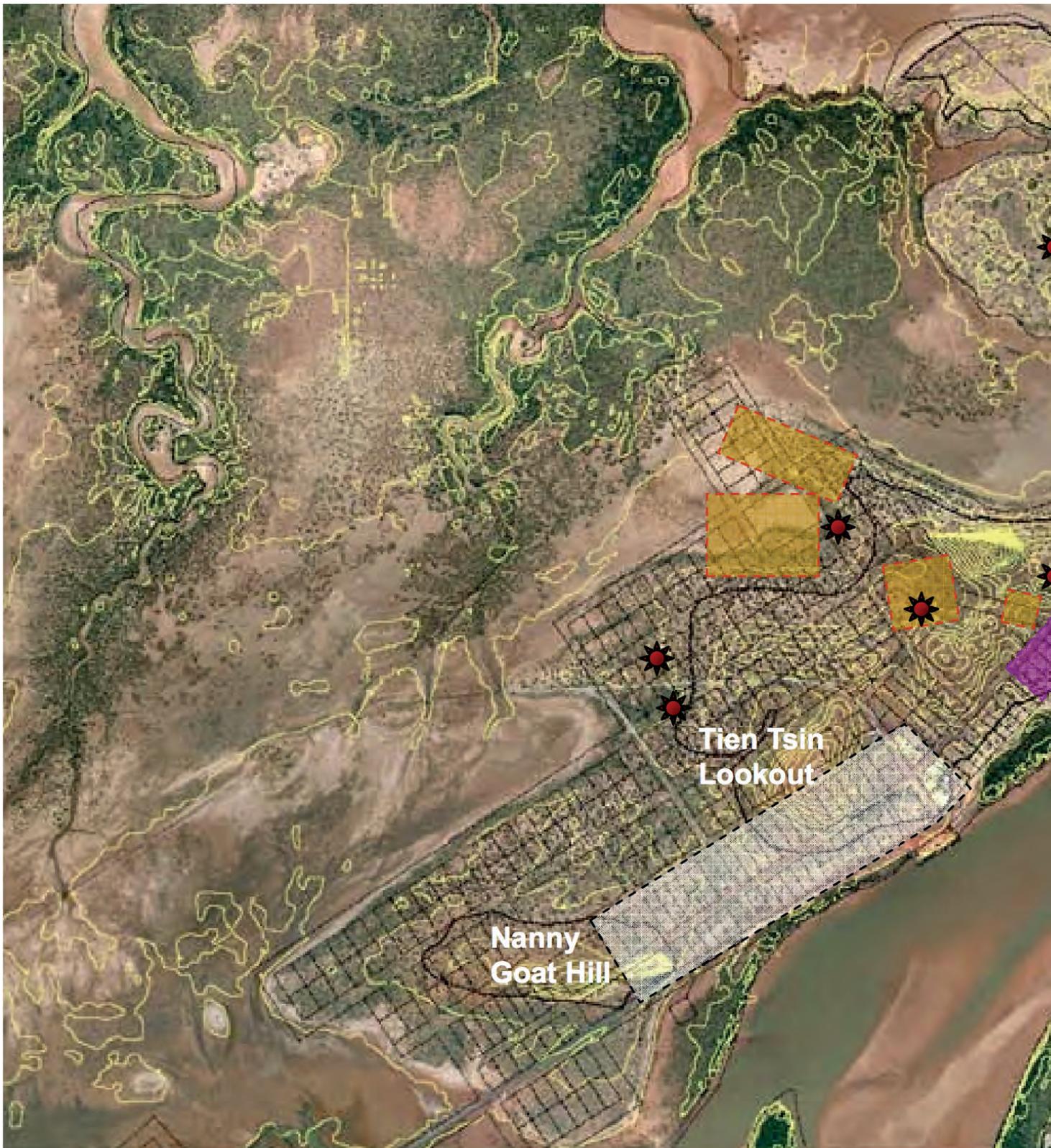
1.4.3 Archaeological Heritage

The Heritage of Western Australia Act 1990 has provision for the protection of European historic period archaeological sites. The City of Karratha has adopted Scheme provisions for the Cossack Special Control Area that requires the City of Karratha to have regard to this Conservation Management Plan in considering applications for planning approval within the Special Control Area.

Maritime archaeology within the Cossack Town Site Precinct is also protected under the *Historic Shipwrecks Act 1976* and the *Protection of Movable Cultural Heritage Act 1986*. It is illegal to remove historic relics from Australia without an export permit being issued under these Acts. Furthermore, it is an offence to fail to report any new shipwreck sites or relics to the Director of the Western Australian Museum under the *Museum Act 1969*, Section 17(1) of the *Historic Shipwrecks Act 1976*, and Section 17(1) of the *Western Australian Maritime Archaeology Act 1973*.

The Department of Planning, Lands and Heritage recommends 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 Graded Zones and Elements of Significance of this report. These principles are set out below:

- 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.



Aboriginal Sites



European Sites



Asian Sites



Chinatown

Figure 3. 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: <

- 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.

Cossack Townsite contains archaeological remains of distinct cultures, in particular environments during particular phases in the past. As presented on figure 3, archaeological typology is diverse such as burial sites, rock art and camp sites for Aboriginal sites, exploration sites, maritime sites and domestic sites for the European sites, and market gardens, Afghan camps and China Town sites for the Asian sites.

Please refer to Figure 3 - Archaeological Attributes

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:

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

1.6 Methodology

This report 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 mostly by the previous Cossack Conservation Plan (1996), especially in regards to values, levels of significance and policies. For now, this CMP has been prepared having regard for the following documents:

- 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*.
- Yates, Amanda. 2006. *Master Plan and Land Release Plan*. Cossack Town and Jarman Island, Western Australia. Archaeology Report. Western Australia.
- Heritage Council of Western Australia. 1996. *Cossack – A Policy for its Conservation*. Heritage Council of Western Australia: Western Australia.
- City of Karratha. 2017. *Cossack Coastal Hazard Risk Management Adaptation Plan*.

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

- *Heritage of Western Australia Act 1990*; and
- *Planning and Development (Local Planning Schemes) Regulations 2015*, *City of Karratha Town Planning Scheme No. 8 and Scheme Amendment No.44*.

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”	Means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
“Fabric”	Means all the physical material of the place including elements, fixtures, contents and objects.
“Conservation”	Means all the processes of looking after a place so as to retain its cultural significance. Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.
“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”	Means an object that contributes to the cultural significance of a place but is not at the place. Associations mean the connections that exist between people and a place. Meanings denote what a place signifies, indicates, evokes or expresses to people.
“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. It should be noted that 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 referenced sources 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.

As is mentioned above, Cossack (Badjinurpha) is located within the determined native title area for the Ngarluma people. This area is rich in aboriginal cultural heritage. In relation to Cossack, Yates (2006, 4) states that, today the easily accessible rock art at Settlers' Beach reminds visitors to the Cossack Peninsular of the enduring occupation of the area by Aboriginal people and their lasting association with the landscape.

A study undertaken by Radcliffe-Brown in 1911 has identified that 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 descent 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 that are closely related to the languages of the Kariera, Yabarura, Mardudhunera and the Injibandi Aboriginal groups (Department of Housing and Heritage Council of Western Australia 2006).

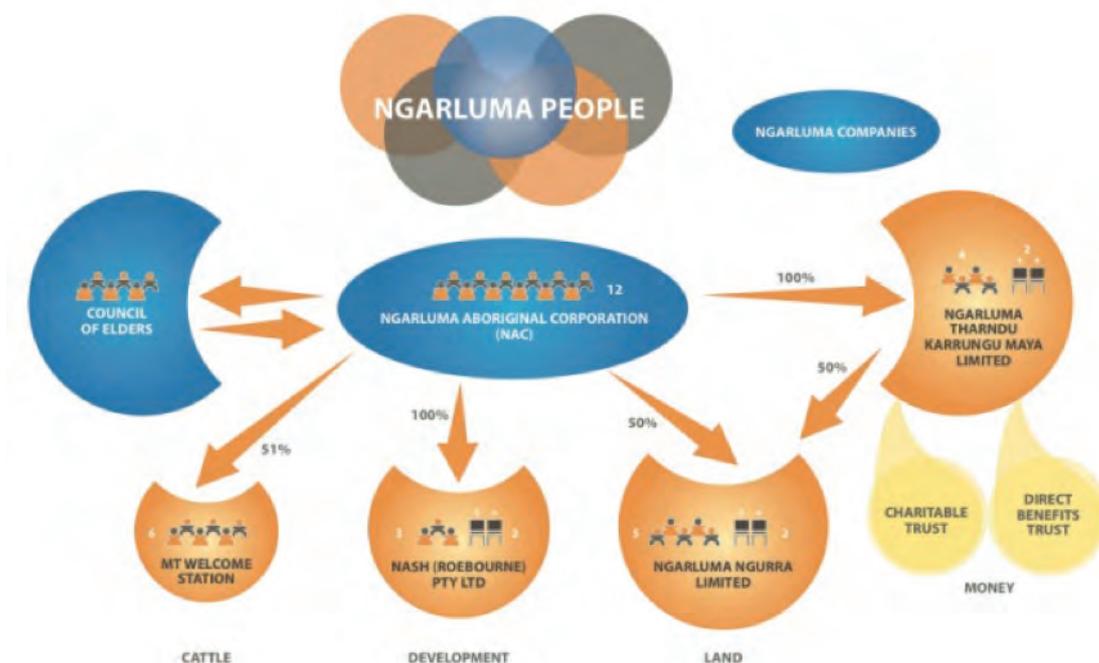


Figure 4. Diagram of the Ngarluma People Local Organisation. (Ngarluma Aboriginal Corporation 2017)

The basic unit in each descendent 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 descendent group, including its resource, belonged to all members of the group in uniform. The use of land was influenced by a number of 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 Inthanoona 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 North Western 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 local Aboriginals being involved in the pearling industry, either through choice or coercion. The pearling industry also attracted (or involuntarily involved) a considerable number of South-East Asians and by the late 1870s, Cossack had developed a distinctively Asian quarter known as ‘Chinatown’ (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, divers were forced to dive to ever increasing depths to gather shell. A number of police reports document the deaths of Indigenous 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. Ngarluma, Jaburrara, Kariyara, Yindjibarndi and Martuthunira people actively resisted being forcibly employed in the pearling industry. The first episodes of murder and retaliation between Aborigines and European pearlers occurred 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 Rottnest Island as ‘volunteer’ divers on the Adur for the 1870-71 season in Cossack. 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 5. The first chart of Tien Tsin Harbour (later Port Walcott) (Source: State Records Office)

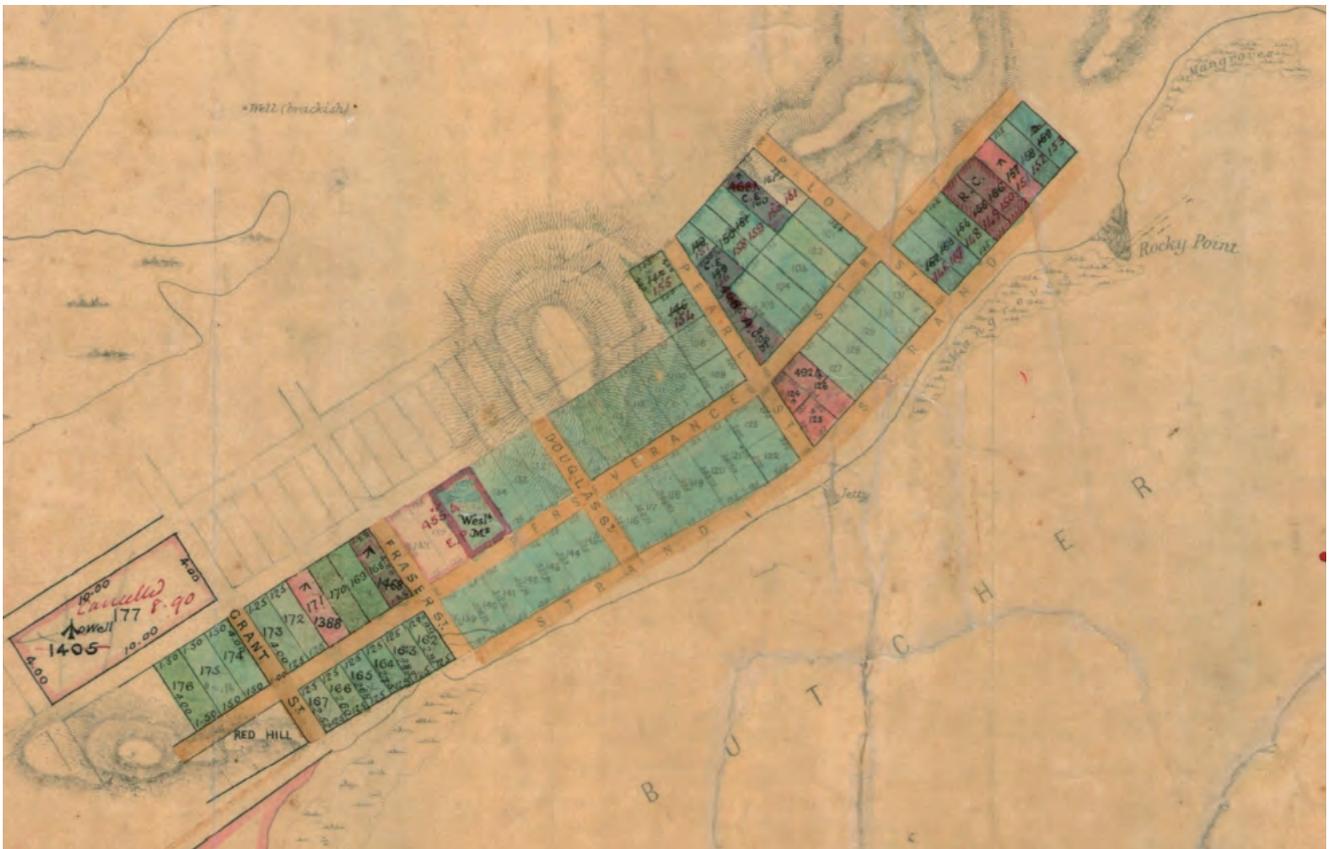


Figure 6. 1879 Map of the Cossack Town Site (State Records Office).



Figure 7. 1879 Map of proposed lots within the Cossack Town Site (State Records Office).



Figure 8. Cyclone damage at Cossack Wharf in 1898 (Source: State Library of Western Australia).



Figure 9. 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 of the Town Site. He bought 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). Muramats' actions within the Town Site reflect the success of the Japanese in the pearling industry. Although the Japanese were a minority population in the pearling industry, success was driven by the Japanese virtually monopolising pearl diving and associated industries.

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. 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. 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.

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 the 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 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 and 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 multi-functionality 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 10. Galbraith's Store in the 1960s (Source: State Library of Western Australia).



Figure 11. Galbraith's Store in 1968 (Source: State Library of Western Australia).



Figure 12. 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 13. Court House illustrated on the left in 1894 (Source: State Library of Western Australia).



Figure 14. Court House in 1908 (Source: State Library of Western Australia).



Figure 15. Rear of Court House in 1968 (Source: State Library of Western Australia).



Figure 16. Court House c.1985 (Source: State Library of Western Australia).



Figure 17. 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 18. Police Quarters to the left in 1985, being used as a café and arts centre (Source: State Library of Western Australia).



Figure 19. Police Quarters to the left in 1908 (Source: State Library of Western Australia).



Figure 20. 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 21. Western elevation of the Bakehouse in 2017 (Source: TPG, 2017).



Figure 22. Photograph of the Bakehouse (left), Post and Telegraph Office (middle) and Customs House (right) in 1961 (Source: State Library of Western Australia).



Figure 23. 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 24. 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.

Different from other buildings within the town, the Post and Telegraph Office shows a consistency of materials, public function and design style that is considered to contribute to the significance of the town. 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 have taken place on an annual basis since the early 1990s.

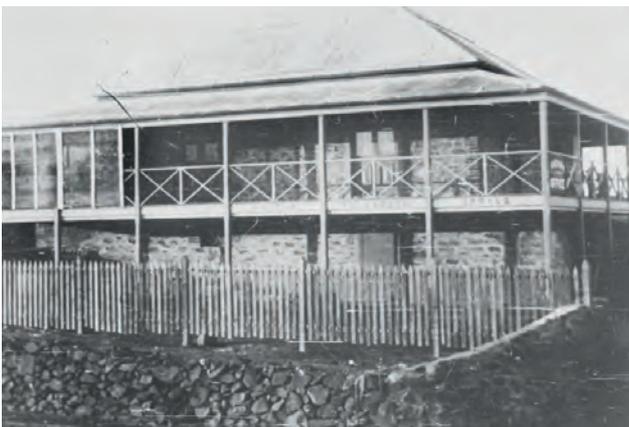


Figure 25. Cossack Post Office building in 1893 (Source: State Library of Western Australia).



Figure 26. Cossack Post and Telegraph Office in the 1920s (Source: State Library of Western Australia).



Figure 27. Post Office (without roof) in 1985 (Source: State Library of Western Australia).



Figure 28. 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. It 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 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 29. 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). Ngurrangga Tours has an office and NYFL operates a café from Customs House.



Figure 30. North elevation of Customs House and Quarters in 1894 (Source: State Library of Western Australia).



Figure 31. South and east elevation of Customs House and Bonds Store 1961-1969 (Source: State Library of Western Australia).



Figure 32. West and south elevation of Customs House and Bonds Store in 1961 (Source: State Library of Western Australia).



Figure 33. South and west elevation of Customs House and Bonds Store 1994 with new reinstated roof (Source: State Library of Western Australia).



Figure 34. 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 35. Registrar's Office and Residence in 1893, as depicted within the red rectangle (Source: State Library of Western Australia).



Figure 36. Registrar's Office and Residence in 1894, as depicted within the red rectangle (Source: State Library of Western Australia).

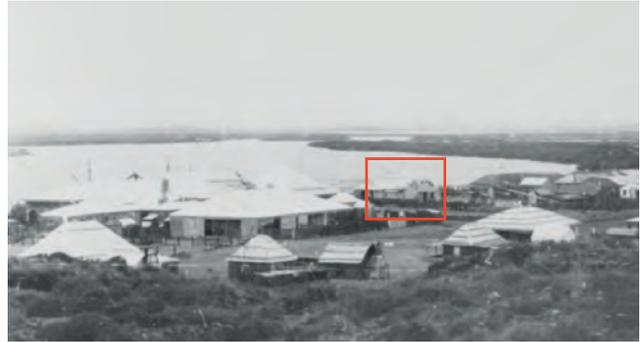


Figure 37. Registrar's Office and Residence in 1900, as depicted within the red rectangle (Source: State Library of Western Australia).



Figure 38. Registrar's Office and Residence in 1968, as depicted within the red rectangle (Source: State Library of Western Australia).



Figure 39. Registrar's Office and Residence in 1983 (Source: Department of the Environment and Energy).



Figure 40. 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 41. 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, presenting a settlement on the north-eastern corner.

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 42. 6,600 bags of copper ore awaiting shipment on the Cossack wharf in 1900 (Source: State Library of Western Australia).



Figure 43. Northeast elevation of Wharf wall in 1895 (Source: State Library of Western Australia).



Figure 44. Northeast elevation of Wharf wall in 1910 (Source: State Library of Western Australia).



Figure 45. Small boats moored alongside Jetty in 1927 (Source: State Library of Western Australia).t



Figure 46. Northeast elevation of Wharf wall in 1994 (Source: State Library of Western Australia).t



Figure 47. 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 48. Cossack School in 1895 (Source: State Library of Western Australia).



Figure 49. Cossack School in 2017 (Source: TPG).

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



Figure 51. 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 52. Erikson Family Tombstone in cemetery in 1969 (Source: State Library of Western Australia).t



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



Figure 54. 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 significant Aboriginal, on ground and maritime archaeological sites. The archaeological research themes 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 archaeological sites are integral to Cossack's historical values. The area has been extensively researched, and according to the latest report prepared by Yates (2006, 3-4),

“The European archaeological record is centred in the town, generally within the area bounded by Pearl Street, the Strand, Perseverance Street and Nanny Goat Hill. Within this area the main domestic, commercial, retail and civic activities of Cossack took place. The European archaeological record is rich in artefacts and remnants of buildings including chimneys, low walls and stone floors.”

“photographic evidence shows the Asian settlement area referred to as China Town, located on the sand dunes to the west of the Town was comprised predominantly of small scale rough timber buildings with tin roofs. The stone - wells, pits and crop marks of the Chinese managed market gardens provided an in-depth understanding of the tenacity of the Asian immigrants in creating a viable industry in harsh conditions.”

Anderson (2013) identified and investigated the following relevant sites as having marine archaeological value. They are:

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 Sholl 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 Tien Tsin and later Cossack) in November under direction of manager, Shakespeare Hall (one 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 interment 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 Aboriginals 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. 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, tidewater 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	<p>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.</p>
1901	<p>Official Population of Cossack comprised 69 Australians, 19 Europeans, six Americans, one Canadian, 68 Asians (majority Japanese) and two Africans.</p>
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	<p>Leprosy detected among Aborigines near Roebourne (City of Karratha n.d.).</p>
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. Municipality of Cossack dissolved.</p> <p>Land adjacent to Cossack gazetted as a quarantine reserve.</p>
1913	<p>Leprosarium (Lazarette) established on the bank of the Harding River, opposite the township.</p>
1914	<p>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.</p>
1920	<p>Brief resurgence of Cossack following cyclone damage to the Point Samson jetty.</p>
1925	<p>A new Lazarette was constructed and run by the Medical Department.</p>
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	<p>Leprosarium closed and patients transferred to Darwin.</p>
1933	<p>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.</p>
1950s	<p>Town of Cossack abandoned. Most of the lots reverted to the Crown in 1953.</p>
1976	<p>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.</p>

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	Westrak 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 Development Sequence Of The Fabric and Its Relationship To The Sun



Figure 55. Chronological Sequence, according to Nayton, 1990 (TPG artwork over Nearmaps image, 2017).

2.6 Physical Evidence

2.6.1 The Landscape

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 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 currently leased to the City of Karratha until 30th June 2020, 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.

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. 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 many artefacts from the local history including original timber furniture from the place.

The current function of each building is as follows:

Building	Function
01 Galbraith's Store	Exhibitions and functions room
02 The Old Court House	Museum
03 Police Quarters	Backpacker accommodation and manager's accommodation
04 Bakehouse	Interpretation centre
05 Cookhouse	Bathroom and store facilities to backpackers
06 Post and Telegraph	Art gallery and functions room
07 Gaol	Interpretation centre
08 Customs House and Bond Store	Exhibitions, functions room, offices, storage, interpretation room and cafe
09 Outbuildings	Ruin
10 Wharf	Fishing and gathering area
11 School	Interpretation centre - closed
12 Registrar's office and residence. Mercantile Store	Ruin
13 Cemetery	Open for visitors
Archaeological sites	Overgrown 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.

2.6.2 Individual Buildings

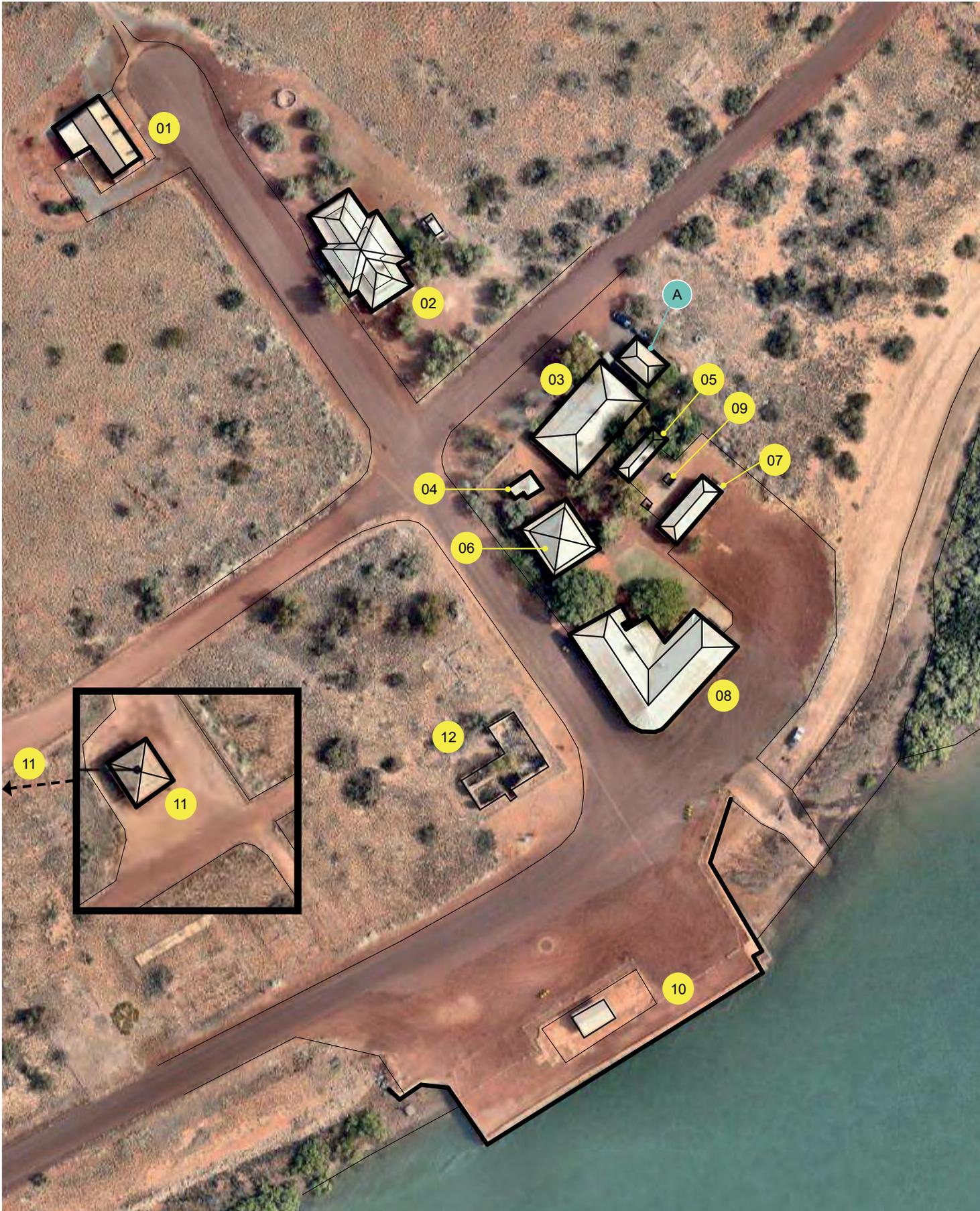


Figure 56. Individual Buildings Location (TPG artwork over Nearmaps image, 2017).

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.

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 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	
<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 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 <p><i>Note: Please refer to Conservation Works Schedule 2017</i></p>	
Photographs	
<ol style="list-style-type: none"> 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.



The Old Court House	
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	
Generally, the place is in a fair condition. Areas that require attention include:	
<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 	
<i>Note: Please refer to Conservation Works Schedule 2017</i>	
Photographs	
<ol style="list-style-type: none"> 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	
<ol style="list-style-type: none"> 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 	

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	
<ol style="list-style-type: none"> 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 	

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	
<ol style="list-style-type: none"> 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 	

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.



Gaol	
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.

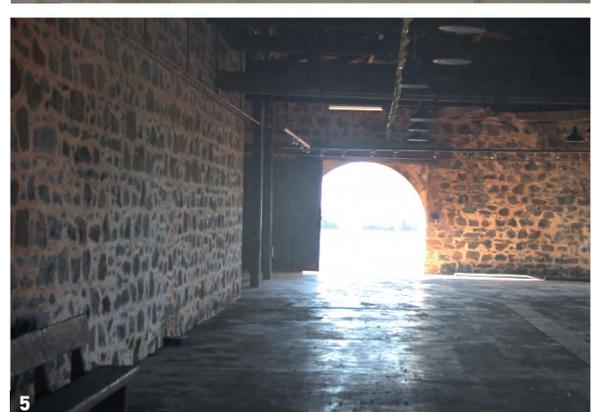
Its association with the port function for not only the town but also the region, is expressed by its proximity to the wharf and its heavy design style giving the impression of permanence and strength. The juxtaposition of the building expresses the operation of its function and interpretation of this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



Customs House and Bond Store	
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. If reconstruction is considered, it should be proposed considering archival survey and the Burra chapter's guidelines.

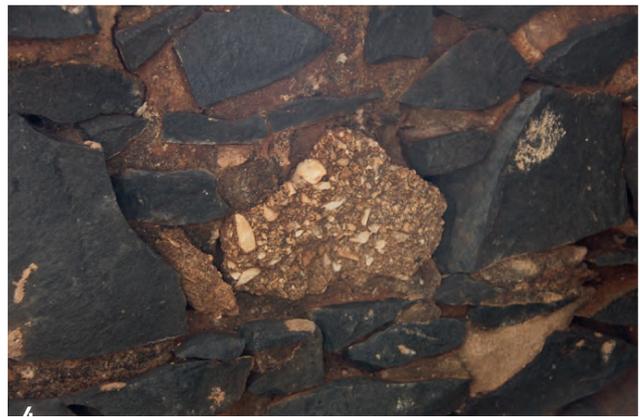


Registrar's Office (Mercantile Store)	
External	
Roof	N/A
Battens	N/A
Rafters and Purlins	N/A
Gutters	N/A
Downpipes	N/A
Fascia's and Scotia	N/A
Bargeboards	N/A
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	N/A
Walls	Remnants of original stone wall with cement render and cement plinth
Openings	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.

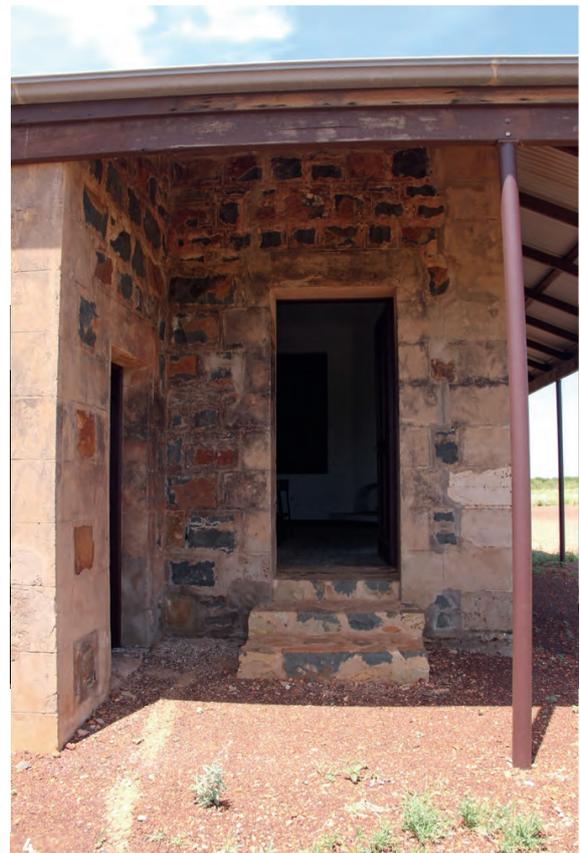


<i>Land Backed Wharf</i>	
External	
Roof Sheets and Flashing	N/A
Battens	N/A
Rafters and Purlins	N/A
Gutters	N/A
Downpipes	N/A
Fascia's and Scotia	N/A
Bargeboards	N/A
Eaves	N/A
Soffits	N/A
Eaves Brackets	N/A
Ceiling Joists	N/A
Walls	Stone and cement mortar
Openings	N/A
Ground	Gravel
Electrics	N/A
Others	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.



Cossack School	
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	
<ol style="list-style-type: none"> 1 View of southeast elevation looking northwest 2 Detail of mortar composition 3 Detail of ceiling damage 4 Detail of stonework to northwest elevation 	

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.

2.6.3 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 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.

Additionally, very comprehensive assessments of the on ground historical archaeology have been undertaken by McIlroy (1990) and Yates (2006). The relevant sections of those reports are attached as Appendices to this CMP.

Yates’ (2006) includes Aboriginal (traditional & contemporary), Asian and European relationships with Cossack and Jarman Island and states that the “extreme weather conditions would affect the stratigraphic integrity of some archaeological sites in Cossack, in particular because of its low laying position and proximity to the coast. It could however, be considered that the extreme weather impacts on Cossack are a salient feature in relation to the cultural history of the place.” However, the author

notes that “generally, the surface artefacts’ contribution to the archaeological understanding of Cossack is limited because their context remains undetermined and they are largely without distinguishing markers.”

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

Yates (2006, 31) has suggested a zoning plan that has been developed from a conceptual framework presented by the data of its chronological, geographic and ethnic characteristics, on a lot by lot assessment. Yates has also identified the areas of archaeological significance and allocated a ranking to them, along with a management recommendation presented in the table below. This zoning plan has informed the Zones of Significances Plan of this report.

The rankings are based on an assumed probability of uncovering archaeological material and that future interpretation of that material will contribute to a broader understanding of the life-ways associated with the artefacts. As archaeological work is conducted in the form of test-pits, excavation and analysis the rankings may change. The criteria for the ranking and management recommendations of the various surveys has been consolidated as follows:

HIGH	<p>Ranking Assessment</p> <p>Areas known to contain, or are suspected of containing archaeological remains, in the form of wall footing, services or deposits containing artefacts, which are of historical or archaeological research value, and/or are of potential value as interpretive tools which could eventually be presented to visitors. This category also includes the archaeological remains of wooden or temporary buildings, as this type of building was very important in Cossack.</p>
MEDIUM	<p>Ranking Assessment</p> <p>Known to contain, or are suspected or containing archaeological remains of buildings and archaeological deposits of lesser research potential or display potential. Such deposits include rubbish dumps, artificial landfill, garden plots, services etc. The location of which are less predictable, and their likely significance less great than those of High value.</p>
LOW	<p>Ranking Assessment</p> <p>There are no reasons to believe from survey or from historical research that significant archaeological remains exist in these areas or that these areas are of any particular cultural significance. Development or infrastructure work may proceed in these areas. However, should cultural remains be discovered, they should be brought to the attention of an archaeologist who will then determine how they impact on planned development works.</p>

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. This work has also informed the Zones of Significances Plan of this report.

3. Analysis of The Documentary and Physical Evidence

3.1 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 come 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 each lot located within the archaeological zoning plan (figure 56) of high and medium significances should be confirmed by a qualified archaeologist at the earliest possible stage of any development, in order to review its archaeological significance. Once archaeological significance is confirmed, development on the site should follow the policies stated on Section 7 – Conservation Policy in this document.

Regarding Aboriginal archaeology, Yates (2006, 14) notes that an assessment of aboriginal archaeology is recommended to be submitted together with any development proposal located on sites marked as having Aboriginal value. Finds should be referred to the Aboriginal Cultural Materials Committee (ACMC) to apply for consent to use land affected by Aboriginal sites, under section 18 of the Aboriginal Heritage Act. The author continues,

“the multicultural nature of the occupation of Cossack, the successive and dual occupation of particular areas the cultural origin of some sites noted as Aboriginal may be questionable. For example,

- *the shell middens that have been recorded as Aboriginal sites in the vicinity of the Chinese market gardens may have been the result of Asian occupation. The Chinese market gardeners traditionally practiced a mixed gardening and fishing economy.*
- *some of the stone flakes in the vicinity of Mt Beach may be the result of European and Asian quarrying of the stone for use in building and subterranean pits.*

In such cases, one must be wary of attributing ethnicity on the basis of single cultural markers and look for corroborating evidence, such as shell middens in association with stone artefacts near a fresh water source or varied lithic and artefact types. Therefore, in order to verify the existence, integrity, ethnicity and location of the Aboriginal sites recorded on the Cossack Peninsula, it is recommended that an Aboriginal site audit of the Cossack Peninsula be undertaken as a matter of priority.”

Further to a desktop consultation at the Aboriginal Heritage Evaluation Matrix from the DIA website to determine whether heritage inspections should be undertaken, an archaeological assessment should be also considered to determine the significance across the site, and this assessment needs guides the need for an Archaeological Management Plan. An archaeological (Aboriginal, Asian or European) assessment may not be required prior to development when the area is identified as low areas of archaeological significance, however it will be required to areas of medium and high significance, as presented on Figure 56.

3.2 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 the ancestors of local Aboriginal people. 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

This section of the CMP was informed by the documentary and physical evidence presented in the previous chapters. 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). The Heritage Council's entry is included in Volume 2: Appendix 3 and may be compared with the assessments below, however differences are minimal.

In regards to the Aboriginal, European, Asian and Maritime archaeological significance, the Zones of Significances Plan of this CMP was informed by the following reports:

- 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.
- Yates, Amanda. 2006. *Master Plan and Land Release Plan. Cossack Town and Jarman Island, Western Australia.* Archaeology Report. Western Australia.

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) (see section 2.5)

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) (see section 2.5)

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) (see section 2.5)

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) (see section 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) (see section 2.1)

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) (see section 2.1)

Cossack Town Site Precinct is important as the precursor to the more widely known Broome pearling industry (Criterion 2.2). (see section 2.1)

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) (see section 2.1 and 2.2)

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) (see section 2.1)

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) (see section 2.1 and 2.2)

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) (see section 2.1)

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) (see section 2.1 and 2.5.3)

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) (see section 2.1 and 2.5)

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) (see section 2.1 and 2.5)

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) (see section 2.1)

Cossack Town Site Precinct is a popular tourist destination that contributes to the community's sense of place. (Criterion 4.2) (see section 2.5)

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) (see section 2.1 and 2.5).

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) (see section 2.1).

Condition

The standing structures are in fair to good condition. (see section 2.5). The surroundings are generally well maintained. The street frontages, paving and roads are in fair to good condition.

Integrity

Overall, the precinct has a moderate degree of integrity. (see section 2.5)

Authenticity

Overall, the precinct has a moderate to high degree of authenticity. (see section 2.5). Some of the existing standing structures have been reconstructed in a sympathetic manner and reinforce the value of the buildings and their settings.

4.2 Individual buildings

Overall, the individual buildings of Cossack Town Site Precinct present a strong historic value, as discussed in section 2.1. This section will present the values related to each of the buildings in the town, including their integrity and authenticity. The intact visual integrity and character grant aesthetic value, including the buildings designed by Temple-Poole. Scientific value is attributed for its resilience to extreme weather conditions. Social values are granted by their contribution to the local sense of place, and also as a representative of the multicultural society that occupied the place. The material elements and details used in the different buildings present fine aesthetic qualities, and the precinct has considerable aesthetic, social and historic interest.

Galbraith's Store

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. (see section 2.1)

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. (see section 2.5)

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. (see section 2.5)

After years of being left abandoned, 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 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.

Condition

Overall the building is in fair to good condition. (see section 2.5)

Integrity

The building has a moderate degree of integrity. (see section 2.5)

Authenticity

The building has a moderate degree of authenticity. (see section 2.5)

The Old Court House

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. (see section 2.1)

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. 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. (see section 2.1)

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, including the above:

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.

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. Its condition is remarkable, with interior timber joinery still intact. The building was conserved in 1979 and subsequently used as a museum and visitor information centre.

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.

Condition

Overall the building is in good condition. (see section 2.5)

Integrity

The building has a high degree of integrity. (see section 2.5)

Authenticity

The building has a high degree of authenticity. (see section 2.5)

Police Quarters

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. (see section 2.1)

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, including the above:

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. (see section 2.5)

Surviving documentation shows a high level of recognition of the cyclonic conditions, with well detailed and executed holding down devices. (see section 2.1)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.1)

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.

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. It has been used as a backpackers accommodation, which do not detract from the place heritage values.

Condition

Overall the building is in good condition. (see section 2.5)

Integrity

The building has a moderate degree of integrity. (see section 2.5)

Authenticity

The building has a moderate degree of authenticity. (see section 2.5)

Cookhouse

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. 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.

Condition

Overall the building is in good condition. (see section 2.5)

Integrity

The building has a low to moderate degree of integrity. (see section 2.5)

Authenticity

The building has a low to moderate of authenticity. (see section 2.5)

Post and Telegraph Office

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 by the Australian Heritage Commission, 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. (see section 2.1)

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. (see section 2.5)

Surviving documentation shows a high level of recognition of the cyclonic conditions, with well detailed and executed holding down devices. (see section 2.5)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.5)

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.

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.

Condition

Overall the building is in good condition. (see section 2.5)

Integrity

The building has a moderate degree of integrity. (see section 2.5)

Authenticity

The building has moderate of authenticity. (see section 2.5)

Gaol

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 by the Australian Heritage Commission; 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. (see section 2.1)

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. (see section 2.5)

Surviving documentation shows a high level of recognition of the cyclonic conditions, with well detailed and executed holding down devices. (see section 2.5)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.5)

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. (see section 2.5)

The Gaol is located at the rear of the Police Quarters. The place is constructed of corrugated metal sheeting rood 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 building has been subjected to well intentioned works, which have respected its authenticity and integrity. It is used as an interpretation centre.

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

Condition

Overall the building is in good condition. (see section 2.5)

Integrity

The building has a moderate degree of integrity. (see section 2.5)

Authenticity

The building has a moderate degree of authenticity. (see section 2.5)

Customs House and Bond Store

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. (see section 2.1)

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. (see section 2.5)

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. (see section 2.5)

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. (see section 2.5)

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. (see section 2.5)

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. (see section 2.5)

Surviving documentation shows a high level of recognition of the cyclonic conditions, with well detailed and executed holding down devices. (see section 2.5)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.5)

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. (see section 2.1)

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 building has been subjected to well intentioned works, which have respected its authenticity and integrity. It is used as an interpretation, exhibition and arts centre.

Condition

Overall the building is in good condition. (see section 2.5)

Integrity

The building has a high degree of integrity. (see section 2.5)

Authenticity

The building has a high degree of authenticity. (see section 2.5)

Registrar's Office and Residence (Mercantile Store)

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.

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. It has a number of cracks on the existing walls of the ruin and vegetation has overgrown the area, challenging its condition. It is currently fenced off with a mesh metal fence, where visitation is not allowed.

Condition

Overall the ruin is in poor condition. (see section 2.5)

Integrity

The ruin has a moderate degree of integrity. (see section 2.5)

Authenticity

The ruin has a moderate to high degree of authenticity. (see section 2.5)

The Outbuildings

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.

Constructed of coursed bluestone approximately 1.5m in height, stabilised with cement and shell mortar. Remains of hold down in one wall. They are composed of stabilised ruins, open for visitation.

Condition

Overall the ruin is in fair condition. (see section 2.5)

Integrity

The ruin has a moderate degree of integrity. (see section 2.5)

Authenticity

The ruin has a moderate to high degree of authenticity. (see section 2.5)

Land Backed Wharf

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.

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. (see section 2.5)

The Wharf and Sea Wall are visually and functionally an integrated part of the towns central core, contributing significantly to the integrity of the townsite. 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. It currently has some structural cracks.

Condition

Overall the wharf is in poor to fair condition. (see section 2.5)

Integrity

The wharf has a moderate degree of integrity. (see section 2.5)

Authenticity

The wharf has a moderate to high degree of authenticity. (see section 2.5)

School

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.1)

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. (see section 2.5)

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. (see section 2.1)

The building has been subjected to well intentioned works, new corrugated roof has been reinstated, respecting its integrity. It is empty, not used.

Condition

Overall the building is in fair condition. (see section 2.5)

Integrity

The building has a moderate degree of integrity. (see section 2.5)

Authenticity

The building has a moderate degree of authenticity. (see section 2.5)

Cossack Cemetery

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 by Australian Heritage Commission; 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. (see section 2.5)

Condition

Overall the cemetery is in fair condition. (see section 2.5)

Integrity

The cemetery has high degree of integrity. (see section 2.5)

Authenticity

The building has high degree of authenticity. (see section 2.5)

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

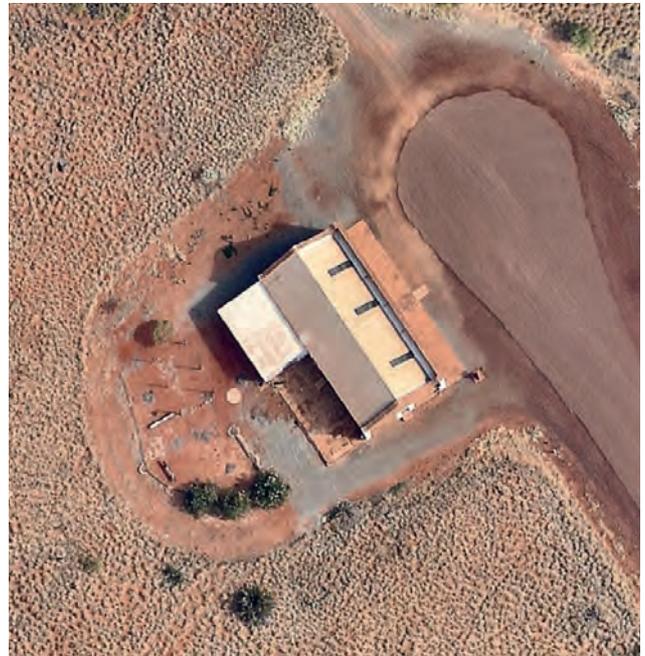
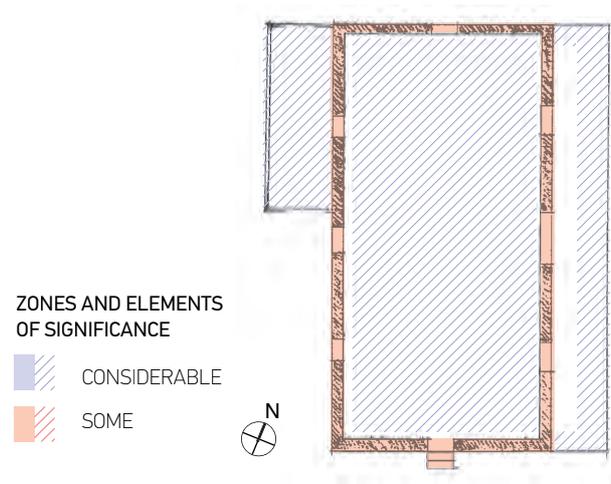
Overall, the Cossack Town Site Precinct is a place of considerable cultural heritage significance. It presents an intact visual integrity and character, granting aesthetic, historic, scientific and social values to the place. The material elements and details used in the different buildings present fine 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"> • None
Considerable Significance
<ul style="list-style-type: none"> • The setting • Archaeological sites located on Archaeological Attributes Plan on item 2.5.3 of this report • 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 – the Shelter • 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	
Considerable 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 	



Courthouse

Elements of Significance

Considerable 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

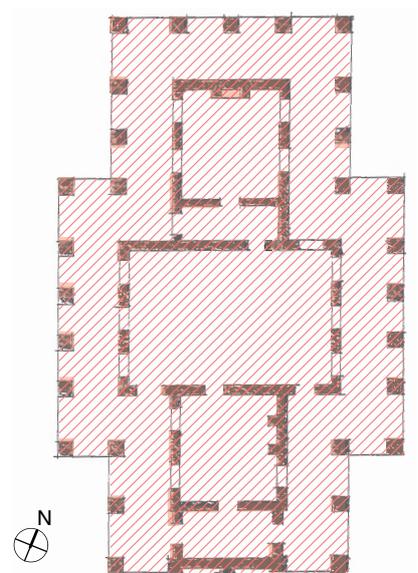
- New special lighting

Intrusive

- All fluorescent lighting

ZONES AND ELEMENTS OF SIGNIFICANCE

-  CONSIDERABLE
-  SOME



Police Quarters

Elements of Significance

Considerable 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

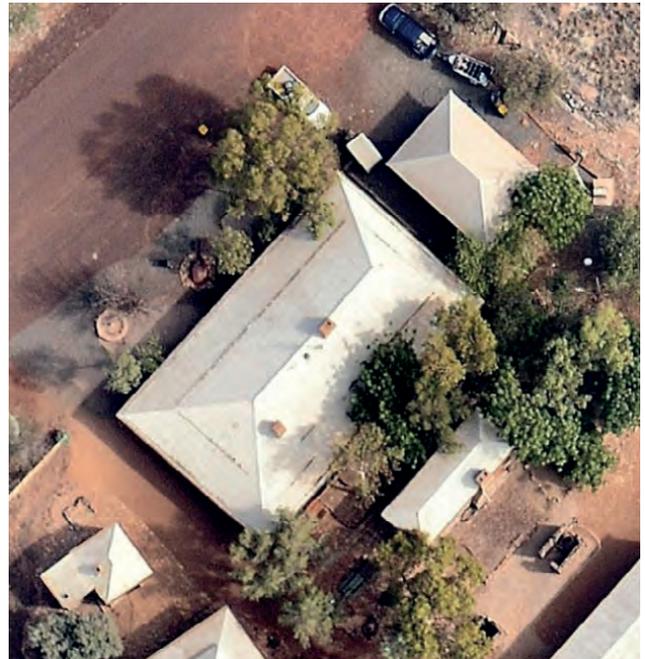
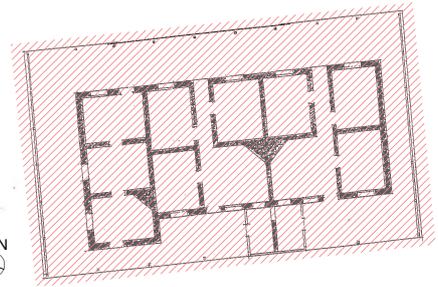
- New special lighting
- Flyscreens
- More recent kitchen and bathroom facilities
- Metal shed next to Police quarters

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

Considerable Significance

- 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

- 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

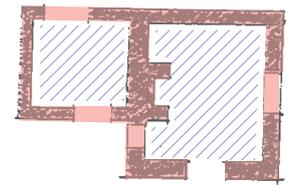
- New special lighting

Intrusive

- All fluorescent lighting

ZONES AND ELEMENTS OF SIGNIFICANCE

-  CONSIDERABLE
-  SOME



Cookhouse

Elements of Significance

Considerable 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)
- Chimneys and respective fireplaces

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)

Little Significance

- New special lighting
- More recent bathroom facilities

Intrusive

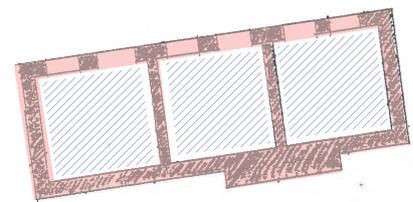
- All fluorescent lighting
- Metal frame window in bathroom

ZONES AND ELEMENTS OF SIGNIFICANCE

CONSIDERABLE



SOME



Post and Telegraph Office

Elements of Significance

Considerable 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

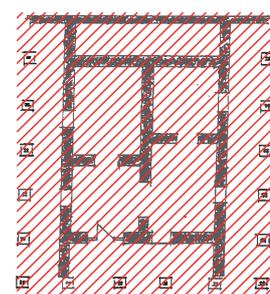
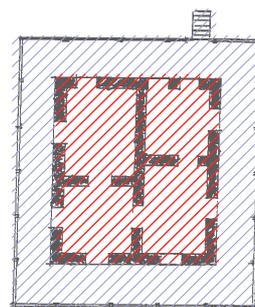
- New roofs that contributes to the overall significance of the precinct, in shape and materials that match original and archival survey
- Rainwater system
- Existent concrete floors (internal and external)
- Water tanks and stands around the building

Little Significance

- New special lighting

Intrusive

- All fluorescent lighting



ZONES AND ELEMENTS OF SIGNIFICANCE

-  CONSIDERABLE
-  SOME



Gaol

Elements of Significance

Considerable Significance

- 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

- 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

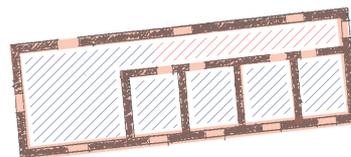
- New special lighting

Intrusive

- All fluorescent lighting
- Metal fencing and power generator

ZONES AND ELEMENTS OF SIGNIFICANCE

-  CONSIDERABLE
-  SOME



Customs House and Bond Store

Elements of Significance

Considerable 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

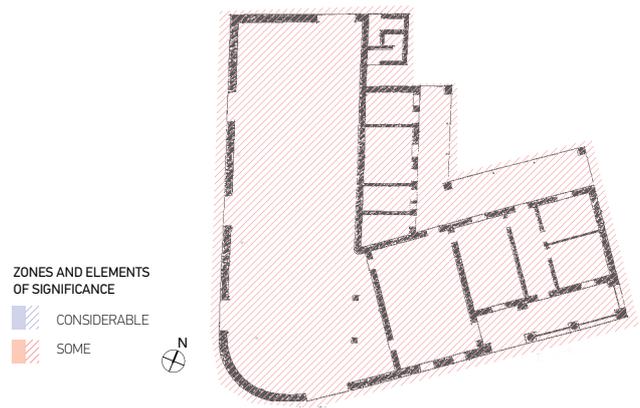
- Existent concrete floors (internal and external)

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

Considerable Significance

- The setting
- All exterior presentation
- External and internal walls

Some Significance

- None

Little Significance

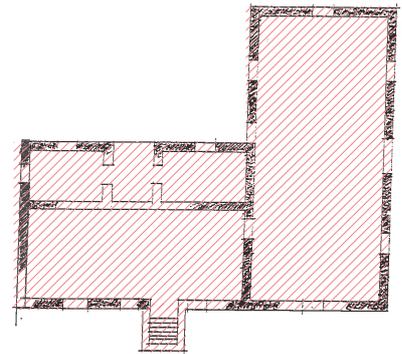
- Metal fence around

Intrusive

- None

ZONES AND ELEMENTS OF SIGNIFICANCE

- CONSIDERABLE
- SOME



Outbuildings

Elements of Significance

Considerable Significance

- The setting
- All exterior presentation
- External and internal walls

Some Significance

- None

Little Significance

- None

Intrusive

- None

ZONES AND ELEMENTS OF SIGNIFICANCE

-  CONSIDERABLE
-  SOME



Wharf

Elements of Significance

Considerable Significance

- The setting
- All exterior presentation
- Soil infill

Some Significance

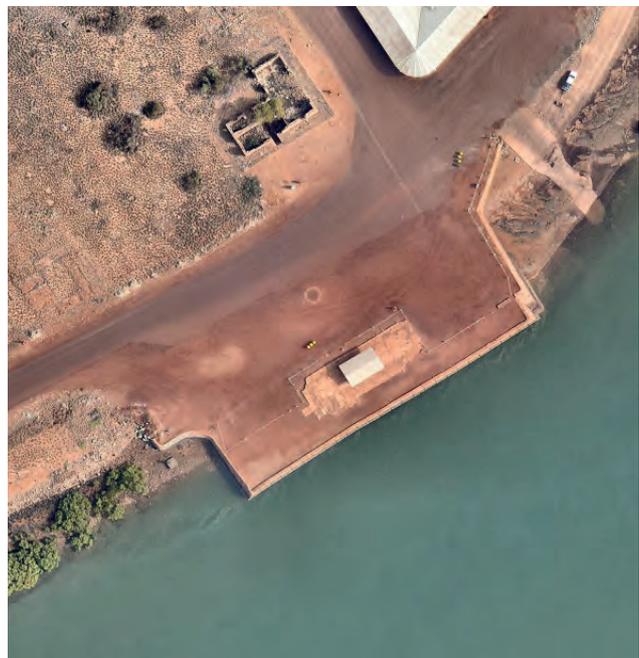
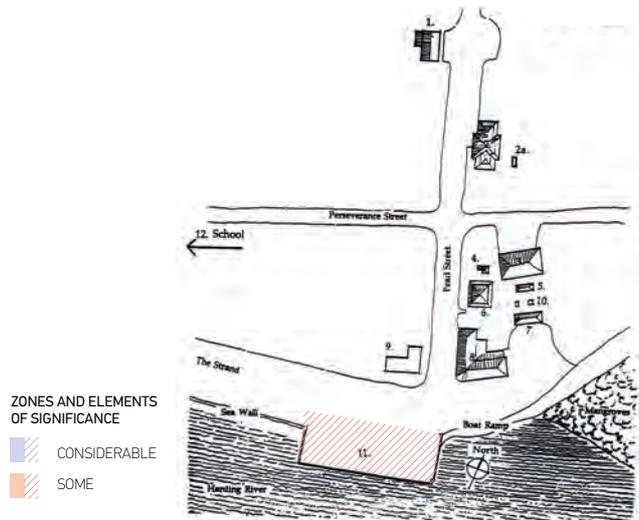
- Cement capping

Little Significance

- None

Intrusive

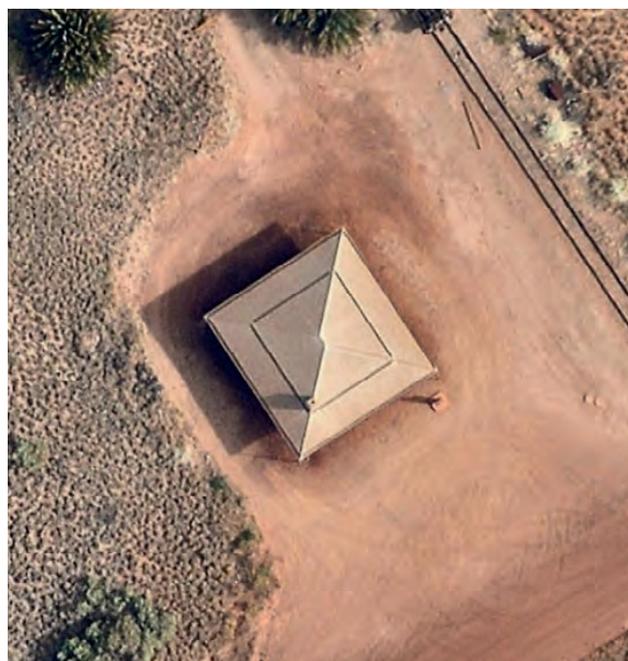
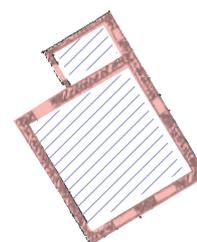
- None



School
Elements of Significance
Considerable 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

ZONES AND ELEMENTS OF SIGNIFICANCE

-  CONSIDERABLE
-  SOME



Cemetery

Elements of Significance

Considerable Significance

- The setting
- All exterior presentation
- All cemetery parts, graves, objects and bodies
- Wrought metal fences around graves

Some Significance

- Landscape features (rocks, paths and plantings)

Little Significance

- None

Intrusive

- None

As previously mentioned in this report, the following Archaeological Levels of Significances plan was informed by the studies prepared by Ross (2013) and Yates (2006).

ZONES AND ELEMENTS OF SIGNIFICANCE

- CONSIDERABLE
 - SOME
- 



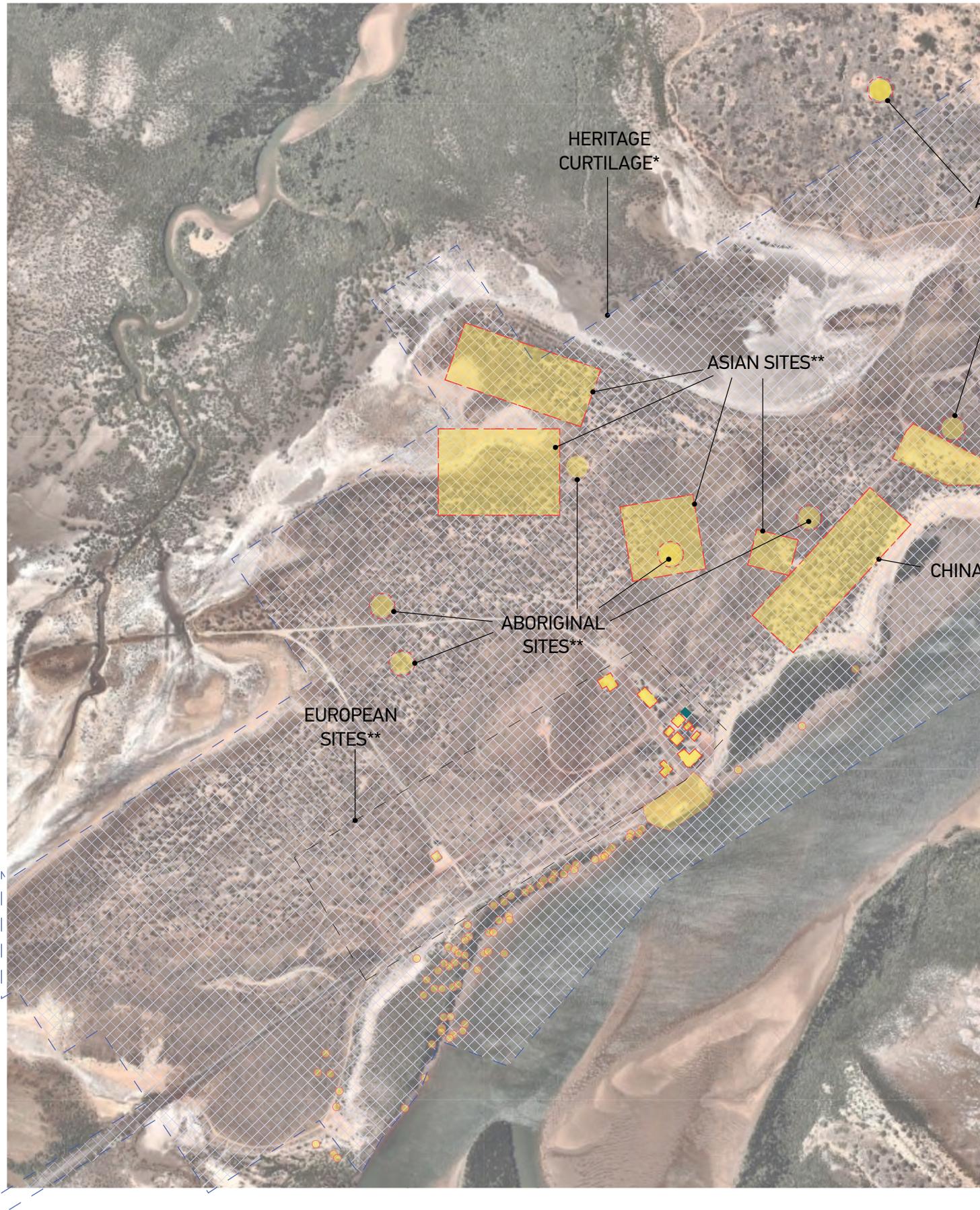


Figure 58. Zones and Elements of Significance (TPG artwork over Nearthmaps image, 2017).

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 to ensure that the heritage values of the place are conserved, managed and interpreted for present and future generations. Heritage values should be 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 how to minimise the effects of 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 compatible future use, including the environmental pressures placed on buildings in this location.

Definition of management approach, maintenance, repairs or more extensive adaptation works have been 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 continues to be a primary consideration in all plans and decisions for Cossack and that it can continue to be appreciated and celebrated.

The potential for archaeological and Aboriginal heritage over any area subject of a development proposal should be considered as part of site planning. Where potential for archaeological or Aboriginal heritage sites is identified, site inspections will be required to determine the acceptability of the site for the proposed development, designate acceptable development areas and recommend any other conditions of development approval to minimise the potential impact on archaeological or Aboriginal heritage sites. 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.

Development proposals should seek to minimise the impact on heritage values and vistas, both as a precinct and individually. 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.

7.1 Future Management Approach

The decisions made today will influence the future for Cossack. Some of Cossack's buildings have deteriorated in condition because they became disused or lacked maintenance. Many of the ruins and archaeological sites in Cossack today are located on private properties. It would be easy to continue to prevent anything more from happening on these lots in the interest of preserving heritage values but that does not necessarily contribute to bringing Cossack back to life, capitalising on the tourism opportunities generated by the attraction of Cossack and sustaining the maintenance of the heritage values. To capitalise on these opportunities, a more flexible and creative approach is needed.

To the 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."

The heritage buildings at Cossack are currently managed by NYFL on behalf of the City of Karratha, with a manager living on site. Cossack is currently open for business from April to December, with the peak in July during the Cossack Art Awards, attracting thousands of visitors each year for a three-week art exhibition.

Cossack plays an important part in Australian history, as a frontier settlement representing colonial expansion times. It also represents Western Australian's multiculturalism,

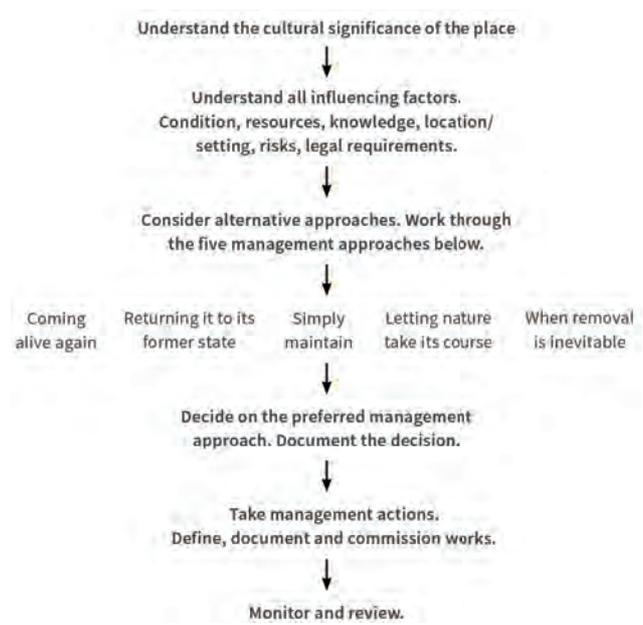
the evidence of an early multicultural society and the accommodation of cultural diversity. It holds an intangible historical value, recording the impact of colonisation on Aboriginal people. This long history has enriched the place with many historical remains, from buildings to archaeological artefacts.

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 replaced 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 and the Merchant's store. Although overgrown by vegetation, the archaeological sites that encompasses slabs and structures, shipwrecks and the cemetery; all have a high level of authenticity and integrity. According to Yates (2006, 18), there are a number of natural and human- threats to the physical integrity of all historical, Aboriginal heritage and maritime archaeological sites. Natural threats include cyclones, storm surge, flooding, wild vegetation and invasive roots. Human threats include indiscriminate vehicle access, looters and bottle hunters and development. Archaeological sites listed as considerable (high) or some (medium) significance need to be well maintained and protected according to this CMP policies on Section 7.

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 opportunities for a viable economic future are focused on the tourism industry. It is worthwhile investing in this future on the grounds that, if successful, it will sustain management of the heritage values.

The Burra Charter and its guidelines (ICOMOS 2013) and the document titled Ruins: A Guide to Conservation and Management (Australian Heritage Council 2013) sets out the steps to work through to determine a preferred heritage management approach, as per the 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 (Coming Alive Again, Returning to Its Former State, Simply Maintain, Letting Nature Take Its Course and When Removal is Inevitable). Three of these approaches 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 Coming Alive Again is the preferred approach. It involves actions and strategies designed to enable the place to be used and continue to be alive. The reconstruction of Galbraith's, School, Post and Telegraph, Bakery and Gaol with its roof and walls reconstructed represents the Returning to a Former State approach, although allowing these buildings to have a new uses has helped Cossack move towards a Coming Alive Again approach and highlighted the potential of such an approach.

The Simply Maintain approach has been used on the main ruins, keeping a place as it is and stopping further deterioration; such as the Outbuildings and the Merchant's Store, and also the Cemetery. The management approach Letting Nature Take Its Course has been used at all archaeological sites, where vegetation has overgrown the existing structures, and as noted above, may be threatening their cultural values. Fortunately, the When Removal is Inevitable approach has not been used to date,

and no demolition has been necessary, guaranteeing the visual authenticity characteristic of the town.

The significance of Cossack does not rely solely on the existing building fabric. It is in the precinct as a whole: the frontier settlement; Western Australia's first pearling industry; and the impact of European settlement on Aboriginal people. 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, as it represents a proactive and progressive way to maintain and celebrate heritage values of the site by bringing life back to the Town Site. It includes utilising privately owned lots, including more permanent structures on areas not affected by coastal hazards. For the heritage precinct, it includes increasing uses and activities and

the scale of uses and activities already occurring (ie. a general store, interpretation centres, events and more tourism infrastructure in the heritage building). The key consideration with this approach is in managing the impact of new development on the heritage values of the existing heritage site.

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 to 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 is being done 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).

This is the preferred approach suggested from a cultural heritage perspective, only developing areas of low impact on heritage, vistas and streetscapes.

Letting Nature Take Its Course

This is the 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 distance 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.

Item	Approach Considerations		
	Coming Alive Again	Simply Maintain	Letting Nature Takes Its Course
Heritage Precinct (heritage townsite)	Documentation Interpretation of stories Maintenance and repairs	Documentation Interpretation of stories Maintenance	Documentation Scientific research Interpretation of stories Light Maintenance
Archaeological sites (High and Medium significance)	Archaeological assessment Aboriginal heritage assessment Interpretation of stories Maintenance	Interpretation of stories Maintenance	Documentation Scientific research Interpretation of stories Light Maintenance
Freehold lots	Archaeological assessment (if necessary) Aboriginal heritage assessment Interpretation of stories Maintenance	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 Aboriginal heritage assessment	May restrict development
Areas not vulnerable to coastal hazards	May allow construction of more permanent structures Aboriginal heritage assessment	Buildings with shorter service life may still be able to be constructed Aboriginal heritage assessment	Overnight stays in a canvas shelter, caravan or motorhome

7.2 Policies General Items

Management Approach

Policy 1.1 A management approach should be defined by the relevant stakeholders, in conjunction with the Department of Planning, Lands and Heritage; then endorsed and pursued by all parties with an interest in the future management of heritage conservation in Cossack.

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 Section 7-Conservation Policy of 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.

Policy 2.7 Items identified as intrusive should be removed when no longer in use. The visual impact of items identified as intrusive should be ameliorated, when possible

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 2.8 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 2.9 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 2.10 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, with referral to the Department of Planning, Lands and Heritage.

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 2.11 A review of this conservation management plan should take place every 10 years 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 2.12 A record of actions that have affected the place should be maintained by the owner.

Policy 2.13 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 2.14 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 2.15 The statement of cultural heritage significance as set out in section 4 of this report, together with the assessments in the source documents, should be accepted as one of the bases for planning.

Policy 2.16 The policies and options set out in this document should be endorsed as the guide to the planning and development of the place.

Policy 2.17 It is important that all decisions regarding future actions at Cossack be guided by advice from appropriate professional conservation Consultants, and referral to the Department of Planning, Lands and Heritage.

Policy 2.18 All development affecting the registered precinct should be referred to the Heritage Council under s11 of the Heritage of Western Australia Act 1990.

beyond that date is yet to be determined. The objective of these policies is the retention of the cultural significance of the place.

Policy 2.19 The implementation of these policies shall be carried out by the custodian once ongoing management responsibility is determined.

Policy 2.20 New development in the Town Site shall be in accordance with this report and specially policy 1.1, the City of Karratha Local Planning Scheme N.08, Cossack Development Guidelines (City of Karratha, 2015) and Cossack Coastal Hazard Risk Management Adaptation Plan (City of Karratha, 2017).

Policy 2.21 Good practice when managing a heritage site includes:

- o Understand and respect the heritage values of the place.
- o Respect and understand the remaining fabric of the place.
- o Recognise that past uses and associations may contribute to its heritage values.
- o Assess values against the condition today, not a prior state.
- o Involve communities and cultural groups, especially those with established associations or who may be affected by management decisions.
- o Use the best available knowledge, skills and standards in managing heritage places.
- o Use a logical process to determine management decisions.
- o Document management decisions and make them public.
- o Make essential interventions only—that are 'do as much as necessary but as little as possible'.
- o Monitor and report on the outcomes of actions taken. (Australian Heritage Council 2013)

Management

Custodian

The current custodian of the site is the City of Karratha. The City administers and manages the site under a lease from the Crown for the purposes of 'preservation and enjoyment of historic buildings and monuments'. This lease expires on the 30th June 2020 Ongoing management responsibility

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. While the aim is for Cossack to achieve economic self-sufficiency, it is likely that funds will need to be allocated towards the maintenance of heritage values.

Policy 2.22 The preservation of heritage values at Cossack needs to be adequately resourced.

7.3 Policies relating to Physical Setting

The heritage buildings make an important contribution to the locality with this form, scale and detailing contributing a depth of character and sense of history. The contribution these buildings make to the locality should not be obscured or compromised by adaptation or change. The most important vistas should be preserved, respecting the strong sense of isolation, giving it a quality of remoteness despite its relative proximity to surrounding Pilbara towns, and the historical character of this frontier town.

Site and Surrounds

Cossack is located within a rocky peninsula, and at times 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 Samson, 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 notwithstanding its proximity to other Pilbara towns.

Policy 3.1 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 Butcher's 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 3.2 The importance of conserving Cossack's unique frontier town ambience should be carefully considered, embraced and not diluted as part of future change.

Cossack receives thousands of visitors each year 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 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 3.3 An Access Parking and Amenity Enhancement 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 sites 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. However provision should be made to non-identified sites of Aboriginal value.

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, there may be other areas that contain Aboriginal heritage value.

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 3.4 All development within the abovementioned sites must comply with the Aboriginal Heritage Act 1972.

Policy 3.5 An Aboriginal heritage assessment in accordance with Department of Indigenous Affairs Guidelines should be undertaken for any proposed development to determine whether any further Investigations are required.

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, to enhance the tourist experience in the area.

Policy 3.6 Jarman Island and The Lazaret should be managed 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 frontier town character, and the setting of the extant public buildings.

Policy 3.7 The most important vistas to the Cossack Town Site Precinct should not be compromised by new development.

Policy 3.8 New development should be compatible with the visual character and not interfere with views of heritage buildings.

Policy 3.9 Development is preferred where it would have minimal visual impact or where that heritage impact can be minimised.

Policy 3.10 Further analysis should be made of the visual impact of each development adjacent to heritage assets. 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.

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, 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, the Burra Charter should be used 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 3.11 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 3.12 All constructions in the Cossack Town Site need to consider cyclonic resilient design strategies, and need to follow Australian Standards and Codes.

Policy 3.13 All heritage listed buildings should be inspected by a suitably qualified heritage practitioner following the event of a cyclone and reported to the Department of Planning, Lands and Heritage.

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. They also identify where restoration and reconstruction of elements 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, improving the presentation of each building. Further works will be required, in association with adaptation, for new purposes. Decisions on when to phase these works will also be guided, in some cases, by future use requirements.

General Policies

There are typical requirements across all buildings. 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 conservation works decay mechanisms that have on-going affect should be arrested and made good. Notwithstanding, the continuous protective care of the place, and its setting, are important aspects 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.
- 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 State Heritage register 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 once ongoing management responsibility is determined, 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 interpretation panel 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.

7.5 Policies Relating to Archaeological Potential

Some of the archaeological assets of Cossack are located on private lands. Archaeological zoning places are an immediate constraint on development, as they require virtually all of the lots overlooking the inlet to be archaeologically assessed prior to any development being considered. 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. It is important, given the history of the site on which these assets are located, that archaeological investigations are undertaken. Investigative works should be carried out in locations where there is little possibility of adversely impacting on conspicuous, significant locations. Additionally, there could be unidentified archaeological assets; therefore, at each site disturbance proposed on the Heritage curtilage, documentation and monitoring must be ongoing.

- Policy 5.1 An Archaeological Management Plan should be prepared for Cossack Townsite prior to development.
- Policy 5.2 An appropriately qualified archaeologist should carry out assessments to determine the archaeological resources and to recommend actions appropriate for their conservation. Archaeological surveys should be undertaken under controlled conditions and only where necessary. Results could include:
- o That there be no site disturbance in order to conserve the resource;
 - o That a portion of the site remain undisturbed in order to conserve the resource;
 - o That general disturbance be permitted, provided the site is fully documented and items of value removed to secure storage; or
 - o That the design of any structure be such as to conserve the resource.
- Policy 5.3 Development or site disturbance on areas of considerable (high) significance (Figure 57 on page 65) should be avoided when possible. If work proceeds, it should be preceded by an archaeological assessment, and an archaeologist should be present during work and sufficient time allowed for the proper salvaging of remains. The archaeologist shall assess whether an architectural excavation is

appropriate, with the aid of a test pit where necessary.

- Policy 5.4 Prior to any development or site disturbance on areas of some (medium) significance (Figure 57 on page 65), works should be preceded by archaeological assessment. 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.
- Policy 5.5 Development can happen on areas of little (low) significance (Figure 57 on page 65) and areas that are either known to contain no archaeological remains owing to quarrying and other large scale digging activities, or would appear from available research carried out to date to have not been areas of concentrated activity, or to have had activities carried out on them which would leave little or no archaeological traces. If an archaeological asset is discovered, works should halt until an appropriately qualified archaeologist determines its significance.

Interpretation of some of the archaeological assets of Cossack is not as straightforward as for the Town Site buildings. Some are overgrown by vegetation and access is not direct. All heritage assets should be conserved, heritage values should also be balanced against occupational health and safety considerations and other legal requirements.

- Policy 5.4 Measures should be put in place to restrict people from walking on sites of considerable 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 currently managed by the City of Karratha under a short term lease until 30th June 2020, in the context of Western Australia legislative framework. While much of the heritage value of Cossack Town Site has long been recognised by its long history of development 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 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.

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 Department of Planning, Lands and Heritage, 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. Fire Management Plan should be prepared by competent person to be submitted with any development proposal. 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, balanced with the need to find a feasible ongoing use of the place.

Policy 7.1 New uses to existing buildings must have minimal impact to fabric of considerable significance.

Policy 7.2 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 where a historical or archaeological asset is discovered on a site to be developed, design should follow the recommendations on this report.

Policy 7.3 Building over archaeological remains may be possible subject to sufficient separation, including raised floor levels, and assessment of impact to significant fabric or context.

Policy 7.4 Any new development should respect the form, architectural patterns and materials of the existing buildings, but should be readily identifiable as new work.

Policy 7.5 Development in the “Chinatown” area should be a qualified interpretation of the original shacks existent on the Town Site, with a 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 7.6 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.

Future Uses to Individual Buildings

Suggested future uses to each of the buildings considering the approach suggested:

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
Customs House	<ul style="list-style-type: none"> Exhibitions Functions room Café Tavern General store Micro-brewery 	<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 7.7 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.

The tourism industry is the most viable economic future for Cossack, creating a wide range of opportunities. Additionally, the heritage significance of Cossack gives rise to a range of responsibilities to ensure that the heritage values of the place are conserved, managed and interpreted for present and future generations. These heritage values of Cossack need to be understood, celebrated and cared for by site managers, visitors and all stakeholders involved.

Policy 7.8 A Tourism Management Plan should be prepared for Cossack Townsite prior to development of tourism-related facilities in and around the historic site.

7.8 Policies Relating to Renewable Energy Systems

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

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

Policy 8.2 The provision of new services to and within Cossack Townsite should be introduced and designed with respect of its values. Main frontages, significant vistas to and from the place, heritage vistas, streetscapes and form and mass of the place need to be considered to guide the location of the equipment and they need to be preserved.

Policy 8.3 All services in Cossack must be on a self-sufficient model and environmentally sustainable. Any equipment to be installed must be located so as to have minimal impact on the heritage significance of the place. Impact should be assessed through the preparation of a Heritage Impact Statement.

Policy 8.4 Analysis for environmentally sustainable and self-sufficient models for infrastructure delivery shall be considered on a case-by-case basis.

Policy 8.5 The installation of a self-sufficient system must be readily reversible, and the preparation of a heritage impact statement is required.

Policy 8.6 Should upgrading of services in existing heritage buildings 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.

General Development Guidelines

Options for the development of individual existing buildings are dealt with under significance of buildings listed in section 4 of this report. 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).

Water

The provision of water supply (potable, non-potable (grey water) and firefighting services) to new development is intended to be based on a self-sufficient model. Landowners are responsible for their own water supply. Grey water can be recycled, ground or saline supply sourced, and is appropriate in certain circumstances for landcare, cleaning, firefighting, etc. The water requirements, means of satisfying them and costs associated with this type of service will need to be considered by the landowner as part of any proposed use. Similarly, all development should have regard for sustainable practice and employ water efficient techniques and technology. Particular consideration needs to be given to water storage and minimising the visual impact of water storage on the heritage character of the place.

The firefighting service will need to be part of an expansion programme for the town service infrastructure as the town 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.

Policy 8.7 Water tanks can be discreetly fitted seeking to minimise the impact on the heritage significance.

Power

Power supply to new development is also intended to be based on a self-sufficient model. Renewable energy, such as solar, is encouraged. Equipment should be situated so as to minimise the impact on heritage values. If a power generator is needed, it should be placed sensitively to minimise the potential for negative effects on a Cossack heritage experience. 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. Landowners are responsible for their own power supply.

Policy 8.8 Solar panels or alternative energy systems is encouraged and can be discreetly fitted to minimise the impact on heritage significance.

Gas

If gas supply is needed, bottled gas installations should be located so that they do not negatively affect the heritage significance of the place. Equally, the process of resupply/ servicing of these installations should also not have any negative impact. Landowners are responsible for their own gas systems.

Policy 8.9 Gas bottles may be discreetly fitted to minimise the impact on heritage significance.

Telecommunications

Telecommunications will be via mobile operations, and where satellite dishes, antennae or remote sensing equipment is to be installed, the equipment must be located to minimise the visual impact on the heritage significance of the place. Landowners are responsible for their own telecommunication systems.

Policy 8.10 Telecommunication systems may be fitted, location must be one that minimise the impact on heritage significance.

Sewerage and Liquid Waste Treatment

Similarly to all items related to renewable energy and services, sewerage and liquid waste treatment should be based on a self-sufficient model, with minimum impact on the heritage significance of the place. Landowners are responsible for their own Sewerage and Liquid Waste Treatment.

Policy 8.11 The treatment and disposal of effluent/ sewage from the town should be environmentally sustainable and be based on a self-sufficient model.

Lighting

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

Policy 8.12 The facades should be enhanced with considered lighting, which highlights specific details and features of the facades. The proposal should be prepared by a qualified heritage professional, should be based on a self-sufficient model and location must be one that enhances the heritage significance of the place.

7.9 Policies Relating to Interpretation and Signage

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

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 recorded). Cossack has a high-quality museum of Cossack and the Hall family located in the Courthouse, an interpretation centre on the Old Gaol and in the Bakery. There are several sites in Cossack included on the Emma Withnell Heritage Trail, however, there are different types of interpretation signs that need 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.
- 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 enhanced over time, incorporating the Emma Withnell Heritage Trail (with dual signage where appropriate), including all significant archaeological sites.

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 9.8 Signage should be designed in accordance with the City of Karratha Advertising Signage Local Planning Policy DP22.
- Policy 9.9 The importance of conserving Cossack's unique frontier town ambience should be recognised when making decisions about signs and interpretation.
- Policy 9.10 Signs for public direction and wayfinding (toilets, exits, access) should be distinctive in their design from interpretive signs.

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 a 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 defects As new condition and appearance
B	Good	<ul style="list-style-type: none"> Minor deterioration Superficial wear and tear Major Maintenance not required
C	Fair	<ul style="list-style-type: none"> Damaged Worn finishes require maintenance Services are functional but need attention
D	Poor	<ul style="list-style-type: none"> Failed but retrievable Badly deteriorated Potential structural problems
E	Very Poor	<ul style="list-style-type: none"> Failed and not retrievable Not operational Unfit for occupancy or normal use

It is envisaged that the future redevelopment of this site will be phased in line with available funding, therefore a priority listing has been included 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. are maintained 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 conservation 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.

	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 the frontier character 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 assessments, 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 the Court House, the café and the accommodation quarters	There are operational constraints on 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. Services should be off grid and self sufficient.
	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.	Willingness to engage and the viability of the operation.
	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.
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 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 on 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 Native Title, seasonal flooding and archaeological findings.

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