

**COSSACK**

**DRAFT** Conservation Management Plan

Volume 2: Appendices

February 2018





# Appendix 1

## **Building Condition Assessments Report**





BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

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

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

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

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

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

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

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

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

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

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Reconstructed bluestone random rubble with some bastard tuck pointing. PGI box gutter head and circular downpipe. Rendered quoining at corners and door opening.  Distinctive curve in end parapet wall to suit front elevational wall treatment.	B	Crack to NE side of parapet wall.	Repair and make good cracking in mortar, as original.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence should be identified and remedial action taken before cleaning.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Decorative wall vent with louvered timber frame.	A	Entire timber frame.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint, as a long term action, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Single leaf panelled door	C	As above	01	4	As above
<b>Floors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Fixtures and Fittings</b>	Five 'S' shaped plate washers.	A	Attached to wall.	General maintenance.	05	4
<b>Electrics</b>	Main switchboard.	C	Located beside downpipe at NE side of this wall	General maintenance.	01	4
<b>Others</b>	Cement rendered step under door.	C	At entrance.	Repair and make good cracking in mortar, as original. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	100%	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
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**Place name:** Galbraith's Store (Reconstructed in 1984) **Place Number:** 2344  
**Address:** Lot 444 Pearl Street, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

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

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

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

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Reconstructed bluestone random rubble with some bastard tuck pointing. PGI box gutter head and circular downpipe. Decorative wall vent with louvred timber frame. Four 'S' shaped plate washers. Rendered quoining at corners and door opening. Distinctive curve in end parapet wall to suit front elevational wall treatment at NE side of wall.	B	Hairline cracks throughout wall.  Efflorescence of salts along NE side of door quoining.	Repair and make good cracking in mortar, as original.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence should be identified and remedial action taken before cleaning.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Decorative wall vent with louvred timber frame.	A	Entire timber frame.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint, as a long term action, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Single leaf panelled door	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Cement rendered step under door.	C	At entrance.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour	100%	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
				determined by paint scraping examination.		
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A



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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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

Location: Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Exposed timber king post trusses 300x75 hardwood fixed to U bracket with 5xM20 bolts. M20 rod cross bracing to half span welded to 10mm plates bolted to bottom chord of trusses. Purlins at 900mm centres fixed with trip-I-grips to both sides. End bay fixed with 5xM20 bolts through wall. Box gutter is supported on 4 timber boards with cantilevered timber beam protruding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Reconstructed bluestone random rubble with some bastard tuck pointing. Decorative wall vent to northwest and southeast elevation with timber louvered frame. Hold-down straps for trusses 75x5mm, 1xM20 bolt, 1300mm long, welded to M6 U bracket nestled into reinstated wall. 90x25mm timber wall plates at 2400mm high M6 bolts at 2400mm centres.  Metal plating.	B	Mortar in wall and mortar steps.  Efflorescence of salts along new roof beams on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence should be identified and remedial action taken before cleaning.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	SW wall - 02 opening with aluminium screening	C	Broken timber frame, no glass, aluminium screening not properly fitted.	Reinstate simple timber frame window, with awning opening with 01 glass panel.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint, as a long term action, colour to match.  Apply traditional linseed oil putty.	02	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
	NE wall - 02 double hung timber windows. With 04 clear glazed panels each sash.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	2	4
Doors	NW, SW and SE walls – 03 Single leaf panelled timber door.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	03	4
	NE wall - Double sliding timber panelled door on metal track.	C	Existing door, repaint as part of a long term maintenance.	As above	01	4
Floors	Concrete floors severely cracked	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	30%.	4
Fixtures and Fittings	Picture railings at all walls NW and SW walls – 02 Exit signs	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	Six florescent light and six ceiling fans, switchboard to SE elevation.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Remove florescent lights.	100%	4
Others	Fire extinguisher to northwestern elevation.	A	Nil	Nil	Nil	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A

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<b>Place name:</b>	The Old Court House (OCH)	<b>Place Number:</b>	2346
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roof Sheets and flashing</b>	Custom orb galvanised roof sheeting. M10 cyclone tie downs fixed to 38x38x5mm MS angles at purlin centres, hooked underneath and hooked over with 20mm wide bracket welded rod. Rolled PFI ridge and hip capping.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>Storm water ingress</li> <li>Loose sheets</li> <li>Rust</li> <li>Holes</li> </ul>	The whole roof requires regular inspections to prevent damage.  Secure roof sheets that are uplifted, dislodged or loose.  Fill any holes.  Remove any ruts.  Repair damage from rust or patch to minimum.  If needed, replace rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	100%	4
<b>Battens</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Rafters and Purlins</b>	200x100 timber verandah beams. 175x75 rafters at 2400mm centres. 125x75mm timber purlins at 900mm centres.	A	The whole roof structure requires inspection.  Generally in good condition, but localised areas are showing signs of rainwater ingress	Repair rainwater ingress.  Repair with timber decking oil.	15%	4
<b>Gutters</b>	PGI ovolo gutter	B	All elevations.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
<b>Downpipes</b>	100mm diameter pvc downpipe	B	At SE and NW external walls.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
<b>Fascia and Scotia</b>	38mm scotia under PGI ovolo gutter.	B	Cracking to mortar at SE and NW external walls.	Fill all minor cracks and fissures.	15%	2
<b>Bargeboards</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Eaves</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Soffits</b>	Mortar soffit to chimney	B	Nil	Requires regular inspections to prevent damage.	100%	4
<b>Eaves brackets</b>	N/A	N/A	N/A	N/A	N/A	N/A

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Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling joists	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Florescent lighting, CCTV, infra-red motion sensor and wiring.	A	Underneath fascia.	Remove all redundant electrical wires.	100%	4
others	Painted tendered chimney to northeast of building	B	Cracking to mortar. Peeling paint works.	Repair and make good cracking in mortar, as existing. Repair peeling paint.	100%	4

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** The Old Court House (OCH) **Place Number:** 2346  
**Address:** Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Bluestone random ashlar with rendered quoining at corners and rendered window reveals. Plaque affixed to wall southern portion of southwest elevation. Cast iron vents.	B	Mortar in wall.	Repair and make good cracking in mortar, as original. Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded. The cause of the efflorescence should be identified and remedial action taken before cleaning. Manually rake out all cement pointing and repair with like to like material. Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Timber French glazed 200mm square panes, easement windows opening inwards. Transom glazing with eight square panes above doors.	C	Deteriorating paint works to timber frame	Repair broken glass. Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint, as a long term action, colour to match. Apply traditional linseed oil putty.	07	2
<b>Doors</b>	Three panelled timber doors	C	Deteriorating finishing to timber	Repaint door to match existing colour. Reinstate linseed oil putty.	03	4
<b>Floors</b>	Cement topping to verandah floor severely cracks at re-entrant angles.	C		Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	100%	3
<b>Fixtures and Fittings</b>	N/A	N/A	Nil	Nil	Nil	N/A
<b>Electrics</b>	CCTV and florescent lighting	A	Underneath fascia.	Remove all redundant electrical wires.	100%	4
<b>Others</b>	Rendered stonework verandah columns with alternate banding 540mm wide by 300mm high, 630mm wide by 300 mm high and 600mm high pedestal.	B	Throughout various columns.	Repair and make good cracking with like to like material.	100%	2

**Place name:** The Old Court House (OCH) **Place Number:** 2346  
**Address:** Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Bluestone random ashlar with rendered quoining at corners and rendered window reveals.	B	Mortar in wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	Timber French glazed 200mm square panes, easement window opening inwards.	C	Deteriorating paint works to timber frame	<p>Repair broken glass.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint, as a long term action, colour to match.</p> <p>Apply traditional linseed oil putty.</p>	01	2
<b>Doors</b>	N/A	N/A	Nil	Nil	Nil	N/A
<b>Floors</b>	Cement topping to verandah floor severely cracks at re-entrant angles.	C	Cracking throughout cement topping	Structural cracks should be fixed with material to match like with like	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	Nil	Nil	Nil	N/A
<b>Electrics</b>	CCTV and florescent lighting	A	Underneath facia.	Remove all redundant electrical wires.	100%	4
<b>Others</b>	Rendered stonework verandah columns with alternate banding and circular downpipes	B	Cracking within mortar	<p>General maintenance.</p> <p>Repair and make good cracking with like to like material.</p>	100%	4

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** The Old Court House (OCH) **Place Number:** 2346  
**Address:** Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Bluestone random ashlar with rendered quoining at corners and rendered window reveals. Plaque affixed to wall southern portion of southwest elevation. Cast iron vents.	B	Mortar in wall.	Repair and make good cracking in mortar, as original  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence should be identified and remedial action taken before cleaning.	40%	1
<b>Windows</b>	Timber French glazed 200mm square panes, easement windows opening inwards. Transom glazing with eight square panes above doors.	C	Deteriorating paint works to timber frame	Repair broken glass. Reinstate linseed oil putty	06	2
<b>Doors</b>	Three panelled timber doors	C	Deteriorating finishing to timber	Repaint door to match existing colour. Reinstate linseed oil putty.	01	4
<b>Floors</b>	Cement topping to verandah floor severely cracks at re-entrant angles.	C		Cracking within mortar	100%	3
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	CCTV and florescent lighting affixed to verandah beams	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	Rendered stonework verandah columns with alternate banding 540mm wide by 300mm high, 630mm wide by 300 mm high and 600mm high pedestal with downpipes.	B	Throughout various columns. Broken downpipe to northern column.	Repair and make good cracking in mortar, as original. Repair downpipe.	100%	2

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Old Court House (OCH)	<b>Place Number:</b>	2346
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: NW External Elevation				Room Number: GS1 and GS3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Bluestone random ashlar with rendered quoining at corners and rendered window reveals.	B	Mortar in wall.	Repair and make good cracking in mortar, as original  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence should be identified and remedial action taken before cleaning.	40%	1
<b>Windows</b>	N/A	N/A	Nil	Nil	Nil	N/A
<b>Doors</b>	Three panelled timber doors	C	Deteriorating finishing to timber	Repaint door to match existing colour. Reinstate linseed oil putty.	02	4
<b>Floors</b>	Cement topping to verandah floor severely cracks at re-entrant angles.	C		Cracking within mortar		3
<b>Fixtures and Fittings</b>	N/A	N/A	Nil	Nil	Nil	N/A
<b>Electrics</b>	CCTV and florescent lighting affixed to verandah beams	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	Rendered stonework verandah columns with alternate banding 540mm wide by 300mm high, 630mm wide by 300 mm high and 600mm high pedestal with circular downpipes	B	Throughout various columns.	Repair and make good cracking in mortar, as original.	100%	2

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Old Court House (OCH)	<b>Place Number:</b>	2346
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Internal				Room Number: Room 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	PGI ripple iron painted cream, 4x1200mm long fluorescent tubes	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	1300mm high rendered dado, 15mm thick rough rendered stonework over. Verandah wall plate, bolt plate washers through wall. Electrical conduits are surface mounted.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer.  Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	1
<b>Windows</b>	SW Elevation: Three timber windows. Casement windows. Clerestory windows are bottom hung.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	03	4
	NE Elevation: Four timber windows. Casement windows. Clerestory windows are bottom hung.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	04	4
<b>Doors</b>	Front door double door with two panels to each to each side highlight over, original door knob and morticed lockset. Rear external door with diamond night latch.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	02	4
<b>Floors</b>	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	100%	4
<b>Fixtures and Fittings</b>	Timber bench setting, 940mm high timber partition. Accused box. Witness box. Judges box. The excellent condition of the fittings and fixtures enable the room to easily recapture the original judicial function of the space. The bench setting is not original and is believed to originate from Greenbushes.	A	Nil.	Replace with existing style of fittings and furniture, if required.	100%	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Internal				Room Number: Room 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Electrics	Infrared motion detector to east windows.	A	Nil.	Remove redundant wiring.	100%	4
Others	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** The Old Court House (OCH) **Place Number:** 2346  
**Address:** Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Internal				Room Number: Room 2		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Painted PGI ripple iron ceiling.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	300mm high rendered dado, 15mm thick rough rendered stonework over. Switchboard for building located on wall.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer.  Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	1
<b>Windows</b>	SW Elevation: Timber French glazed 200mm square panes, easement windows opening inwards.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	02	4
	NE Elevation: Timber French glazed 200mm square panes, easement windows opening inwards.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Original doors and mortice locket.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	various	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** The Old Court House (OCH) **Place Number:** 2346  
**Address:** Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Internal				Room Number: Room 3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Painted PGI ripple iron ceiling requiring attention. Painted scotia cornice.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	1300mm high rendered dado, 15mm thick rough rendered stonework over.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer.  Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	1
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	Original doors and mortice locket.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	02	4
<b>Floors</b>	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	various	4
<b>Fixtures and Fittings</b>	Various cabinets in use for display purposes.	A	Nil.	Replace with existing style of fittings and furniture, if required.	100%	4
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** The Old Court House (OCH) **Place Number:** 2346  
**Address:** Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Internal				Room Number: Room 4		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Painted PGI ripple iron ceiling requiring attention. Painted scotia cornice.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	1300mm high rendered dado, 15mm thick rough rendered stonework over.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer.  Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	1
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	Painted dark brown doors and mortice locket	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	various	4
<b>Fixtures and Fittings</b>	Various display cabinets	A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	Fireplace with timber mantle.	A	Chipping to timber mantle.	Repair with like to like material.	10%	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Old Court House (OCH)	<b>Place Number:</b>	2346
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Internal				Room Number: Room 5		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Painted PGI ripple iron ceiling requiring attention. Painted scotia cornice.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	1300mm high rendered dado, 15mm thick rough rendered stonework over. Switchboard for building located on wall.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer.  Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	1
<b>Windows</b>	SW Elevation: Timber French glazed 200mm square panes, easement windows opening inwards.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	02	4
	NE Elevation: Timber French glazed 200mm square panes, easement windows opening inwards.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	02	4
<b>Doors</b>	Original doors and mortice locket.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Concrete	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	various	4
<b>Fixtures and Fittings</b>	Cabinets for display of historic bottle collection.	A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Old Court House (OCH)	<b>Place Number:</b>	2346
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Toilets				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roof</b>	Custom orb galvanised iron with timber fascia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>Storm water ingress</li> <li>Loose sheets</li> <li>Rust Holes</li> </ul>	<p>The whole roof requires regular inspections to prevent damage.</p> <p>Secure roof sheets that are uplifted, dislodged or loose.</p> <p>Fill any holes.</p> <p>Remove any ruts.</p> <p>Repair damage from rust or patch to minimum.</p> <p>If needed, replace rusted roof sheets, like to like.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <ul style="list-style-type: none"> <li>Prepare and repaint all as a long term action, colour to match.</li> </ul>	100%	4
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Bluestone in fair condition, some cracking in joints.	B	Mortar in wall.	<p>Rake out cement and other defective pointing from stone masonry using hand tools.</p> <p>Study origin of crack with structural engineer.</p> <p>Repair and make good cracking in existing mortar.</p> <p>Where new material is required match like with like.</p>	20%	1
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	Ledged and braced timber door to each toilet, no privacy latch.	C	Rust on details to door.	Replace and make good to door with like to like material.	50%	4
<b>Floors</b>	Cement topping to verandah floor severely cracks at re-entrant angles.	C	Cracking throughout cement topping	<p>Retain minor cracks as fabric patina.</p> <p>Structural cracks should be fixed with material to match like with like.</p>	Various	4
<b>Fixtures and Fittings</b>	Caroma Concorde Duoflush cistern. One hand basin to each side.	N/A	Nil	Refurbish to match style of building.	100%	4
<b>Electrics</b>	CCTV and florescent lighting	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	Custom orb screen partitions to both male and female toilets. Concrete slab adjacent to tank stand for wc cisterns.	C	Requires inspection for: <ul style="list-style-type: none"> <li>Storm water ingress</li> </ul>	Refurbish to match style of building.	100%	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.



BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Toilets				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
	Tubular frames for rubbish bins.  Three stamp battery.  Various items of machinery.  Limestone well with no cover with a depth of approximately 20 metres.  Remnants of original cover remain. Concrete apron.		<ul style="list-style-type: none"> <li>• Loose sheets</li> <li>• Rust</li> <li>• Holes</li> </ul>			

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters (Reconstructed in 1980s and 1993)	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof Sheets and flashing	New custom orb fixed with cyclonic fixings every 4th crest. 38x38x6mm MS angle connecting to purlins 2 off. Rolled zincalume rolled ridge capping.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>Storm water ingress</li> <li>Loose sheets</li> <li>Rust</li> <li>Holes</li> </ul>	The whole roof requires regular inspections to prevent damage.  Secure roof sheets that are uplifted, dislodged or loose.  Fill any holes.  Remove any ruts.  Repair damage from rust or patch to minimum.  If needed, replace rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	100%	4
Battens	N/A	N/A	N/A	N/A	N/A	N/A
Rafters and Purlins	100x50mm at 900mm centres connected to beam with 25mm PGI strap, 2 clouts. 75x50mm at 900mm centres nailed to rafters and a M10 hook over every second rafter. Remains of timber racking hung from rafters	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Gutters	Ovolo gutter	A	All elevations.	The whole rainwater system requires regular inspections to prevent damage.	20%	2
Downpipes	Circular aluminium downpipes at corner verandah posts. Circular pvc downpipe from gutter on north-eastern frontage.	A	All.	The whole rainwater system requires regular inspections to prevent damage.  Replace all downpipes with galvanised iron.	100%	4
Fascias and Scotia	220x19mm timber fascia in poor condition	B	Mortar in wall.	Fill all minor cracks and fissures.	15%	2
Bargeboards	N/A	N/A	N/A	N/A	N/A	N/A
Eaves	N/A	N/A	N/A	N/A	N/A	N/A
Soffits	N/A	N/A	N/A	N/A	N/A	N/A
Eaves brackets	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling joists	200x40mm beam connected to post with one M12 bolt	A	Nil	The whole roof requires regular inspections to prevent damage.	100%	4
Electrics	Aerial over ridge.	A	Nil	Replace redundant wiring.	100%	4
others	Two concrete chimneys with render on southeast elevation.	B	Cracking to mortar	Repair and make good cracking in mortar, as original	15%	4

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Mini orb zincalume sheeting to toilet, laundry and shower extension.	A	Nil.	The whole ceiling requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Coursed random rubble bluestone with rendered quoining at door and window openings. Cast iron ceiling vents at 3000mm centres. Walls to bathrooms clad with custom orb (1987).	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	Double hung with fixed flyscreens. Some are replacement windows and still require final painting and back puttying. Timber cyclone shutters with glazed pane over hinged to stonework.	C	Deteriorating paint works to timber frame	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match</p>	06	1
	Two four panel windows affixed to toilet, bathroom and laundry extension.	C	C	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	02	1
<b>Doors</b>	Original timber 4 panel door with hinged toplight over with new timber framed flyscreen doors. Remains of original tank stand.	C	Existing door, repaint as part of a long term maintenance.	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Doors to match original.</p> <p>Reinstate door to Room 14.</p> <p>No doors to be removed.</p>	05	4

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
				Prepare and repaint all as a long term action, colour to match.		
	Two new doors affixed to toilet, shower and laundry extension.	A	Entire doors.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	02	4
	Flyscreen door to provide secure verandah area	A	Entire doors.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	05	4
Floors	Polished decorative floor finish.	1	Entire floor.	Remove to expose original floor.	100%	1
	Tiles to laundry, toilet and shower addition.	D	Cracking within mortar	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like.	100%	4
Fixtures and Fittings	Timber posts with horizontal timber had railing, verandah painted maroon.	C	N/A	Strip paint that is loose and friable back to sound face to allow repainting.	100%	1
	Flyscreening wrap to verandah to secure verandah area.	A	N/A	Prepare and repaint all as a long term action, colour to match. Repair flyscreening to make good.	100%	4
	Toilet, shower, sink and vanity within verandah extension.	A	Affixed to wall.	Refurbish to match existing building style.	100%	4
	Exhaust fan to bathroom ceiling.	A	Affixed to ceiling.	Nil	02	4
	Circular zincalume downpipes	B	Joints of downpipe.	Regular inspection and repair when necessary.	100%.	2
Electrics	Ceiling fan.	A	Affixed to verandah rafters.	Replace fan with inbuilt light.	100%.	4
	Outdoor light.	A	Affixed to verandah rafters.	Remove lighting fixtures.	100%.	4
	Television antennae and cables.	A	Penetrating window frame cavity.	Remove and relocate.	100%.	4
	Electric wiring	A	Throughout walls and verandah rafters.	Remove cables.	100%.	4
	Switchboard and electric power points throughout.	A	External wall.	Remove redundant wiring and make good.	100%.	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Others	Corrugated metal sheeting to form laundry, shower and toilet addition.	A	External wall.	Nil.	Nil.	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed random rubble bluestone with rendered quoining at door and window openings. Cast iron ceiling vents at 3000mm centres. Walls to bathrooms clad with custom orb (1987).	C	Hairline cracks throughout wall.	Repair and make good cracking in mortar, as original.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence should be identified and remedial action taken before cleaning.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Concrete verandah floor in fair condition some cracking.	C		Cracking within mortar	100%	3
<b>Fixtures and Fittings</b>	Timber posts with horizontal timber had railing, verandah painted maroon.	C	N/A	Strip paint that is loose and friable back to sound face to allow repainting.	100%	1
	Flyscreening wrap to verandah to secure verandah area.	A	N/A	Repair flyscreening to make good.	100%	4
	Circular zincalume downpipes	B	Joints of downpipe.	Regular inspection and repair when necessary.	100%	2
<b>Electrics</b>	Four external air conditioning compressor units on floor and ducts affixed to wall.	C	Nil	Relocate air conditioning compressor units and ducts to one location to southern corner of SE elevation of the building, protected by timber panelled fencing.	04	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed random rubble bluestone with rendered quoining at door and window openings. Cast iron ceiling vents at 3000mm centres. Walls to bathrooms clad with custom orb (1987).	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	Double hung with fixed flyscreens. Some are replacement windows and still require final painting and back puttying. Timber cyclone shutters with glazed pane over hinged to stonework.	C	Deteriorating paint works to timber frame	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	05	1
<b>Doors</b>	Original timber 4 panel door with hinged toplight over with new timber framed flyscreen doors. Remains of original tank stand.	C	Existing door, repaint as part of a long term maintenance.	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	03	1
<b>Floors</b>	Concrete verandah floor in fair condition. Some cracking.	C	Cracking within mortar	<p>Retain minor cracks as fabric patina.</p> <p>Structural cracks should be fixed with material to match like with like</p>	100%	4

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Fixtures and Fittings	Timber posts with horizontal timber had railing, verandah painted maroon.	C	N/A	Strip paint that is loose and friable back to sound face to allow repainting.	100%	1
	Flyscreening wrap to verandah to secure verandah area.	A	N/A	Repair flyscreening to make good.	100%	4
	Circular zincalume downpipes	B	Joints of downpipes.	Regular inspection and repair when necessary.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.



BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed random rubble bluestone with rendered quoining at door and window openings. Cast iron ceiling vents at 3000mm centres. Walls to bathrooms clad with custom orb (1987).	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	Double hung with fixed flyscreens. Some are replacement windows and still require final painting and back puttying. Timber cyclone shutters with glazed pane over hinged to stonework.	C	Deteriorating paint works to timber frame.	<p>Repair broken glass.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty.</p>	All	1
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Concrete verandah floor in fair condition. Some cracking.	C	Where floor meets wall.	Retain minor cracks as fabric patina.	Various.	3
<b>Fixtures and Fittings</b>	Timber posts on verandah painted maroon.	B	N/A	Repaint timber.	Various.	4
	Circular zincalume downpipes	B	Joints of downpipe.	Regular inspection and repair when necessary.	100%.	2
<b>Electrics</b>	Ceiling fan and wiring.	A	Nil	Nil.	Nil	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall, timber rail to wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Double hung window.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	02	4
<b>Doors</b>	Four panel door and half panel flywire screen door.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	Sink, bench top with cupboards under, cupboards over and stove.	A	Nil.	Refurbish to match existing building styles.	100%	4
<b>Electrics</b>	Two hanging florescent tubes on chains, ceiling ran and power points.	A	Ceiling and walls.	Replace existing fan and both florescent lights with a fan with inbuilt light.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 2		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall, timber rail to wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Double hung with fixed flyscreens. Some are replacement windows and still require final painting and back puttying. Timber cyclone shutters with glazed pane over hinged to stonework.	C	Entire window frame	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Four panelled timber doors with hopper windows above. Replacement half panel flywire door.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light.  Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall, timber rail to wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools. Study origin of crack with structural engineer. Repair and make good cracking in existing mortar. Where new material is required match like with like.	20%	2
<b>Windows</b>	Air conditioner unit in window opening.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting. Remove air conditioning unit. Prepare and repaint all, colour to match. Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Four panelled timber doors with hopper windows above. Replacement half panel flywire door.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting. Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light. Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials. Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 4		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish. Rendered wall in poor condition due to wild bees in wall cavity.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Double hung with fixed flyscreens. Some are replacement windows and air conditioning unit in window opening.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting.  Remove air conditioning unit.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Door missing.	E	Entrance.	Reinstate door.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light.  Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 5		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Gloss paint finish, rendered wall.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	02	4
<b>Doors</b>	Four panel timber door, hopper window over.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	Sink set into pine bench top on 60x30mm rail anchored to wall, 18mm diameter steel legs at front. Gas above.	A	Nil	Nil.	Nil	4
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light.  Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 6		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding. Manhole.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Double hung with flywire screen. External shutters to window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Four panel timber door, hopper window over.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light.  Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 7		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Double hung window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Four panel timber door, hopper window over.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light.  Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.



BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Police Quarters **Place Number:** 3229  
**Address:** Between Perseverance Street and Cossack Road **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Interior				Room Number: 8		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall. Fireplace.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Double hung window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Four panel timber door, hopper window over. Half panel flywire door to external opening.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light.  Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 9		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall. 100x35mm timber railing at 1800mm high. Opening into Room 10 in poor condition.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Double hung window in poor condition due to termite attack.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Four panel timber door, hopper window over. Half panel flywire door to external opening.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light.  Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 10		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Double hung window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	01	4
<b>Doors</b>	Four panel timber door, hopper window over with undercoating only.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light.  Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Police Quarters	<b>Place Number:</b>	3229
<b>Address:</b>	Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 11		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Ripple iron in poor condition with timber scotia moulding.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Gloss paint finish, rendered wall. Fireplace.	B	Hairline cracks.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like.	20%	2
<b>Windows</b>	Double hung window.	C	Entire window opening	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	02	4
<b>Doors</b>	Four panel timber door, hopper window over with undercoating only.	C	Existing door, repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Vinyl floor.	C	Remove decorative floor.	Remove decorative floors.	100%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Air conditioning, light and GPO's.	A	Ceiling and walls.	Replace existing fan and with fan with inbuilt light.  Evaporative air conditioning ceiling mounts preferred. Replace wall mounted air-conditioning units and ducts and make good to wall with like to like materials.  Electrical works to be carried out in accordance with item 10.7 of this report.	02	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

<b>Place name:</b>	Bakehouse	<b>Place Number:</b>	4016
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roof Sheets and flashing</b>	Gabled roof over room 1 Skillion roof over room 2  Both new roofs, orb zincalume roof sheeting with rolled zincalume ridge capping and cyclonic fixings every 2nd crest	B	The whole roof requires inspection for: <ul style="list-style-type: none"><li>• Storm water ingress</li><li>• Loose sheets</li><li>• Rust</li><li>• Holes</li></ul>	The whole roof requires regular inspections to prevent damage.  Secure roof sheets that are uplifted, dislodged or loose.  Fill any holes.  Remove any ruts.  Repair damage from rust or patch to minimum.  If needed, replace rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	100%	4
<b>Battens</b>	New 75x38mm hardwood battens	A	The whole roof requires inspection for: <ul style="list-style-type: none"><li>• termites</li><li>• storm water ingress</li></ul>	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Rafters and Purlins</b>	New 100x50mm hardwood rafters.	A	As above	As above	Nil	4
<b>Gutters</b>	Not original 125mm ogee gutter	C	Around gabled roof. Bended gutters. Paint peeling across all gutter.	The whole rainwater system requires regular inspections to prevent damage.	20%	2
<b>Downpipes</b>	01 Western external elevation.	D	Missing 01 downpipe at western external elevation.	Provide downpipe.  The whole rainwater system requires regular inspections to prevent damage.	20%	2
<b>Fascia and Scotia</b>	New 175x25mm hardwood fascia	B	Where gutter has failed water damage has affected fascia and scotia.  Timber scotia rusted around nails.	Replace fascia where deteriorated beyond repair.  Rust treat, prep and repaint all timber fascia and scotia.	70%	3
<b>Bargeboards</b>	New 175x25mm hardwood bargeboard	C	Where gutter has failed water damage has affected bargeboards.	Replace bargeboards where deteriorated beyond repair. Prep and repaint all timber bargeboards.	70%	3
<b>Eaves</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Soffits</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Eaves</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>brackets</b>						
<b>Ceiling joists</b>	Room 1 – new timber	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>• termites</li> <li>• storm water ingress</li> </ul>	Treat and repair damaged parts. Where new material is required match like with like.	5%	4
<b>Electrics</b>	Security light	A	western elevation	Replace redundant wiring.	100%	4
<b>Others</b>	Brick chimney and skylight.	B	General minor cracking to mortar.	Repair and make good cracking in mortar, as existing.	20%	3

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Bakehouse	<b>Place Number:</b>	4016
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: N External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Walls</b>	Friable limestone walls, ballast brick quoining to comers and window opening.  Major vertical cracking.	C	Throughout wall mortar have been pointed up with cement, and there are other areas of defective pointing.  01 vertical cracking at wall junction with storeroom (room 2) suggested to be due to root damage.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Opening only.	B	Nil.	Nil.	No new timber joinery required.	4
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Friable limestone floor random.	B	Mortar.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Bakehouse	<b>Place Number:</b>	4016
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: S External Elevation – front entrance				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Walls</b>	Friable limestone walls, ballast brick quoining to corners. Brickwork over door opening. Wall contains plaque.	B	Throughout wall mortar have been pointed up with cement, and there are other areas of defective pointing.  01 vertical cracking at wall junction with storeroom (room 2) suggested to be due to root damage.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	Room 1 - new timber door. Double side hung timber door, with wired frost glass at upper panel and bolection moulding lower panel. Brass fixtures.  Room 2 – no door. Mortar jamb, brickwork lintel.	B	Repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match. Repaint with like to like materials.	Nil.	4
<b>Floors</b>	Friable limestone floor random.	B	Mortar.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.



BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Bakehouse **Place Number:** 4016  
**Address:** Lots 106-107 Pearl Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: W External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Walls</b>	Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement mortar.	B	Throughout wall. Vertical cracking to wall has been pointed up with cement mortar. Wall base appear with rising damp.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Opening only.	B	Nil.	Nil.	No new timber joinery required.	4
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Friable limestone floor random. Concrete ledge adjoining wall.	A	Mortar.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Bakehouse	<b>Place Number:</b>	4016
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: E External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement mortar.	B	Throughout wall.  02 vertical cracking from each side of window sill to floor.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	01 double sash timber frame window. Each sash with 02 clear glass panels, chrome fittings.	B	Existing window.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Apply traditional linseed oil putty  Replace fittings to brass.	01	4
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Friable limestone floor random.	A	Mortar.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	Tank stand base remains constructed for bluestone and cement. WC: the remains of an outhouse are located adjacent to the Bakehouse. The remnants of the walls (ruin) indicate that the outhouse was of similar construction to the bakehouse.	B	Nil.	Nil.	Nil.	4

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Bakehouse	<b>Place Number:</b>	4016
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior - Room 1				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Painted corrugated metal sheeting with timber cornice painted.	C	Throughout	Strip paint that is loose and friable back to sound face to allow repainting Prepare and repaint Repaint all ceilings in long term, colour to match	10%	4
<b>Walls</b>	Wall has rough cement render in parts to seal eroding stonework.  Brickwork fireplace with no surrounds. Mantelpiece remains of timber locked in fireplace.	C	Throughout wall.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Western wall - opening only.  Eastern wall – 01 double sash timber frame window. Each sash with 02 clear glass panels, chrome fittings.	B	Existing opening and window - repaint as part of a long term maintenance.	Western wall opening – stay with no joinery.  Eastern wall - Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Apply traditional linseed oil putty  Replace fittings to brass.	01	4
<b>Doors</b>	New timber door. Double side hung timber door, with wired frost glass at upper panel and bolection moulding lower panel. Brass fixtures.	B	Repaint as part of a long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Apply traditional Linseed oil putty	01	4
<b>Floors</b>	Concrete	C	Cracking to cement.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	01 Compact Fluorescent light bulb	B	Ceiling, centre.	As a long term action, replace lighting feature accordingly to a special lighting consultant.	01	4
<b>Electrics</b>	Switchboard and power point to south elevation.	N/A	N/A	Remove redundant wiring and replace with galvanised covers.	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Bakehouse	<b>Place Number:</b>	4016
<b>Address:</b>	Lots 106-107 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior - Room 2				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	None.	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Wall has rough cement render in parts to seal eroding stonework. Extensive rendering and patching of vertical cracks. Extensive weathering above and below window opening.  N wall with major vertical crack, floor to ceiling.	C	Throughout wall.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Opening only.	C	North wall	No window frame to be reinstated.	Nil.	Nil.
<b>Doors</b>	Opening only.	C	South wall	Reinstate door frame. .	Nil.	Nil.
<b>Floors</b>	Concrete	C	Major cracks throughout	Repair and make good existing cracking	20%	3
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	01 light bulb	B	Ceiling, centre.	As a long term action, replace lighting feature accordingly to a special lighting consultant.	01	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Cookhouse	<b>Place Number:</b>	4018
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roof Sheets and flashing</b>	New custom orb zincalume fixed every second crest. Reconstructed in 1984.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>Storm water ingress</li> <li>Loose sheets</li> <li>Rust</li> <li>Holes</li> </ul>	The whole roof requires regular inspections to prevent damage.  Secure roof sheets that are uplifted, dislodged or loose.  Fill any holes.  Remove any ruts.  Repair damage from rust or patch to minimum.  If needed, replace rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	100%	4
<b>Battens</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Rafters and Purlins</b>	100C12 purlins	A	Nil	The whole roof structure requires regular inspections to prevent damage.  Paint to match existing with like to like.	100%	4
<b>Gutters</b>	Ovolo gutter	B	All elevations.	The whole rainwater system requires regular inspections to prevent damage.	20%	2
<b>Downpipes</b>	New galvanised circular downpipe.	A	All.	The whole rainwater system requires regular inspections to prevent damage.  Repair downpipes.	100%	4
<b>Fascia and Scotia</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Bargeboards</b>	10x19mm timber mounding under gutter.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Eaves</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Soffits</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Eaves brackets</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Ceiling joists</b>	MS angle roof trusses.	A	Nil	Nil	Nil	4
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>others</b>	Rendered chimney to southeast elevation.	B	Cracking to mortar on southeast face.	Repair cracking with like to like material.	100%	4

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** The Cookhouse **Place Number:** 4018  
**Address:** Lot 124 Corner Pearl Street and Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed bluestone in lime mortar, pointed with cement mortar. Rendered quoining at corners and around doors. Brackets for cyclone shutters remain. Three high level wall vents, cracking in keystone over door opening. Evidence of patching in cement mortar.	B	Hairline cracks throughout wall.	Repair and make good cracking in mortar, as original.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence should be identified and remedial action taken before cleaning.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Cyclone shutters to window opening, shutters have fixed glazing over.	C	Deteriorating paint works to timber frame	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	All	2
<b>Doors</b>	Three ledge and braced panel doors.	C	Deteriorating paint works to timber frame	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	All	2
<b>Floors</b>	Stone and cement floors.	B	Cracking within mortar	Remove concrete floor to match limestone surroundings.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Cookhouse	<b>Place Number:</b>	4018
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed bluestone in lime mortar, pointed with cement mortar. Rendered quoining at corners. Evidence of patching in cement mortar.	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	N/A	C	Deteriorating paint works to timber frame	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	All	2
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Cement floors.	B	Cracking within mortar	Remove concrete floor to match limestone surroundings.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Electrical conduit on wall	A	Nil.	Remove redundant wiring.	100%	4
<b>Others</b>	Gas bottle connections	B	Wall.	Good location for Gas bottles and air conditioning external units.	N/A	4

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Cookhouse	<b>Place Number:</b>	4018
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed bluestone in bastard pointed lime mortar, repaired with cement mortar. Rendered quoining at corners and windows. Evidence of patching in cement mortar. Cracking above windows. Existing rendered chimney. Three high level wall vents.	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	N/A	C	Deteriorating paint works to timber frame	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	All	2
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Cement floors.	B	Cracking within mortar	Remove concrete floor to match limestone surroundings.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.



BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Cookhouse	<b>Place Number:</b>	4018
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed bluestone in bastard pointed lime mortar, repaired with cement mortar. Rendered quoining at corners and windows. Evidence of patching in cement mortar. Full height vertical crack in all, cement rendered.	B	Hairline cracks throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	N/A	C	Deteriorating paint works to timber frame	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	All	2
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Cement floors.	B	Cracking within mortar	Remove concrete floor to match limestone surroundings.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Cookhouse	<b>Place Number:</b>	4018
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior - Room 1				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	No ceiling. One florescent tube lighting.	C	Nil.	Refurbish to match existing style of building.	100%	4
<b>Walls</b>	Rendered walls. Wall vent missing.	B	Nil.	Refurbish to match existing style of building.	100%	4
<b>Windows</b>	Shutters only, no glazing. 75x40mm timber frame	C	Northwest opening.	Window frame required to northwest opening.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01.	4
<b>Doors</b>	125x50mm timber door frame with ledge and braced door with rim lock.	B	Door frame.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Concrete	C	Cracking throughout floor.	Repair cracking to cement floor	10%	4
<b>Fixtures and Fittings</b>	N/A.	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Light switch to northwestern wall.	A	Wall.	Remove redundant wiring.	100%	4
<b>Others</b>		N/A	N/A	N/A	N/A	N/A

<b>Place name:</b>	The Cookhouse	<b>Place Number:</b>	4018
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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Address:** Lot 124 Corner Pearl Street and Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Interior - Room 2				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	No ceiling. One florescent tube lighting.	C	Nil.	Refurbish to match existing style of building.	100%	4
<b>Walls</b>	Rendered walls. Wall vent missing.	B	Nil.	Refurbish to match existing style of building.	100%	4
<b>Windows</b>	Shutters only, no glazing. 75x40mm timber frame	C	Northwest opening.	Window frame required to northwest opening.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01.	4
<b>Doors</b>	125x50mm timber door frame with ledge and braced door with rim lock.	B	Door frame.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	01	4
<b>Floors</b>	Concrete	C	Cracking throughout floor.	Repair cracking to cement floor	10%	4
<b>Fixtures and Fittings</b>	Fireplace.	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Light switch to northwestern wall.	A	Wall.	Remove redundant wiring.	100%	4
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Cookhouse	<b>Place Number:</b>	4018
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior - Room 3				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Corrugated zincalume ceiling. One florescent tube lighting.	C	Nil.	Refurbish to match existing style of building.	100%	4
<b>Walls</b>	Rendered walls. Tiles to southeastern corner.	B	Nil.	Refurbish to match existing style of building.	100%	4
<b>Windows</b>	Window 1: Shutters only with no glazing and 75x40mm metal frame.	C	Nil.	Replace metal frame.	01	1
	Window 2: Shutters only with no window, 145x80mm timber frame.	C	Poor condition.	Replace timber frame.	01	4
<b>Doors</b>	125x50mm timber door frame with ledge and braced door with rim lock.	B	Nil.	Nil.	Nil.	4
<b>Floors</b>	100x100mm ceramic tiles.	B	Nil.	Nil.	Nil.	4
<b>Fixtures and Fittings</b>	Vanity, shower, sink, toilet fixtures.	B	Nil.	Nil.	Nil.	4
<b>Electrics</b>	Light switch to northwestern wall.	A	Wall.	Remove redundant wiring.	100%	4
<b>Others</b>	Shower screen affixed to ceiling.	B	Nil.	Refurbish to match existing building style.	100%	4

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Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roof Sheets and flashing</b>	Verandah: New custom orb zincalume roof sheeting. Hex head type 17 self-drilling screw with cyclonic washer ever third crest.  New rood with Ceiling joists at 500mm centres. Fixing details to match verandah.	A	The whole roof requires inspection for: <ul style="list-style-type: none"><li>• Storm water ingress</li><li>• Loose sheets</li><li>• Rust</li><li>• Holes</li></ul>	The whole roof requires regular inspections to prevent damage.  Secure roof sheets that are uplifted, dislodged or loose.  Fill any holes.  Remove any ruts.  Repair damage from rust or patch to minimum.  If needed, replace rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	100%	4
<b>Battens</b>	75x38mm battens, type 17 batten screw to each rafter.	A	Whole roof.	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Rafters and Purlins</b>	1100x30mm rafters at 900mm centres.  Z10012 purlins at 600mm centres, 250 RAJ hip rafters, CH centre column supported on internal wall, Custom orb roof sheeting.	A	Whole roof.	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Gutters</b>	Ogee gutter.	A	Entire gutter	The whole rainwater system requires regular inspections to prevent damage.	100%	4
<b>Downpipes</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Fascias and Scotia</b>	200x50mm fascia board, 38mm scotia mounding.	A	Fascia board.	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Bargeboards</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Eaves</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Soffits</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Eaves brackets</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Ceiling joists</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement and shell mortar (1989). Verandah wall plate bolted to wall with M10 masonry anchors at 1000mm centres. Brackets for timber beam to slide over openings during cyclones with side of door opening. Left hand end of upper storey retained original render.	B	Throughout wall.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Reconstructed double hung timber window frames to both levels. Original window with MS grille (22mm square MS bars). Frame 125x70mm timber frame cambered brickwork cover.	C	Deteriorating paint works to timber frame	Repair broken glass.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Reinstate linseed oil putty	All	1
<b>Doors</b>	Reconstructed half glazed double French doors on First Floor Level only (1989). Gap at door head has been closed with a scribed timber piece unpainted.	C	Repaint as part of a long term maintenance.	Repair French doors to make good.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	50%	4
<b>Floors</b>	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Original post brackets 50x5mm pl. 150x150mm timber posts fixed to bracket with M10 bolt. 200x50mm verandah beams. 150mmx50mm floor joists at 450mm centres. Two trip-1-grip connectors. 110x25mm timber floorboards to First Floor Level. 100x50mm timber balustrading. Stone base with existing tank stand.	A	All.	General maintenance.	100%	4

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	6mm plates attached to verandah posts to provide lateral restraint for stone retaining wall 1250mm high running under perimeter of verandah. Additional bracket to wall plate 110x5mm, and two M10 bolts. Some fretting to stonework.	B	Throughout wall.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Reconstructed double hung timber window frames to both levels. Original window with MS grille (22mm square MS bars). Frame 125x70mm timber frame cambered brickwork cover.	C	Deteriorating paint works to timber frame	Repair broken glass.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Reinstate linseed oil putty	All	1
<b>Doors</b>	Reconstructed half glazed double French doors on First Floor Level only (1989). Gap at door head has been closed with a scribed timber piece unpainted.	C	Repaint as part of a long term maintenance.	Repair French doors to make good.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	50%	4
<b>Floors</b>	Cement finish to ground floor with a curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
	Timber floor to first floor.	C	Whole floor.	General maintenance and oiling with timber oil.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	<p>Original post brackets 50x5mm pl. 150x150mm timber posts fixed to bracket with M10 bolt. 200x50mm verandah beams. 150mmx50mm floor joists at 450mm centres. Two trip-1-grip connectors. 110x25mm timber floorboards to First Floor Level. 100x50mm timber balustrading.</p> <p>Stone base with existing tank stand.</p> <p>Steep timber steps and railing to verandah. Verandah posts into stone wall 500mm.</p>	A	All.	General maintenance.	100%	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	<p>Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement and shell mortar (1989). Verandah wall plate bolted to wall with M10 masonry anchors at 1000mm centres. Brackets for timber beam to slide over openings during cyclones with side of door opening. Left hand end of upper storey retained original render.</p> <p>Electrical distribution board.</p>	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	<p>Reconstructed double hung timber window frames to both levels. Original window with MS grille (22mm square MS bars). Frame 125x70mm timber frame cambered brickwork cover.</p> <p>New cement render reveal to openings.</p>	C	Deteriorating paint works to timber frame	<p>Repair broken glass.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty</p>	All	1
<b>Doors</b>	<p>Reconstructed half glazed double French doors on First Floor Level only (1989).</p> <p>New cement render reveal to openings.</p>	C	Repaint as part of a long term maintenance.	<p>Repair French doors to make good.</p> <p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	50%	4
<b>Floors</b>	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
	Timber floor to first floor.	C	Whole floor.	General maintenance and oiling with timber oil.	100%	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	<p>Original post brackets 50x5mm pl. 150x150mm timber posts fixed to bracket with M10 bolt. 200x50mm verandah beams. 150mmx50mm floor joists at 450mm centres. Two trip-1-grip connectors. 110x25mm timber floorboards to First Floor Level. 100x50mm timber balustrading.</p> <p>Stone base with existing tank stand.</p> <p>Steep timber steps and railing to verandah. Verandah posts into stone wall 500mm.</p>	A	All.	General maintenance.	100%	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Post and Telegraph Office **Place Number:** 2347  
**Address:** Lot 124 Corner Pearl Street and Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Friable limestone walls, ballast brick quoining to corners and window opening. Walls have been pointed up with cement and shell mortar (1989). Verandah wall plate bolted to wall with M10 masonry anchors at 1000mm centres. Brackets for timber beam to slide over openings during cyclones with side of door opening. Left hand end of upper storey retained original render.  Existing post box in wall.	B	Throughout wall.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	40%	1
<b>Windows</b>	Reconstructed double hung timber window frames to both levels. Original window with MS grille (22mm square MS bars). Frame 125x70mm timber frame cambered brickwork cover.  New cement render reveal to openings.	C	Deteriorating paint works to timber frame	Repair broken glass.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Reinstate linseed oil putty	All	1
<b>Doors</b>	Reconstructed half glazed double French doors on First Floor Level only (1989).  New cement render reveal to openings. New door and sidelight to door opening to Ground Floor Level.	C	Repaint as part of a long term maintenance.	Repair French doors to make good.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	50%	4
<b>Floors</b>	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
	Timber floor to first floor.	C	Whole floor.	General maintenance and oiling with timber oil.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	Original post brackets 50x5mm pl. 150x150mm timber posts fixed to bracket with M10 bolt. 200x50mm verandah beams. 150mmx50mm	A	All.	General maintenance.	100%	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
	<p>floor joists at 450mm centres. Two trip-1-grip connectors.</p> <p>110x25mm timber floorboards to First Floor Level.</p> <p>100x50mm timber balustrading.</p> <p>Stone base with existing tank stand.</p> <p>Steep timber steps and railing to verandah.</p> <p>Verandah posts into stone wall 500mm.</p>					

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior – Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>• termites</li> <li>• storm water ingress</li> </ul>	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
<b>Windows</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
<b>Others</b>	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 2		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>• termites</li> <li>• storm water ingress</li> </ul>	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
<b>Windows</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
<b>Others</b>	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>• termites</li> <li>• storm water ingress</li> </ul>	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
<b>Windows</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
<b>Others</b>	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.



BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 4		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>• termites</li> <li>• storm water ingress</li> </ul>	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
<b>Windows</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Cement finish. A curved pair of stone walls either side of steps up to the ground floor entrance.	C	Cement floor.	Structural cracks should be fixed with material to match like with like.	5%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
<b>Others</b>	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 9		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>• termites</li> <li>• storm water ingress</li> </ul>	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
<b>Windows</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Oiled timber boards.	C	Nil.	General maintenance.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
<b>Others</b>	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 10		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>• termites</li> <li>• storm water ingress</li> </ul>	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
<b>Windows</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Oiled timber boards.	C	Nil.	General maintenance.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
<b>Others</b>	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 11		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>• termites</li> <li>• storm water ingress</li> </ul>	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
<b>Windows</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Oiled timber boards.	C	Nil.	General maintenance.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
<b>Others</b>	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Post and Telegraph Office	<b>Place Number:</b>	2347
<b>Address:</b>	Lot 124 Corner Pearl Street and Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior				Room Number: 12		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Zincalume mini orb ceiling with timber scotia.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>• termites</li> <li>• storm water ingress</li> </ul>	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Whitewashed walls to facilitate hardwash plaster finish.	A	Cracking to wall.	Repair with like to like materials.	100%	4
<b>Windows</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	No frame to internal openings.	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Oiled timber boards.	C	Nil.	General maintenance.	100%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	Mini spotlights recessed to ceiling, fixtures and fittings.	A	Although lighting is in good condition, a special lighting fixture should be considered as a long term action.	Refurbish to match style of existing building.	100%	4
<b>Others</b>	Telephone and power sockets.	A	No defect.	Remove redundant wiring.	100%	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -  
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roof Sheets and flashing</b>	Corrugated metal sheeting roof with ridge capping, fixing every fourth crest generally and every third crest at eaves and ridge.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>Storm water ingress</li> <li>Loose sheets</li> <li>Rust Holes</li> </ul>	The whole roof requires regular inspections to prevent damage.  Secure roof sheets that are uplifted, dislodged or loose.  Fill any holes.  Remove any ruts.  Repair damage from rust or patch to minimum.  If needed, replace rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	100%	4
<b>Battens</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Rafters and Purlins</b>	Timber.	A	Whole roof.	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Gutters</b>	125mm ogee gutters.	A	Entire gutter	The whole rainwater system requires regular inspections to prevent damage.	100%	4
<b>Downpipes</b>	Circular zincalume to northwest elevation.	A	At SE and NW external walls.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
<b>Fascias and Scotia</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Bargeboards</b>	200mm x 38mm timber fascia.	B	Cracking to mortar at SE and NW external walls.	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Eaves</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Soffits</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Eaves brackets</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Ceiling joists</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -  
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone, original lime mortar pointed over with cement render (1989). Rendered quoining to corners.	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	Five reconstructed casement timber windows and restored steel bars.	C	Broken timber frame, no glass, aluminium screening not properly fitted.	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Colour to match existent.</p>	05	1
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Gaol **Place Number:** -  
**Address:** Lot 126 Between Perseverance Street and Cossack Road **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed bluestone, original lime mortar pointed over with cement render (1989). Rendered quoining to corners.	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	One reconstructed casement timber window and restored steel bars.	C	Broken timber frame, no glass, aluminium screening not properly fitted.	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Colour to match existent.</p>	01	1
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -  
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone, original lime mortar pointed over with cement render (1989). Rendered quoining to corners.	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	Two reconstructed casement timber windows and restored steel bars.	C	Broken timber frame, no glass, aluminium screening not properly fitted.	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Colour to match existent.</p>	02	1
Doors	Reconstructed steel door with bars and timber frame.	B	Oxidation to steel bars.	<p>Reinstate steel bars.</p> <p>Repair front door quoining with like to like mortar and paint.</p> <p>Reinstate simple timber frame</p> <p>Colour to match existent.</p>	01	1
Floors	Concrete slab below entrance door.	A	Nil.	Repair and make good cracking in mortar, as original	100%	4
Fixtures and Fittings	Circular zincalume downpipe.	A	Nil.	Downpipe requires regular inspections to prevent damage. Repair and make good like to like.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -  
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Coursed bluestone, original lime mortar pointed over with cement render (1989). Rendered quoining to corners. Wall is subject to weathering at the joints. Vertical cracking above window opening. Cement filling to top of wall.	B	Throughout wall.	<p>Repair and make good cracking in mortar, as original.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
Windows	One casement timber window and restored steel bars.	C	Broken timber frame, no glass, aluminium screening not properly fitted.	<p>Reinstate simple timber frame window, with awning opening with 01 glass panel.</p> <p>Colour to match existent.</p>	01	1
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	Affixed air conditioning unit to wall.	N/A	N/A	N/A	N/A	N/A
Others	Custom orb fencing	A	Fencing around air conditioning unit.	Remove fencing.	100%	1

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -  
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: Interior				Room Number: 1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Partially rendered stonework.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
Windows	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	allow repainting.  Prepare and repaint all, colour to match.  Apply traditional linseed oil putty.	01	1
Doors	Hinged glass door.	A	Nil	Nil	Nil	N/A
Floors	Concrete floors. Three eye bolts cast into floor.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	various	4
Fixtures and Fittings	Picture railings at all walls	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	Light switch to NW elevation.	A	No defect.	Remove redundant wiring.	100%	4
Others	Plaque on NE elevation.	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -  
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: Interior				Room Number: 2		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Partially rendered stonework. Timber board in corner as a vent for night bucket.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
Windows	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint, as a long term action, colour to match.  Apply traditional linseed oil putty.	01	1
Doors	Reconstructed steel door with bars.	A	Steel door.	General maintenance.	01	4
Floors	Concrete floors.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	10%	4
Fixtures and Fittings	Picture railings at all walls	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -  
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: Interior				Room Number: 3		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Partially rendered stonework. Timber board in corner as a vent for night bucket.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
Windows	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint, as a long term action, colour to match.  Apply traditional linseed oil putty.	01	1
Doors	Reconstructed steel door with bars.	A	Nil	Nil	Nil	N/A
Floors	Concrete floors.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	10%	4
Fixtures and Fittings	Picture railings at all walls	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Place name: Gaol Place Number: -  
 Address: Lot 126 Between Perseverance Street and Cossack Road Inspection Date: 15.Mar.2017 Inspection By: FK

Location: Interior				Room Number: 4		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Partially rendered stonework. Timber board in corner as a vent for night bucket.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
Windows	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint, as a long term action, colour to match.  Apply traditional linseed oil putty.	01	1
Doors	Reconstructed steel door with bars.	A	Steel door.	General maintenance.	01	4
Floors	Concrete floors.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	10%	4
Fixtures and Fittings	Picture railings at all walls	A	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Gaol	<b>Place Number:</b>	-
<b>Address:</b>	Lot 126 Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Interior – Room 5				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Corrugated metal, scotia architrave and fixings.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Partially rendered stonework. Timber board in corner as a vent for night bucket.	B	Mortar in wall.	Rake out cement and other defective pointing from stone masonry using hand tools.  Study origin of crack with structural engineer. Repair and make good cracking in existing mortar.  Where new material is required match like with like – lime, sand and shell mortar to be tested composition	20%	2
<b>Windows</b>	Barred 50x12mm MS plate frame with vertical 12mm MS rod bars at 80mm centres. Fixed into 160x100mm timber frame with 3 loose pin hinges.	C	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint, as a long term action, colour to match.  Apply traditional linseed oil putty.	01	1
<b>Doors</b>	Reconstructed steel door with bars.	A	Steel door.	General maintenance.	01	4
<b>Floors</b>	Concrete floors.	A	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	10%	4
<b>Fixtures and Fittings</b>	Picture railings at all walls	C	Affixed to wall.	Make good to wall with like to like material, if removed.	100%	4
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Customs House and Bond Store	<b>Place Number:</b>	2345
<b>Address:</b>	Cnr Pearl St and The Strand, Cossack	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Roof				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roof Sheets and flashing</b>	New corrugated metal sheets, custom orb, cyclonic fixings every fourth crest.	B	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>Storm water ingress</li> <li>Loose sheets</li> <li>Rust</li> <li>Holes</li> </ul>	The whole roof requires regular inspections to prevent damage.  Secure roof sheets that are uplifted, dislodged or loose.  Fill any holes.  Remove any ruts.  Repair damage from rust or patch to minimum.  If needed, replace rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	15%	4
<b>Battens</b>	Natural Jarrah	B	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>termites</li> <li>storm water ingress</li> </ul>	Treat and repair damaged parts. Where new material is required match like with like.	20%	1
<b>Rafters, Purlin</b>	Natural Jarrah	B	The whole roof structure requires inspection.  Generally in good condition, but localised areas are showing signs of rainwater ingress  Identified points of water ingress in CHBS room 15 (ridge area, 2 beams and associated structure)	Repair rainwater ingress.  Use timber decking oil to timber decking.	15%	1
<b>Gutters</b>	Roof 2 – Customs House and Veranda valley gutter	C	Whole roof.	The whole roof structure requires regular inspections to prevent damage.  Clean gutter  Replace section of rusted guttering  Rust treat gutter	70%	1
<b>Downpipes</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Fascia and Scotia</b>	Roof 1 – Bonds Store Jarrah	C	SW External Elevation are	Strip paint that is loose and friable back to sound face to	50%	1

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Roof				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	painted, fixed to wall		showing some signs of paint peeling	allow the repainting of affected areas  Prepare and repaint all as a long term action, colour to match.		

<b>Bargeboards</b>	Roof 2 – Customs House and Veranda: Jarrah painted, fixed to wall  Roof 3 – Toilet Block: Jarrah painted, fixed to wall	C	SW External Elevation Where gutter has failed water damage has affected bargeboards.	Replace bargeboards where deteriorated beyond repair. Prep and repaint all timber bargeboards.	50%	1
<b>Eaves</b>	Roof 1 – Bonds Store	B	The whole eaves structure requires inspection.	Check stability of all eaves brackets and timber structure, otherwise it looks structural sound.	100%	1
<b>Soffits</b>	Roof 1 – Bonds Store painted corrugated metal sheeting.	C	SE, SW and NW External Elevations  Eaves lining been dislodged  Rusted corrugated metal ceiling ripped iron nail connections	Fix all ripple iron to eaves securely to roof structure  Rust treat all nails fixings and sheet around the nails  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all, colour to match.	70%	1
<b>Eaves brackets</b>	Roof 1 – Bonds Store Painted metal, 47 units	B	Inspect	Rust treat all  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	10%	1
<b>Ceiling joists</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Fittings and fixtures</b>	Whole under-roof.  This roof was recently refurbished. It has a special lighting design adapted to an exhibition space and fluorescent lighting fittings on the facades	C	The whole roof has disorganised electrical wires and unused electrical wires  Special lighting is in good condition.	Remove unused electrical wires  Commission a special lighting consultant to design substitute to fluorescent lighting.  Remove all fluorescent lighting	100%	1
<b>others</b>	Roof 2– NE Veranda in the courtyard has a Valance with corrugated metal sheets in timber frames, painted jarrah	B	Verify structural stability, only replace or repaint if necessary.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	10%	3

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: E External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	<p>Coursed bluestone, Repointed in lime mortar. Rendered quoining to corners. Verandah entrance, located at south of this wall, has a rendered arched with quoining and a metal balustrade between pillars.</p> <p>Continuing on this wall, there is the NE veranda. This veranda has a valance with corrugated metal sheeting to timber frames, painted jarrah and a rendered pillar.</p> <p>One cast iron wall vent.</p>	C	Wall is generally in a fair condition.	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Fixtures and fittings</b>	The air-conditioning external units are located in a timber fenced area. Air conditioning ducts are directed to the roof inside a vertical Colorbond duct on the wall.	C	NE side of the E External Wall	It is understood that this is one of the best places that the external units could be placed. However, they are located on the eye sight of the visitor arriving from the main parking lot. As a long term action, it should be considered its relocation to a less exposed area (eg. to next to the female toilet entrance, beside the existing gas bottles)	N/A	4
<b>electrics</b>	A number of electrical and other telecommunications ducts.	C	NE side of the E External Wall	As above.	N/A	4
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SE External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	<p>Coursed bluestone, original lime mortar. Rendered quoining to corners.</p> <p>The south side of this wall is curved, with an arched rendered quoining to the entrance to the Bond Store. Proceeding to East, there are 02 windows with rendered quoining frames.</p> <p>On the eastern most side of this wall it is a veranda entrance to Customs House. It has 03 rendered arches with quoining with 02 round pilasters. There are two metal balustrades on the eastern most arches.</p> <p>On top of each window opening, there is a cast iron wall vent.</p>	C	Wall is generally in a fair condition.	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters. With a horizontal timber lock and cyclone protection.	B	All window frames	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty</p>	02	4
<b>Doors</b>	one timber panelled sliding door	B	Sliding door inside arch	As above.	01	4

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Floors	Red bitumen	A	Nil.	Nil.	Nil.	Nil.
Fixtures and fittings	N/A	N/A	N/A	N/A	N/A	N/A
electrics	N/A	N/A	N/A	N/A	N/A	N/A
others	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	<p>Coursed bluestone, original lime mortar. Rendered quoining to corners.</p> <p>The south side of this wall is curved. The façade has 03 entrances to the Bond Store with rendered quoining corners with rectangular transom timber louvres, painted.</p>	C	Wall is generally in a fair condition.	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	All 03 entrances have one timber panelled sliding door each	B	All 03 doors	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty.</p>	03	4
<b>Floors</b>	Red bitumen	A	N/A	N/A	N/A	N/A
<b>Fixtures and fittings</b>	03 fluorescent lighting fittings on the facades	B	Although lighting is in good condition, a special lighting should be considered as a long term action.	Remove fluorescent lighting	03	4
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NW External Elevation				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	<p>Coursed bluestone, original lime mortar. Rendered quoining to corners.</p> <p>The façade has 02 entrances with rendered quoining arches around it. The bigger one, to the Bond Store, and the smaller one to the male toilet. That door has a half wall to allow privacy to the toilet.</p>	C	<p>Wall is generally in a fair condition. Quoining areas painting is a little washed, and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p>	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	40%	1
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	<p>The entrance to the Bond Store has one timber panelled sliding door on the inside.</p> <p>The male toilet door is a timber panelled door fitting inside the small arch.</p>	B	02 door	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty.</p>	02	4
<b>Floors</b>	Red bitumen	A	N/A	N/A	N/A	N/A
<b>Fixtures and fittings</b>	02 fluorescent lighting fittings on the facades	B	Throughout facade	<p>Although lighting is in good condition, a special lighting should be considered as a long term action.</p> <p>Remove fluorescent lighting</p>	02	4
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	One vent duct next to the male toilet entrance, painted.	C	Nil	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	Nil	4

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NE External Elevations – Customs House Courtyard					Room Number:	General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	<p>There is a veranda running along the two sections of this façade.</p> <p>The veranda located on the E side, it has a valance with corrugated metal sheets in timber frames, painted jarrah.</p> <p>On the NE part of the veranda. Natural timber sarking under roof, timber posts are painted.</p>	B	The veranda structure appears to be sound.	<p>Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence should be identified and remedial action taken before cleaning.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p>	20%	1
<b>Walls</b>	<p>The facades are of coursed bluestone, original lime mortar. Rendered quoining to corners and around windows and doors opening.</p> <p>Section E- 02 windows and o2 doors</p> <p>Section NE – 03 windows and 04 doors</p>	C	Wall is generally in a fair condition. Quoining areas painting is a little washed, and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	20%	4
<b>Windows</b>	Section E- 02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters.	B	All 05 window frames	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Reinstate linseed oil putty.</p>	05	4

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NE External Elevations – Customs House Courtyard					Room Number:	General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	With a horizontal timber lock and cyclone protection.  Section NE – 01 small 06 clear glass panels, timber frame awning window, and 02 double hung timber windows, with 09 clear glazed panels each sash. No shutters.					
<b>Doors</b>	06 doors with 04 panels each.	B	06 door	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	06	4
<b>Floors</b>	Jarrah boards with jarrah joists	A	nil	Apply 3 coats of decking oil, as a long term action, to all boards and substructure	Nil.	4
<b>Fixtures and fittings</b>	02 fluorescent lighting fittings on the facades	B	On eaves	Although lighting is in good condition, a special lighting should be considered as a long term action.  Remove fluorescent lighting	02	4
<b>Electrics</b>	Electrical wires and fixtures	C	Throughout the veranda's roof	Remove redundant electrical wires.	30%	2
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Toilets Block				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Corrugated metal ceiling, painted.	C	Male toilet	Fill any holes Remove any ruts Repair damage from rust or patch to minimum  If need replacement for rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	50%	2
<b>Walls</b>	The facades are of coursed bluestone, original lime mortar. Rendered quoining to corners and around doors opening.	B	Wall is generally in a fair condition. Quoining areas painting is a little washed, and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	20%	4
<b>Windows</b>	02 vents with fixed louvered timber frame.	B	Each toilet	Prepare and repaint all as a long term action, colour to match.	02	4
<b>Doors</b>	Each toilet has a small panelled timber door, with lock.	B	Both generally in a good condition.	Prepare and repaint all as a long term action, colour to match.	02	4
<b>Floors</b>	Concrete floors	B	All room.	Existing concrete slab, do not repair cracks	N/A	N/A
<b>Fixtures and fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	02 gas bottles	B	Female toilet entrance	Good location for Gas bottles and air conditioning external units.	N/A	4

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 1 - SE Veranda				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Corrugated metal ceiling, painted.	C	All veranda	Fill any holes Remove any rusts Repair damage from rust or patch to minimum  Fix loose sheets  If need replacement for rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	50%	2
<b>Walls</b>	Coursed bluestone, original lime mortar. Rendered quoining around doors and windows.  N wall has 02 windows and 01 door .  SW wall has one double side hung door.  On top of each window opening, there is a cast iron wall vent.	C	Walls are generally in a fair condition.	Do not paint cement rendered surfaces.  Remove the paint (peelaway) and return to the cement finish, subject to testing  Quoining areas and no serious issues. This appearance contributes for the fabric patina, however some painting needs to occur as part of long term maintenance.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence should be identified and remedial action taken before cleaning.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.	Nil.	4
<b>Windows</b>	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters.	A	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Reinstate linseed oil putty	11	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Room 1 - SE Veranda				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	With a horizontal timber lock and cyclone protection.					
<b>Doors</b>	<p>N wall has 01 timber door to corridor, with four timber panels. The door has two sidelites with 8 clear glass panels in timber frame, fixed.</p> <p>SW wall has one double side hung door to Cafe. Outer timber doors are of four panels, upper ones are black fly screen.</p>	B	SW wall door to cafe	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	01	4
<b>Floors</b>	Concrete floors	B	Nil.	Existing concrete slab, do not repair cracks.	N/A	N/A
<b>Fixtures and fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 2 - corridor				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Corrugated metal ceiling, painted.	B	All corridor	Fill any holes Remove any rusts Repair damage from rust or patch to minimum  Fix loose sheets  If need replacement for rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	10%	4
<b>Walls</b>	Rendered plaster	A	Walls are generally in an excellent condition.	Prepare and repaint all as a long term action, colour to match.  Fill holes or cracks with same plaster.  Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint.	Nil.	4
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	04 side hung doors with 4 timber panels each.  S wall has 01 timber door to Veranda, with four timber panels. The door has two sidelites with 8 clear glass panels in timber frame, fixed.	A	Doors are generally in an excellent condition.  Door frame to room 3 – exhibition, has a chip on the frame, 100mm.	Make it safe by removing possible splinters, and leave it as it is. No fixing joinery that has not structural damage.	Nil.	4
<b>Floors</b>	Concrete floors	B	Nil.	Existing concrete slab, do not repair cracks	Nil.	Nil.
<b>Fixtures and fittings</b>	01 light bulb	N/A	Although lighting is in good condition, a special lighting should be considered as a long term action.	N/A	N/A	N/A
<b>electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 3 & 4 – exhibition rooms				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Corrugated metal ceiling, painted.  Picture railing around ceiling, painted.	A	Ceilings are generally in an excellent condition.	Nil.	Nil.	4
<b>Walls</b>	Rendered plaster  02 cast iron wall vent on external walls	A	Walls are generally in an excellent condition.	Fill holes or cracks with same plaster Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint.  Colour and texture to match existing.	5%	4
<b>Windows</b>	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters. With a horizontal timber lock and cyclone protection on the external wall.	A	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Reinstate linseed oil putty	04	4
<b>Doors</b>	02 side hung doors with 4 timber panels each.	A	Doors are generally in an excellent condition.  Door frame to room 3 – exhibition, has a chip on the frame, 100mm.	Make it safe by removing possible splinters, and leave it as it is. No fixing joinery that has not structural damage.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Reinstate linseed oil putty	02	4
<b>Floors</b>	Concrete floors	B	Nil.	Existing concrete slab, do not repair cracks	Nil.	Nil.
<b>Fixtures and fittings</b>	Fan with 02 light bulbs each room	D	Both rooms	Replace fan	02	2
<b>electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 5 - Office				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Corrugated metal ceiling, painted.  Picture railing around ceiling, painted.  Air conditioning unit.	B	Ceilings are generally in a good condition.  This is a new ceiling; however, the walls have marks of rainwater ingress. Maybe from previous leaks.	The roof above it requires inspection for: <ul style="list-style-type: none"><li>• Storm water ingress</li><li>• Loose sheets</li><li>• Rust</li><li>• Holes</li></ul> Verify the need for air conditioning in this room. If air-conditioning is essential, allow for one that installation provides less damage to fabric.	100%	2
<b>Walls</b>	Rendered plaster  02 cast iron wall vents on external wall	C	Walls with marks of rainwater ingress.	Fill holes or cracks with same plaster Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint.  Colour and texture to match existing.	Nil.	4
<b>Windows</b>	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters. With a horizontal timber lock and cyclone protection on the external wall.	A	All window frames	Nil.	Nil.	Nil.
<b>Doors</b>	02 side hung doors with 4 timber panels each.  Door to corridor has existing flyscreen.	A	Doors are generally in an excellent condition.	Remove and replace existing flyscreen with new black, stainless steel frame and mesh.	01	4
<b>Floors</b>	Concrete floors	B	N/A	Existing concrete slab, do not repair cracks	Nil.	4
<b>Fixtures and fittings</b>	Air conditioning units	D	By rear window and ceiling	Verify the need for air-conditioning in this room.	01	4
<b>electrics</b>	Room adapted to office use.	C	All room	Electrical engineer consultation required. Verify all electric and communication cables. Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric. Duct needs to be painted at the same colour of the wall.	100%	3
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 6 - cafe				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Corrugated metal ceiling, painted.  Air conditioning unit.	B	All room	Verify the need for air conditioning in this room. If air-conditioning is essential, allow for one that installation provides less damage to fabric.  Prepare and repaint all as a long term action, colour to match.	100%	3
<b>Walls</b>	Rendered plaster  02 cast iron wall vents on top of windows.  New white tiles to half wall, where kitchen is installed  Mechanical duct on N wall.  Electrical ducts on walls and picture frames on walls	C	All room	Salt treat SE wall. The cause of the efflorescence should be identified and remedial action taken before cleaning.  Fill holes or cracks with same plaster.  Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint.  Colour and texture to match existing.	100%	2
<b>Windows</b>	02 double hung timber windows. With 09 clear glazed panels each sash, and respective 02 double casement timber framed shutters. With a horizontal timber lock and cyclone protection on the external wall.	A	All window frames	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Reinstate linseed oil putty	11	1
<b>Doors</b>	03 side hung doors with 4 timber panels each.  01 metal door to Bonds Store  01 double side hung door to SE veranda. Outer timber doors are of four panels, upper ones are black fly screen	C	Metal door to Bonds Store and flyscreen to Customs House courtyard veranda.	Remove and replace metal door to match original timber doors.  Remove and replace existing flyscreen with new black, stainless steel frame and mesh.	02	2

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Room 6 - cafe				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	Flyscreen to Customs House courtyard veranda.					
<b>Floors</b>	Concrete floors	B	Nil.	Existing concrete slab, do not repair cracks	Nil.	4
<b>Fixtures and fittings</b>	Air conditioning unit  Mechanical ducts  Adaptation for a Cafe kitchen  06 lamps 01 fan	C	Air conditioning on ceiling. All walls	Verify the need for air-conditioning in this room.  Mechanical engineer consultation required to minimise damage to existing fabric with mechanical ducts.	01	3
<b>electrics</b>	Room adapted to Cafe use.	C	All room.	Electrical engineer consultation required. Verify all electric and communication cables.  Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric.  Duct needs to be painted at the same colour of the wall.	100%	3
<b>others</b>	Room adapted to Cafe use.	C	All room.	Requires a Heritage Impact Statement to any further refurbishment or change of use.	100%	4

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 7 & 8 - Male and Female Toilets				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Corrugated metal ceiling, painted.	C	Male toilet	Fill any holes Remove any ruts Repair damage from rust or patch to minimum  If need replacement for rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	50%	2
<b>Walls</b>	Limewash walls	B	Wall are generally in a good condition.	Nil.	Nil.	4
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	Each toilet has a small panelled timber door, with lock.	B	Both generally in a good condition.	Prepare and repaint all as a long term action, colour to match.	02	4
<b>Floors</b>	Concrete floors	B	All rooms	Existing concrete slab, do not repair cracks	N/A	N/A
<b>Fixtures and fittings</b>	Toilet fixtures and fittings  Each room has a fixed spotlight with black grill.	A	Existing Toilet fixtures and fittings are in good condition	Nil.	Nil.	Nil.
<b>electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Rooms 9, 11 & 12 – Storage rooms				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Corrugated metal ceiling, painted.	C	All rooms  Rusted corrugated metal ceiling around nail connections  Ceiling uplift  Water damage to ceiling	Corrugated metal ceiling to be painted and restored after repair of joists. If new is needed, the new ceiling material is to be the same profile corrugated metal ceiling sheet, same gauge thickness and fixing. Rust treat all nails fixings and sheet around the nails	100%	2
<b>Walls</b>	Rustic limewash  Cast iron wall vent over all doors	c	All rooms	Remove grey cement mortar Fill holes or cracks with same plaster Sand smooth parts fixed Apply Bauwerk "Uber" breathable paint. Colour and texture to match existing.	100%	3
<b>Windows</b>	Rooms 9 - 01 double hung timber windows. With 09 clear glazed panels each sash.  Room 11 – Little window with fixed timber panel with 6 glasses.	c	All window frames	Perform joinery repairs only when it is structurally necessary  Verify and repair if sash cords and weights to free roller are functional  Remove chrome fittings  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Reinstate linseed oil putty	02	4
<b>Doors</b>	Rooms 9, 11 and 12 - side hung doors with 4 timber panels each. Room 12 – Transom fixed timber panel with 6 glass.	C	Doors are generally in a fair condition.	As above.	04	4
<b>Floors</b>	Rooms 9 and 12 - Concrete floors  Room 11 –m Vinyl tiles	C	Room 11	Remove vinyl tiles  Existing concrete slab, do not repair cracks	20%	4
<b>Fixtures and fittings</b>	Room 12 – Hot water tank Room 11 – fan	N/A	N/A	N/A	N/A	N/A
<b>electrics</b>	Rooms 9, 11 and 12 – electrical wiring  Room 12- General electric switchboard	C	All rooms	Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric.	70%	2
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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Priority Ranking Scale:	1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 10 – Interpretation Room				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	Corrugated metal ceiling, painted.	B	All room.	Corrugated metal ceiling to be painted and restored after repair of joists. If new is needed, the new ceiling material is to be the same profile Corrugated metal ceiling sheet, same gauge thickness and fixing. Rust treat all nails fixings and sheet around the nails  Remove unused electrical wires.	40%	4
<b>Walls</b>	Plastered limewash  Cast iron wall vent over all doors  Fire place on the back wall, with marks on the wall of a shelf over it.	B	All room	Repaint as part of a long term project  Fill holes or cracks with same plaster Sand smooth parts fixed.  Apply Bauwerk “Uber” breathable paint.  Colour and texture to match existing.	20%	4
<b>Windows</b>	01 double hung timber window. With 09 clear glazed panels each sash.	C	01 window	Perform joinery repairs only when it is structurally necessary  Verify and repair if sash cords and weights to free roller are functional  Remove chrome fittings and substitute with brass ones  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Reinstate linseed oil putty	01	4
<b>Doors</b>	01 side hung door with 4 timber panels each.	B	Doors are generally in a fair condition.	As above.	01	4
<b>Floors</b>	Concrete floors	B	All room	Existing concrete slab, do not repair cracks	0%	4
<b>Fixtures and fittings</b>	01 Fan 02 fluorescent lights	C	All room	Although lighting is in good condition, a special lighting should be considered as a long term action.  Remove fluorescent lighting	02	4
<b>electrics</b>	General electrical wiring	C	All room	Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric.	70%	2
<b>others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Customs House and Bond Store **Place Number:** 2345  
**Address:** Cnr Pearl St and The Strand, Cossack **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Room 13 – Bond Store				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	Open roof	B	See roof description	See roof description	See roof description	See roof description
Walls	<p>Coursed bluestone, original lime mortar.</p> <p>Concrete (1432) quoining and lintel around café doors.</p>	C	Wall is generally in a fair condition.	<p>Verify rainwater marks on wall to café.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p> <p>Remove all grey cement mortar and repoint with lime mortar, original composition.</p> <p>Café S door- Structural engineer to be engaged to study cracked lintel.</p>	30%	2
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	<p>All 05 entrances have one timber panelled sliding door each</p> <p>02 doors to Café, one metal one and one timber original, with flyscreen over it.</p>	C	All doors	<p>Doors to café - Remove and replace metal door to match original timber doors. Remove and replace existing flyscreen with new black, stainless steel frame and mesh.</p> <p>All doors- Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p>	07	4
Floors	Concrete floors with grill in the middle	B	All room	Existing concrete slab, do not repair cracks	0%	4
Fixtures and fittings	Exhibition special lighting fitting	B	All room	<p>Fixtures and fittings are in good condition</p> <p>Remove fluorescent</p>	02	4
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Room 13 – Bond Store				Room Number:		General
Area	Description	Condition Rating	Defect Location	Work to Rectify defect	Extent	Priority ranking
	Fluorescent lighting Picture railing along walls.			lighting		
electrics	General electrical wiring	C	All room	Remove non-used or not safe cables. Organise others with one main duct of cabling, with no damage to existing fabric.	70%	4
others	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Registrar's Office and Residence (Mercantile Store)	<b>Place Number:</b>	3233
<b>Address:</b>	Lot 443 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Remnants of original stone wall with cement render and cement plinth.	E	Entire wall	Stabilise and make clean.	100%	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Evidence of stone foundation.	E	Entire floor	Stabilise and make clean.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

<b>Place name:</b>	Registrar's Office and Residence (Mercantile Store)	<b>Place Number:</b>	3233
<b>Address:</b>	Lot 443 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Remnants of original stone wall with cement render and cement plinth.	E	Entire wall	Stabilise and make clean.	100%	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Evidence of stone foundation.	E	Entire floor	Stabilise and make clean.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

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

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<b>Place name:</b>	Registrar's Office and Residence (Mercantile Store)	<b>Place Number:</b>	3233
<b>Address:</b>	Lot 443 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Remnants of original stone wall with cement render and cement plinth.	E	Entire wall	Stabilise and make clean.	100%	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Evidence of stone foundation.	E	Entire floor	Stabilise and make clean.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

<b>Place name:</b>	Registrar's Office and Residence (Mercantile Store)	<b>Place Number:</b>	3233
<b>Address:</b>	Lot 443 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Remnants of original stone wall.	E	Entire wall	Stabilise and make clean.  Vertical cracking to be repaired with like to like material after structural testing.	100%	4
Windows	N/A	N/A	N/A	N/A	N/A	N/A
Doors	N/A	N/A	N/A	N/A	N/A	N/A
Floors	Evidence of stone foundation.	E	Entire floor	Stabilise and make clean.	100%	4
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Condition Rating Code:	A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	The Outbuildings	<b>Place Number:</b>	4019
<b>Address:</b>	Lot 126 Between Perseverance Street and Cossack Road	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Outbuilding 1				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roofs</b>	N/A					
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed bluestone approximately 1.5m in height, stabilised with cement and shell mortar. Remains of hold down in one wall.	B	Cracking in keystone.	Repair cracking in keystone with like to like material.	10%	2
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Cement brick	C	Nil.	General maintenance.	All floors.	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

Location: Outbuilding 2				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roofs</b>	N/A					
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Coursed bluestone approximately 1.5m in height, stabilised with cement and shell mortar. Remains of hold down in one wall.	B	Cracking in keystone.	Repair cracking in keystone with like to like material.	10%	2
<b>Windows</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	Cement foundation	B	Cracking in keystone.	Repair cracking in keystone with like to like material.	10%	2
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Land Backed Wharf	<b>Place Number:</b>	3231
<b>Address:</b>	Lot 446 Pearl Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: SE Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Stone and cement mortar.	B	Cracking to mortar	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.	100%	4
Floors	Gravel.	B	Nil.	Nil.	Nil.	Nil.
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Location: South Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Stone and cement mortar.	B	Cracking to mortar	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.	100%	4
Floors	Gravel.	B	Nil.	Nil.	Nil.	Nil.
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

Location: SW Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Roof	N/A	N/A	N/A	N/A	N/A	N/A
Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Walls	Stone and cement mortar.	B	Cracking to mortar	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.	100%	4
Floors	Gravel.	B	Nil.	Nil.	Nil.	Nil.
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	N/A	N/A	N/A	N/A	N/A	N/A

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

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BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

<b>Place name:</b>	Cossack School (Ruins)	<b>Place Number:</b>	3230
<b>Address:</b>	47 Perseverance Street	<b>Inspection Date:</b>	15.Mar.2017
		<b>Inspection By:</b>	FK

Location: Roof				Room Number:		General
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Roof Sheets and flashing</b>	New corrugated metal roof with cyclonic fixings every fourth crest. 38x38x6mm MS angle connecting to purlins 2 off. Rolled zincalume rolled ridge capping.	A	The whole roof requires inspection for: <ul style="list-style-type: none"> <li>Storm water ingress</li> <li>Loose sheets</li> <li>Rust</li> <li>Holes</li> </ul>	The whole roof requires regular inspections to prevent damage.  Secure roof sheets that are uplifted, dislodged or loose.  Fill any holes.  Remove any ruts.  Repair damage from rust or patch to minimum.  If needed, replace rusted roof sheets, like to like.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.	100%	4
<b>Battens</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Rafters and Purlins</b>	100x50mm at 900mm centres connected to beam with 25mm PGI strap, 2 clouts. 75x50mm at 900mm centres nailed to rafters and a M10 hook over every second rafter.	A	Nil	The whole roof structure requires regular inspections to prevent damage.  General maintenance.	100%	4
<b>Gutters</b>	Ovolo gutters with no downpipe	A	Along NE external wall, behind parapet.	The whole rainwater system requires regular inspections to prevent damage.	100%	4
<b>Downpipes</b>	N/A	N/A	Each corner of roof.	Install downpipe to reduce stormwater splashing onto ground.  The whole rainwater system requires regular inspections to prevent damage.	04	4
<b>Fascias and Scotia</b>	200mm x 38mm timber fascia.	B	Entire fascia.	Repair and make good to timber paint works, as existing.	100%	4
<b>Bargeboards</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Eaves</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Soffits</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Eaves brackets</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Ceiling joists</b>	200x40mm beam connected to post with one M12 bolt	B	Nil	Nil	Nil	4
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	Reinstated brickface chimney with render and concrete banding.	B	Cracking to mortar at SE and NW external walls.	Repair and make good cracking in mortar, as original	15%	4

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Cossack School (Ruins) **Place Number:** 3230  
**Address:** 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Local bluestone, lime mortar, fretted way in parts. Quoining to corners, cracking above opening, timber top plate subject to termite attack.	B	Throughout wall.  Efflorescence of salts along new roof beans on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.	100%	2
<b>Windows</b>	Lintel over openings comprising timber pieces. Window frame subject to termite damage.	C	Broken timber frame, no glass.	Reinstate simple timber frame window, with awning opening with 01 glass panel.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Repaint with like to like materials.	02	1
<b>Doors</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Floors</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Reinstated verandah with circular verandah posts.	N/A	N/A	N/A	N/A	N/A



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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Cossack School (Ruins) **Place Number:** 3230  
**Address:** 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Local bluestone, lime mortar, fretted way in parts. Quoining to corners, cracking under window, timber top plate subject to termite attack. Extant roof hold down bolt, M10 bolts either side of window, possibly for cyclone shutters. Stone step under door opening.	B	Throughout wall.  Efflorescence of salts along new roof beams on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.	100%	2
<b>Windows</b>	Concrete lintels over structural window frame subject to termite damage.	C	Opening only with no frame.	Reinstate simple timber frame window.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Repaint with like to like materials.	01	1
<b>Doors</b>	Timber panel door with timber lintel above subject to termite damage.	C	Lintel above opening.	Reinstate simple timber frame.	01	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SE External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
				Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Repaint with like to like materials..		
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Reinstated verandah with circular verandah posts.	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Cossack School (Ruins) **Place Number:** 3230  
**Address:** 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Local bluestone, lime mortar, fretted way in parts. Quoining to corners, cracking under window, timber top plate subject to termite attack. Extant roof hold down bolt at 900m centres. M25 bolts, some blocks in wall have been removed.	B	Throughout wall.  Efflorescence of salts along new roof beans on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.	100%	2
<b>Windows</b>	Concrete lintels over window. Window frame subject to termite damage.	C	Opening only with no frame.	Reinstate simple timber frame window.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Repaint with like to like materials.	01	1
<b>Doors</b>	Timber panel door with timber lintel above subject to termite damage.	C	Lintel above opening.	Reinstate simple timber frame.	01	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: SW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
				Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Repaint with like to like materials.		
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Reinstated verandah with circular verandah posts.	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.



BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Cossack School (Ruins) **Place Number:** 3230  
**Address:** 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Walls</b>	Local bluestone, lime mortar, fretted way in parts. Quoining to corners, cracking under window, timber top plate subject to termite attack. Extant roof hold down bolt at 900m centres. M25 bolts, some blocks in wall have been removed.	B	Throughout wall.  Efflorescence of salts along new roof beans on the internal part of the wall. Reason maybe the use of concrete to tie beams to the wall.	Repair and make good cracking in mortar, as original.  Manually rake out all cement pointing and repair with like to like material.  Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.  Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.  The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.	100%	2
<b>Windows</b>	Concrete lintels over window. Window frame subject to termite damage.	C	Opening only with no frame.	Reinstate simple timber frame window.  Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Repaint with like to like materials.	01	1
<b>Doors</b>	Vertical cracking to right hand side of opening.	C	Vertical cracking to	Reinstate simple timber frame and repair cracking.	01	1
Condition Rating Code:		A= Excellent	B= Good	C= Fair	D= Poor	E= Very Poor
Priority Ranking Scale:		1= Immediate Action	2= Urgent	3= Medium Term	4= Long Term	

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: NW External Elevation				Room Number: General		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
			right hand side of opening.	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Repaint with like to like materials.		
Floors	N/A	N/A	N/A	N/A	N/A	N/A
Fixtures and Fittings	N/A	N/A	N/A	N/A	N/A	N/A
Electrics	N/A	N/A	N/A	N/A	N/A	N/A
Others	Reinstated verandah with circular verandah posts.	N/A	N/A	N/A	N/A	N/A
	Stone stairs with mortar.	A	Nil.	Nil.	Nil.	4

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Cossack School (Ruins) **Place Number:** 3230  
**Address:** 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Interior – Room 1				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Ceiling/Roof</b>	Mini orb zincalume, scotia architrave and fixings. Boarded up skylight with timber panels.	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
<b>Walls</b>	Considerable fretting to wall. Vents removed in each wall. Evidence of plastered finish to walls.	B	Plaster in wall	<p>Repair and make good cracking in mortar, as original.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.</p>	100%	2
<b>Windows</b>	Structural timber window frame remains, termite affected.	C	Window opening	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Repaint with like to like materials.</p>	03	1

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Interior – Room 1				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Doors</b>	Opening fretted away, timber door head remains, PGI straps for door frame remain.	C	Door opening	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Repaint with like to like materials.	01	1
<b>Floors</b>	Concrete floor.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	Various	4
<b>Fixtures and Fittings</b>	Remains of fire place. No chimney remains.	B	Nil	Nil	Nil	4
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

**Place name:** Cossack School (Ruins) **Place Number:** 3230  
**Address:** 47 Perseverance Street **Inspection Date:** 15.Mar.2017 **Inspection By:** FK

Location: Interior – Room 2				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
Ceiling/Roof	N/A	A	Nil	The whole roof structure requires regular inspections to prevent damage.	100%	4
Walls	Considerable fretting to Stonewashed rendered wall.	B	Plaster in wall	<p>Repair and make good cracking in mortar, as original.</p> <p>Manually rake out all cement pointing and repair with like to like material.</p> <p>Perform paint scraping examination to determine if cement rendered surfaces are in good condition. If not, prepare and repaint all as a long-term action, colour determined by paint scraping examination.</p> <p>Bluestone used is generally dense and can be cleaned by washing or low pressure water jets. The lime mortar between the stones is however very soft and is easily eroded.</p> <p>The cause of the efflorescence and termite damage should be identified and remedial action taken before cleaning.</p>	100%	2
Windows	Structural timber window frame remains, termite affected.	C	Window opening	<p>Strip paint that is loose and friable back to sound face to allow repainting.</p> <p>Prepare and repaint all as a long term action, colour to match.</p> <p>Repaint with like to like materials.</p>	01	1

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

BUILDING CONDITION ASSESSMENT: Cossack Town Site Precinct

Location: Interior – Room 2				Room Number: GS1		
Area	Description	Condition	Defect Location	Work to Rectify defect	Extent	Priority ranking
<b>Doors</b>	Opening fretted away, timber door head remains, PGI straps for door frame remain.	C	Door opening	Strip paint that is loose and friable back to sound face to allow repainting.  Prepare and repaint all as a long term action, colour to match.  Repaint with like to like materials.	01	1
<b>Floors</b>	Concrete floor.	C	Cracking throughout cement topping	Retain minor cracks as fabric patina.  Structural cracks should be fixed with material to match like with like	10%	4
<b>Fixtures and Fittings</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Electrics</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Others</b>	N/A	N/A	N/A	N/A	N/A	N/A

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

Note: All building work to be carried out in accordance with the provisions of Item 10 of this report.

# Appendix 2

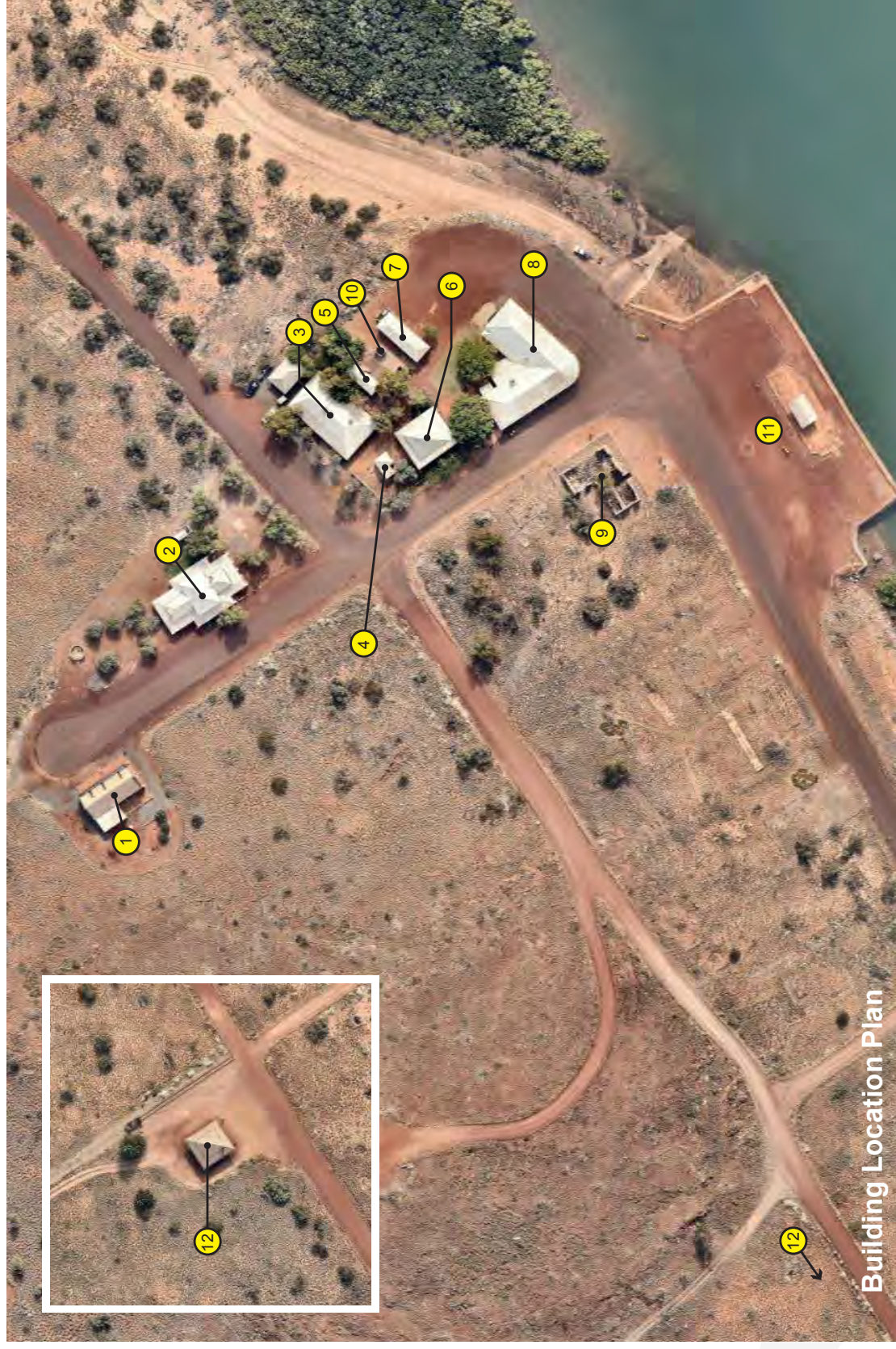
## **Conservation Actions List**

Submitted on April 2017



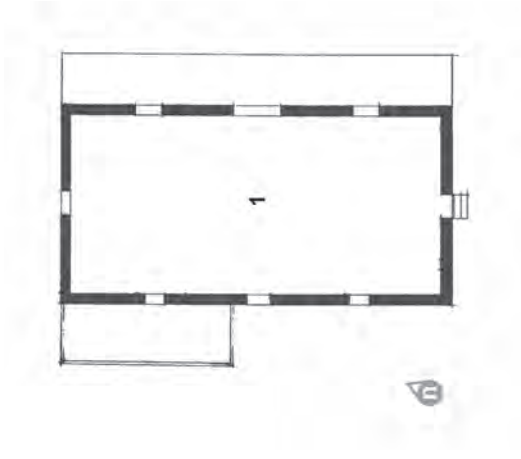


# Conservation Actions List





## Building 1 – Galbraith’s Store



*Hairline cracks throughout the walls. Source: TPG+PM 2017*



*Galvanised iron lean-to annex. General rust and loose paint. Source: TPG+PM 2017*



*Efflorescence of salts due to cement mortar and the use of concrete to tie beams. Source: TPG+PM 2017*



*Store interiors with salts' efflorescence and cement mortar to bluestone walls. Source: TPG+PM 2017*

## The following works are considered the most urgent be carried out:

- Perform suggested maintenance works on item 9
- Remove all redundant electrical wires
- Test existent mortar composition and paint scrapes investigation on lean-to annexe and to quoins
- Engage a heritage structural engineer for structural report before fixing major cracks
- Treat efflorescence accordingly to item Recommended Building Works of this report
- Manually rake out all cement pointing and repair with traditional mortar
- Reinstall 02 windows SW External elevation
- Paint scrapes investigation to quoins, 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

Indicative costing for urgent works: **AU\$44,400.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*



## Building 2 – Courthouse



General view of Courthouse from Tsin Tien Hill. Source: TPG+PM 2017



Rainwater system is collapsing, with dismantled downpipes. Source: TPG+PM 2017



General rust on metal roof sheets. Source: TPG+PM 2017



Pressed galvanised iron ceiling with loose sheets and signs of rust. Source: TPG+PM 2017

## The following works are considered the most urgent be carried out:

- Perform suggested maintenance works on item 9
- 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 soffits
- 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 Recommended Building Works of this report

Indicative costing for urgent works: **AU\$64,800.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*



Building 3 – Police Quarters



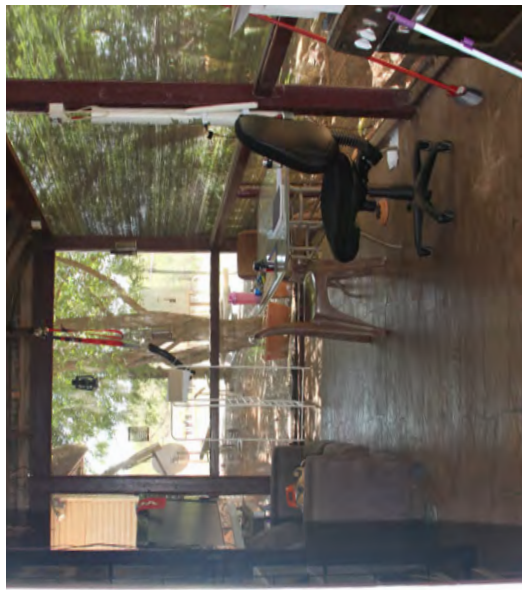
The existent black flyscreen is easily removable if necessary, so it remains in situ. Source: TPG+PM 2017



Non-original doors to be removed and doors to match original do be reinstated. Source: TPG+PM 2017



If relocation is not possible, visually protect air-conditioning external units with timber picket fencing. Source: TPG+PM 2017



Removal of non original polished decorative floor. Source: TPG+PM 2017

## The following works are considered the most urgent be carried out:

- Perform suggested maintenance works on item 9
- 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 Recommended Building Works of this report

Indicative costing for urgent works: **AU\$57,600.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*



## Building 4 – Bakehouse



Major vertical crack. Source: TPG+PM 2017



Major vertical crack from inside. Source: TPG+PM 2017



Efflorescence of salts due to cement mortar. Source: TPG+PM 2017



Cement patches to be removed. Source: TPG+PM 2017



### The following works are considered the most urgent be carried out:

- Perform suggested maintenance works on item 9
- 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 Recommended Building Works of this report

Indicative costing for urgent works: **AU\$3,840.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*

## Building 5 – Cookhouse



Major cracks to the chimney. Source: TPG+PM 2017



Concrete floor to be removed and completed with limestone to match surroundings. Source: TPG+PM 2017



Metal frame to be removed. Source: TPG+PM 2017



Interiors need to be cleaned from leaves and general rubbish. Source: TPG+PM 2017

### The following works are considered the most urgent be carried out:

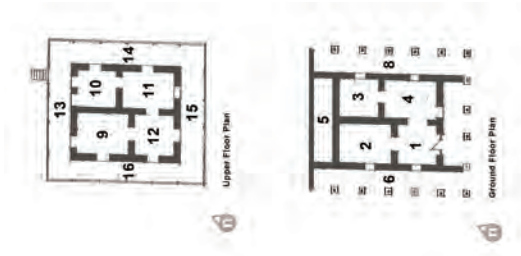
- Perform suggested maintenance works on item 9
- Remove concrete floor front verandah, replace with limestone to match surroundings
- Remove metal frame window from the bathroom, substitute for timber window, with glass panes, to match existing
- Paint scrapes investigation to quoining, depending on 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 Recommended Building Works of this report

Indicative costing for urgent works: **AU\$4,500.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*



## Building 6 – Post and Telegraph Office



Original post box. Source: TPG+PM 2017



Cement mortar to be removed. Source: TPG+PM 2017



Efflorescence of salts due to cement render and rising damp. Source: TPG+PM 2017



Friable original mortar on the wall base. Source: TPG+PM 2017

### The following works are considered the most urgent be carried out:

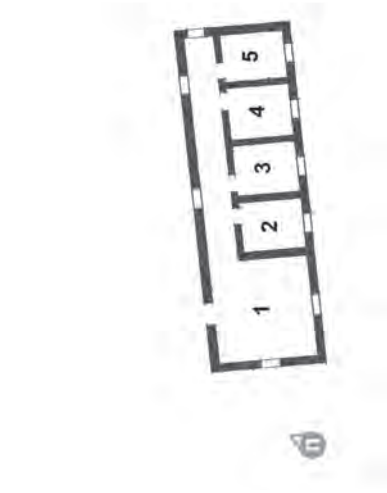
- Perform suggested maintenance works on item 9
- Test existent mortar composition and investigate paint scrapes
- Engage a heritage structural engineer for structural report before fixing major cracks
- Manually rake out all cement pointing and repair with traditional mortar
- Repair with traditional mortar base wall
- Remove all redundant electrical wires
- Repair major cracks
- All works to be performed accordingly to section Recommended Building Works of this report

Indicative costing for urgent works: **AU\$32,800.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*



## Building 7 – Gaol



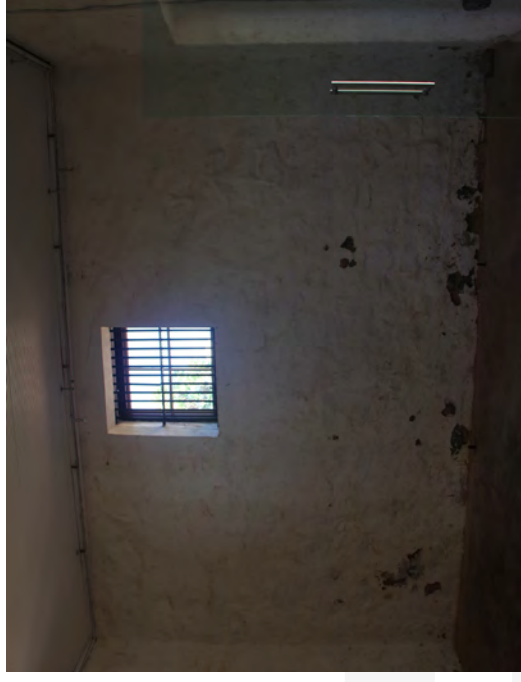
Removal of metal fencing and substitute it with timber picket fencing, to match existing. Source: TPG+PM 2017



Repair to quoining. Source: TPG+PM 2017



Hairline cracks throughout. Source: TPG+PM 2017



Painting peeling from wall, possible from cement pointing causing efflorescence of salts. Source: TPG+PM 2017

## The following works are considered the most urgent be carried out:

- Perform suggested maintenance works on item 9
- 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 Recommended Building Works of this report

Indicative costing for urgent works: **AU\$20,000.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*



## Building 8 – Customs house and Bond Store



External air-conditioning units to be relocated to next to female toilets.  
Source: TPG+PM 2017



Water tank at room 11. Source: TPG+PM 2017



Damaged eaves and soffit. Source: TPG+PM 2017



Cement pointing causing efflorescence of salts. Humidity patch over door.  
Source: TPG+PM 2017



## The following works are considered the most urgent be carried out:

- Perform suggested maintenance works on item 9
- 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 soffits
- 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 Recommended Building Works of this report

Indicative costing for urgent works: **AU\$142,000.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*

Building 9 – Mercantile Store



General view of Mercantile Store. Source: TPG+PM 2017



Major vertical crack. Source: TPG+PM 2017

### The following works are considered the most urgent be carried out:

- Perform suggested maintenance works on item 9
- 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 Recommended Building Works of this report

Indicative costing for urgent works: **AU\$5,000.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*



## Building 10 – Outbuildings

3

1

2



General view of Outbuildings. Source: TPG+PM 2017



General view of Outbuildings. Source: TPG+PM 2017



Rubbish inside Outbuildings. Source: TPG+PM 2017



Concrete floor to stay. Source: TPG+PM 2017

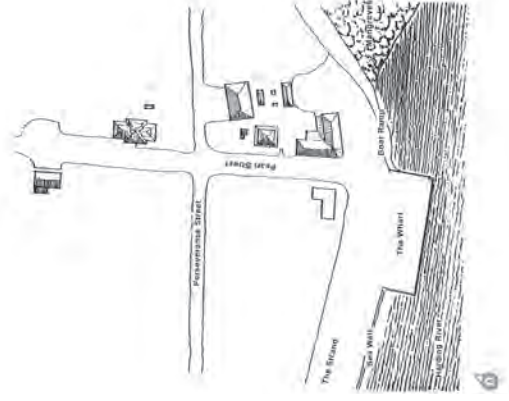
### The following works are considered the most urgent be carried out:

- Perform suggested maintenance works on item 9
- Test existent mortar composition before repairs
- Clean rubbish form floors
- All works to be performed accordingly to section Recommended Building Works of this report

Indicative costing for urgent works: **AU\$640.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*

## Building 11 – Wharf



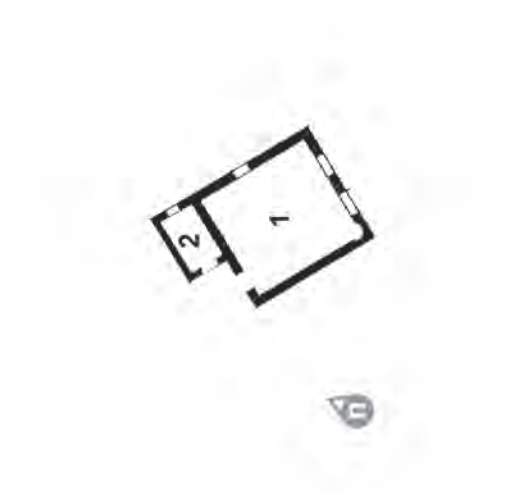
General view of Wharf. Source: TPG+PM 2017



General view of Wharf. Source: TPG+PM 2017



## Building 12 – School



General view of School. Source: TPG+PM 2017



General view of interiors. Source: TPG+PM 2017

### The following works are considered the most urgent be carried out:

- Perform suggested maintenance works on item 9
- Test existent mortar composition and investigate paint scrapes or reminiscent of interior original colours
- Repair cracks
- All works to be performed accordingly to section Recommended Building Works of this report

Indicative costing for urgent works: **AU\$25,200.00 (+GST)**. This is a guide price only, rates based in Perth and a cost estimate from a qualified Quantity Surveyor should be obtained if these prices are to be used for budget management or grant funding purposes.

*Refer to Appendix 1 - Building Conditions Report*



## Building 13 – Cemetery and Archaeological Sites



General view of Japanese Cemetery. Source: TPG+PM 2017



General view of European Cemetery. Source: TPG+PM 2017



General view of Chinese Markets. Source: TPG+PM 2017



General view of Knight & Sherton's Store. Source: TPG+PM 2017





# Appendix 3

## State Heritage Office's Heritage Curtilage





Location Map



UCL

Tidal Flats

Job Number: 10580\_001-rev1.0

Sheet Name: sheet 1

Scale: 1:7000 @ A3

Date: 12 December 2005

Drawn By: HCS

Checked by: SJF

File: E:\100001\10580\working\_drawings\

place\_3239.dgn

All dimensions and areas are subject to survey.

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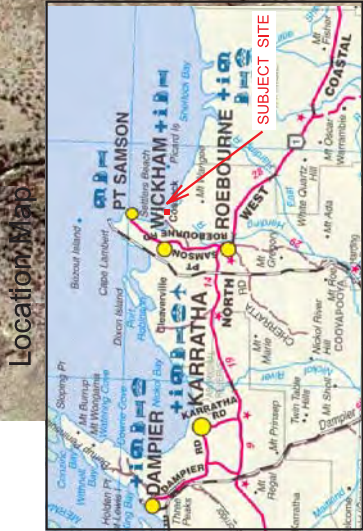
# SHEET 1 OF 2

## SURVEY OF PLACE 3239

### COSSACK TOWNSITE PRECINCT







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Sheet Name: sheet 1

Scale: 1:7000 @ A3

Date: 12 December 2005

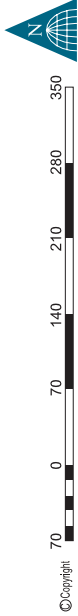
Drawn By: HCS

Checked by: SJF

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place\_3233.dgn

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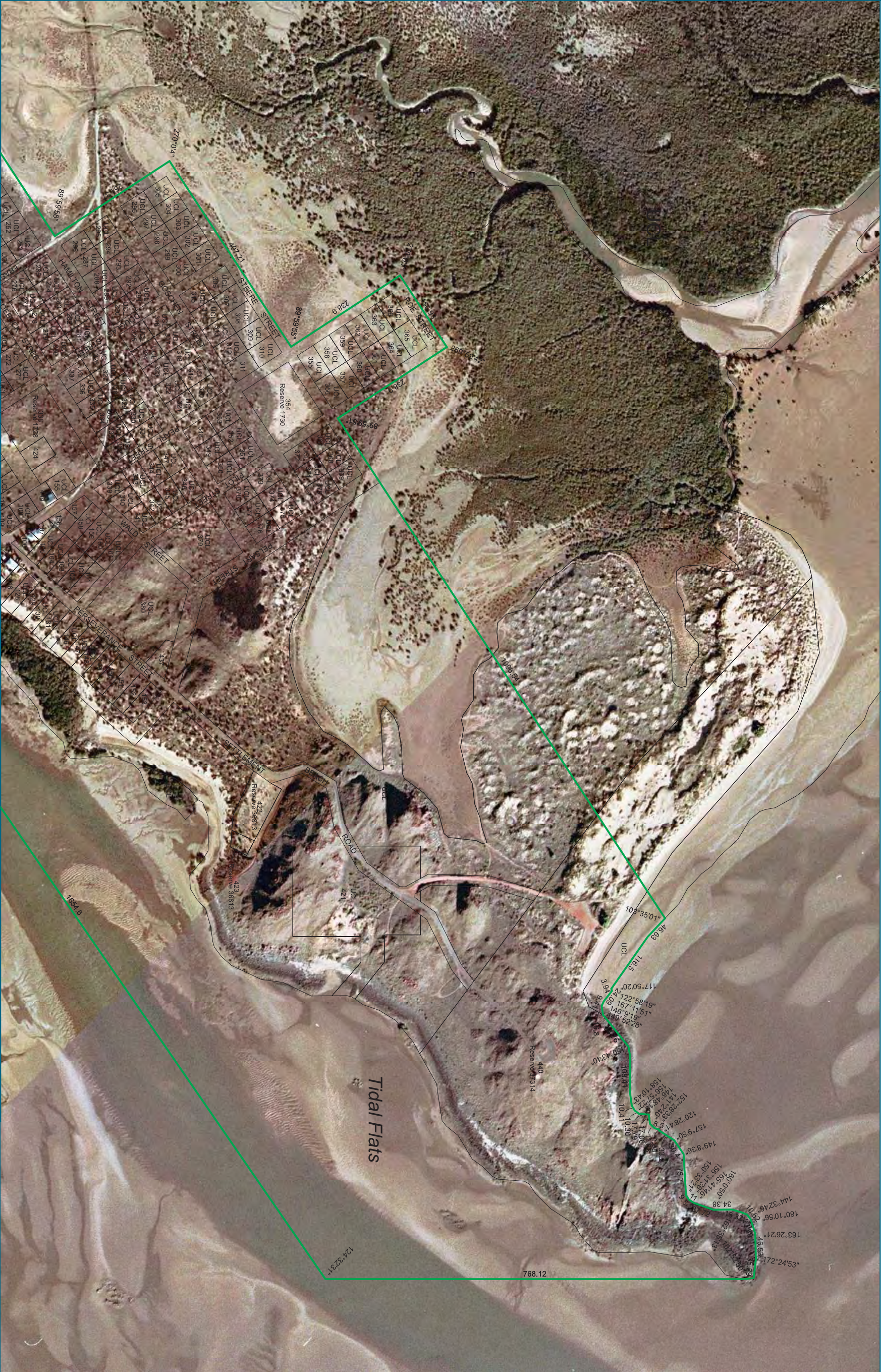


## SHEET 1 OF 2

# SURVEY OF PLACE 3239

# COSSACK TOWNSITE PRECINCT





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Sheet Name: sheet 1
Scale: 1:7000 @ A3
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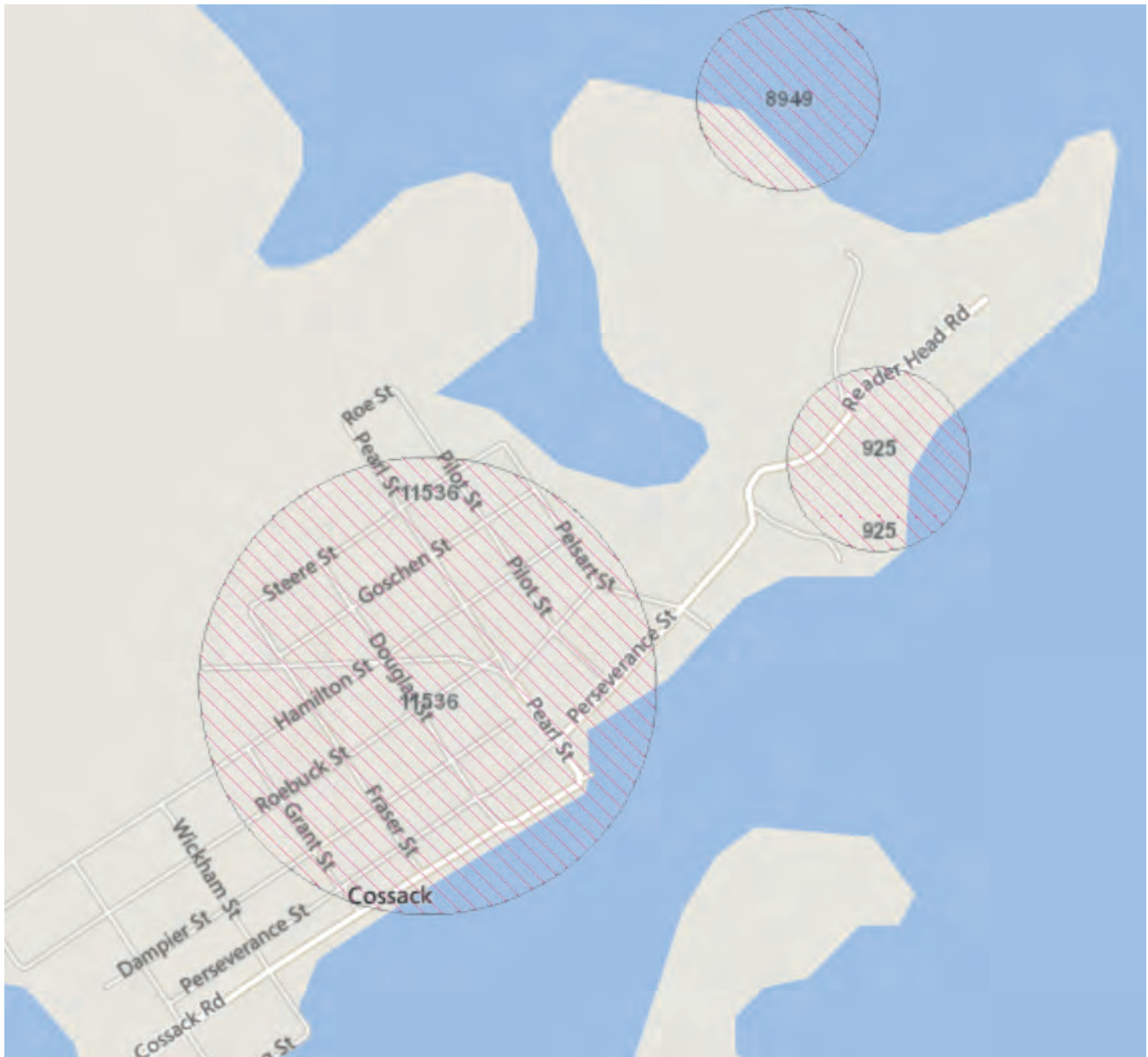
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Web Page: www.whelians.com.au



# **SHEET 2 OF 2** **SURVEY OF PLACE 3239** **COSSACK TOWNSITE PRECINCT**



## Aboriginal Heritage Places



Extract of Aboriginal Heritage Places within Cossack. Sourced: <https://nationalmap.gov.au/#share=s-sBPHc8Mbmjgl08HwTeWBa4Yz5xl>. Accessed 19 December 2017.



# Appendix 4

## **Guidelines to The Burra Charter: Cultural Significance (2013)**



# THE BURRA CHARTER

The Australia ICOMOS Charter for  
Places of Cultural Significance

2013



Australia ICOMOS Incorporated  
International Council on Monuments and Sites

## ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

## Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

## Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: [australia.icomos.org](http://australia.icomos.org)

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

## Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

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The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

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Cover photograph by Ian Stapleton.

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<http://australia.icomos.org/>

ISBN 0 9578528 4 3



# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

## Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: [australia.icomos.org](http://australia.icomos.org).

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See [australia.icomos.org](http://australia.icomos.org).

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## Articles

### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 *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.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.  
  
Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *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.

## Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

## Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## Conservation Principles

### Article 2. Conservation and management

- 2.1 *Places* of *cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
- 2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

### Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

### Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

## Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

## Articles

- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

## Article 5. Values

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

## Article 6. Burra Charter Process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.
- 6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.
- 6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.
- 6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

## Article 7. Use

- 7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible use*.

## Explanatory Notes

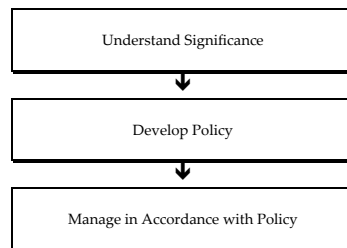
The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

## Articles

### Article 8. Setting

*Conservation* requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

### Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

### Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

### Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

### Article 12. Participation

*Conservation*, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

### Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

## Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

## Conservation Processes

### Article 14. Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

### Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

### Article 16. Maintenance

*Maintenance* is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

### Article 17. Preservation

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.



## Articles

### Article 18. Restoration and reconstruction

*Restoration and reconstruction* should reveal culturally significant aspects of the *place*.

### Article 19. Restoration

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

### Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

### Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

### Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

### Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

### Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

## Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

## Articles

### Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

## Conservation Practice

### Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

### Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

### Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

## Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

## Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

### Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

### Article 30. Direction, supervision and implementation

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

### Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

### Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

### Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

### Article 34. Resources

Adequate resources should be provided for *conservation*.

*Words in italics are defined in Article 1.*

## Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

The best conservation often involves the least work and can be inexpensive.

# The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



# Appendix 5:

## Details of Heritage Listings / Registrations







# REGISTER OF HERITAGE PLACES

## Interim Entry

1. **NUMBER** 2344
2. **NAME** *Galbraith's Store*
3. **LOCATION** Pearl Street West., Cossack
4. **DESCRIPTION OF ELEMENTS INCLUDED IN THE ENTRY (GENERAL)**

Galbraith's Store is a large stone warehouse-store that has been re-roofed with corrugated metal sheeting.

5. **LOCAL GOVERNMENT AREA** Roebourne
6. **OWNER**
7. **STATEMENT OF SIGNIFICANCE OF PLACE (ASSESSMENT IN DETAIL)**

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.

8. **REGISTER OF HERITAGE PLACES  
(DATE OF GAZETAL)**

Interim Entry 24/3/1992

9. **CONSERVATION ORDER**

10. **HERITAGE AGREEMENT**

11. **REFERENCES**

National Trust Assessment Exposition  
Register of the National Estate



# REGISTER OF HERITAGE PLACES

## Interim Entry

1. **NUMBER** 2346
2. **NAME** *The Old Court House*
3. **LOCATION** Cnr Pearl & Perserverance Sts, Cossack
4. **DESCRIPTION OF ELEMENTS INCLUDED IN THE ENTRY (GENERAL)**

A fine stone building with a metal roof. Large masonry piers support a verandah on all four sides.

5. **LOCAL GOVERNMENT AREA** Roebourne
6. **OWNER**
7. **STATEMENT OF SIGNIFICANCE OF PLACE (ASSESSMENT IN DETAIL)**

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

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

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

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

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

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

The Court House at Cossack has a dignity that is probably more impressive today than in the bustling days when it was first built, now that it is seen standing alone in a deserted landscape, spinifex creeping right up to its doors.

Proclaiming it as a place of importance is the roof, rising high in stages to a clere-storey 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.

**8. REGISTER OF HERITAGE PLACES  
(DATE OF GAZETTAL)**

Interim Entry 24/3/1992

**9. CONSERVATION ORDER**

**10. HERITAGE AGREEMENT**

**11. REFERENCES**

National Trust Assessment Exposition  
Register of the National Estate



# REGISTER OF HERITAGE PLACES

## Interim Entry

1. **NUMBER** 3229
2. **NAME** *Police Quarters, Lockup & Service Bldgs*
3. **LOCATION** Pearl Street, Cossack
4. **DESCRIPTION OF ELEMENTS INCLUDED IN THE ENTRY (GENERAL)**

A single storey building constructed of stone with metal roof. The buildings include the Police Quarters, Lockup and Service buildings (Cook house and toilets). The buildings were constructed in 1890

5. **LOCAL GOVERNMENT AREA** Roebourne
6. **OWNER**
7. **STATEMENT OF SIGNIFICANCE OF PLACE (ASSESSMENT IN DETAIL)**

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

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

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

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

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

### CREATIVE AND TECHNICAL ACCOMPLISHMENT

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

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

### DEMONSTRATION OF A WAY OF LIFE

The buildings are representative of typical government buildings of the late 1800's to the turn of the century. They demonstrate the activities of the port

and reflect civic and social needs of the developing community at Cossack during this period.

#### **HISTORICAL SIGNIFICANCE**

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

#### **TOWNSCAPE**

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

#### **SCARCITY/UNIQUENESS**

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

#### **8. REGISTER OF HERITAGE PLACES (DATE OF GAZETAL)**

Interim Entry 24/3/1992

#### **9. CONSERVATION ORDER**

#### **10. HERITAGE AGREEMENT**

#### **11. REFERENCES**

National Trust Assessment Exposition  
Register of the National Estate



# REGISTER OF HERITAGE PLACES

## Interim Entry

1. **NUMBER** 2347
2. **NAME** *Post and Telegraph Office*
3. **LOCATION** Pearl Street, Cossack
4. **DESCRIPTION OF ELEMENTS INCLUDED IN THE ENTRY (GENERAL)**

The Post and Telegraph Office is the oldest building in the town of Cossack. It was originally two storeyed with a metal roof and was constructed from local shell limestone. It has been restored to a two storey building. The Bakehouse is on the same site and is included in this description

5. **LOCAL GOVERNMENT AREA** Roebourne
6. **OWNER**
7. **STATEMENT OF SIGNIFICANCE OF PLACE (ASSESSMENT IN DETAIL)**

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

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

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

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

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

### CREATIVE AND TECHNICAL ACCOMPLISHMENT

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

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

### DEMONSTRATION OF A WAY OF LIFE

The buildings are representative of typical government buildings of the late 1800's to the turn of the century. They demonstrate the activities of the port and



reflect civic and social needs of the developing community at Cossack during this period.

#### **HISTORICAL SIGNIFICANCE**

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

#### **TOWNSCAPE**

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

#### **SCARCITY/UNIQUENESS**

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

#### **8. REGISTER OF HERITAGE PLACES (DATE OF GAZETAL)**

Interim Entry 24/3/1992

#### **9. CONSERVATION ORDER**

#### **10. HERITAGE AGREEMENT**

#### **11. REFERENCES**

National Trust Assessment Exposition  
Register of the National Estate



# REGISTER OF HERITAGE PLACES

## Interim Entry

1. **NUMBER** 2345
2. **NAME** *Customs House & Bond Store*
3. **LOCATION** Cnr Pearl St & The Strand, Cossack
4. **DESCRIPTION OF ELEMENTS INCLUDED IN THE ENTRY (GENERAL)**

Designed by George Temple-Poole in 1892 and constructed in 1895. Built of local field stone squared on site with the outer facing left rough-hewn. One corner has a small colonnade with white columns and arches.

The building was the centre of activity during Cossack's early years, being the Government store for importing foodstuffs, alcohol and equipment, and exporting pearlshell and wool.

By the turn of the century Cossack had ceased to act as an important Government centre and in 1927 the Customs House became a cafe called 'The Strand'. This cafe may have operated in conjunction with the 'Turtle Soup Factory' which apparently ran during the Great Depression. After the failure of the Turtle Soup Factory the Customs House was used as a munitions store and a holiday house.

5. **LOCAL GOVERNMENT AREA** Roebourne
6. **OWNER**
7. **STATEMENT OF SIGNIFICANCE OF PLACE (ASSESSMENT IN DETAIL)**

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

From 1872 to c 1900 Cossack was a port of entry for the stations of the Pilbara the base of the pearling fleet and Pilbara goldfields. Example of an important building in a remote area.

The place has been assessed by Ray and John Oldham with the following statement of significance:

Constructed of great blocks of the local stone, squared and coursed and left rough-hewn on the face, the wall sweeps in a powerful curve round the corner of Pearl Street and the Strand. One of Temple-Poole's favourite architectural devices was to use the arc of a circle to change the sharp angle of a corner; and here it is employed most effectively.

Across half the front of the building, at the other end, is the entrance - a small colonnade whose white columns and arches stand out dramatically in the blinding sunlight against the blackness of deep shadows behind. The columns, on a large concrete base, are shortened to about half the full height. This is

another architectural detail which became fashionable a little later, and which this architect introduced as early as 1895.

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

#### **CREATIVE AND TECHNICAL ACCOMPLISHMENT**

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

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

#### **DEMONSTRATION OF A WAY OF LIFE**

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

#### **HISTORICAL SIGNIFICANCE**

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

#### **TOWNSCAPE**

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

#### **SCARCITY/UNIQUENESS**

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

### **8. REGISTER OF HERITAGE PLACES (DATE OF GAZETTAL)**

Interim Entry 24/3/1992

### **9. CONSERVATION ORDER**

### **10. HERITAGE AGREEMENT**

### **11. REFERENCES**

Register of the National Estate



# REGISTER OF HERITAGE PLACES

## Interim Entry

1. **NUMBER** 3232
2. **NAME** *Cossack Cemetery*
3. **LOCATION** Settlers Beach Road, Cossack
4. **DESCRIPTION OF ELEMENTS INCLUDED IN THE ENTRY (GENERAL)**

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

5. **LOCAL GOVERNMENT AREA** Roebourne
6. **OWNER**
7. **STATEMENT OF SIGNIFICANCE OF PLACE (ASSESSMENT IN DETAIL)**

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

The cemetery is interesting because of its Japanese section and remaining headstones.

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

Historically significant. Interesting because of its Japanese section and remaining headstones.

8. **REGISTER OF HERITAGE PLACES  
(DATE OF GAZETAL)**

Interim Entry 24/3/1992

9. **CONSERVATION ORDER**

10. **HERITAGE AGREEMENT**

11. **REFERENCES**

National Trust Assessment Exposition  
Register of the National Estate



# REGISTER OF HERITAGE PLACES

## Interim Entry

1. **NUMBER** 3230
2. **NAME** *Cossack School*
3. **LOCATION** Fraser St, Cossack
4. **DESCRIPTION OF ELEMENTS INCLUDED IN THE ENTRY (GENERAL)**

A single storey stone building constructed in 1896-97 to replace the original school which was destroyed by a cyclone.

5. **LOCAL GOVERNMENT AREA** Roebourne
6. **OWNER**
7. **STATEMENT OF SIGNIFICANCE OF PLACE (ASSESSMENT IN DETAIL)**

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

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

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

### CREATIVE AND TECHNICAL ACCOMPLISHMENT

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

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

### DEMONSTRATION OF A WAY OF LIFE

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

### HISTORICAL SIGNIFICANCE

Cossack was the first port in the North West of Western Australia. It was officially named in 1871 by Governor Weld on his visit in HMS Cossack. The buildings demonstrate the town's historical role as a port of Roebourne (linked

by tramway) and surrounding areas involved with pearling, pastoral and mining industries.



## **TOWNSCAPE**

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

## **SCARCITY/UNIQUENESS**

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

### **8. REGISTER OF HERITAGE PLACES (DATE OF GAZETAL)**

Interim Entry 24/3/1992

### **9. CONSERVATION ORDER**

### **10. HERITAGE AGREEMENT**

### **11. REFERENCES**

Register of the National Estate



# REGISTER OF HERITAGE PLACES

## Interim Entry

1. **NUMBER** 3231
2. **NAME** *Land Backed Wharf*
3. **LOCATION** Cossack Road, Cossack
4. **DESCRIPTION OF ELEMENTS INCLUDED IN THE ENTRY (GENERAL)**

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

5. **LOCAL GOVERNMENT AREA** Roebourne
6. **OWNER**
7. **STATEMENT OF SIGNIFICANCE OF PLACE (ASSESSMENT IN DETAIL)**

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

Constructed of stone. Is a reminder of an important colonial port during the period 1872 until the transfer of the port to Point Samson at the turn of the century.

8. **REGISTER OF HERITAGE PLACES  
(DATE OF GAZETAL)**

Interim Entry 24/3/1992

9. **CONSERVATION ORDER**

10. **HERITAGE AGREEMENT**

11. **REFERENCES**

Register of the National Estate



# REGISTER OF HERITAGE PLACES

## Permanent Entry

1. **DATA BASE No.** 3239
2. **NAME** *Cossack Townsite Precinct (1860s-1890s)*
3. **LOCATION** Cossack
4. **DESCRIPTION OF PRECINCT INCLUDED IN THIS ENTRY**
  1. Reserve 215 being an unnumbered Crown allotment.  
 Cossack Lot 171 being Reserve 1388 and being the whole of the land contained in Crown Land Title Volume 3036 Folio 901  
 Cossack Lot 248 being Reserve 1722 and being the whole of the land contained in Crown Land Title Volume 3036 Folio 915  
 Lot 445 on Deposited Plan 191982 being Reserve 1723 and being the whole of the land contained in Crown Land Title Volume 3104 Folio 304  
 Cossack Lot 156 being Reserve 8892 and being the whole of the land contained in Crown Land Title Volume 3036 Folio 899  
 Lot 137 on Deposited Plan 222320 and being the whole of the land contained in Crown land Title Volume 3036 Folio 897  
 Lot 138 on Deposited Plan 222320 and being the whole of the land contained in Crown land Title Volume 3036 Folio 898  
 Lot 447 on Deposited Plan 93565 and being the whole of the land contained in Crown land Title Volume 3109 Folio 460  
 Cossack Lots 102 – 105, 108, 109, 111, 113, 115, 118-120, 130-134, 139, 140, 146-148, 157-159, 162-163, 164, 166, 169 and 172-175, 177 to 224, 237 to 246, 250 to 257, 269 to 274, 276 to 285, 296 to 310, 312 to 325, 339 to 347, 349 to 353, 355 to 384, 386 to 421 and 437  
 Portion of the Foreshore Sea Bed and other Unallocated Crown land within the Cossack Townsite  
 The whole of Roe, Steere, Goschen, Hamilton, Roebuck, Ward, Dampier, Perseverance, Freycinet, Geographe, Pelstart, Pilot, Pearl, Douglas, Fraser, Naturaliste, Cunningham, Grant, Wickham, Vancouver, Hamelin and La Perouse Streets and portion of Cossack Road road reserves  
 Cossack Lot 354 and being Reserve 1730  
 Cossack Lots 286 to 295 inclusive and being Reserve 1725  
 Cossack Lots 225 to 236 inclusive and being Reserve 1874  
 Cossack Lots 266, 267 and 268 and being Reserve 9355

Cossack Lots 258 to 265 inclusive and being Reserve 5069

Cossack Lot 385 and being Reserve 1733

Cossack Lot 338 and being Reserve 1728

Lot 136 on Deposited Plan 222323 and being the whole of the land contained in Crown Land Title Volume 3135 Folio 452

Lot 135 on Deposited Plan 222323 and being the whole of the land contained in Crown Land Title Volume 3135 Folio 451

2. Lot 423 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 815

Lot 107 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 810

Lot 124 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 811

Lot 422 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 814

Lot 443 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 817

Lot 126 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 812

Lot 168 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 813

Lot 106 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 809

Lot 442 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 816

Lot 444 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3121 Folio 818

Lot 448 on Deposited Plan 222320 being portion of Reserve 36813 and being the whole of the land contained in Crown land Title Volume 3025 Folio 547

3. Lot 446 on Deposited Plan 192377 being Reserve 44452 and being the whole of the land contained in Crown Land Title Volume 3104 Folio 702

Cossack Lot 247 and being Reserve 1721

Portion Cossack Lot 440 and being part of Reserve 37314

Cossack Lot 348 and being Reserve 1729

4. Lot 151 on Deposited Plan 222323 and being the whole of the land contained in Certificate of Title Volume 21 Folio 329A  
Lot 145 on Deposited Plan 222323 and being the whole of the land contained in Certificate of Title Volume 550 Folio 87  
Lot 167 on Deposited Plan 222320 and being the whole of the land contained in Certificate of Title Volume 1644 Folio 526  
Lot 153 on Deposited Plan 222320 and being the whole of the land contained in Certificate of Title Volume 2203 Folio 788  
Portion of Cossack Lot 121 being the whole of the land contained in Certificate of Title Volume 2203 Folio 786  
Lot 20 on Deposited Plan 300866 being the whole of the land contained in Certificate of Title Volume 1363 Folio 796  
Lot 152 on Deposited Plan 222320 and being the whole of the land contained in Certificate of Title Volume 2203 Folio 787  
Cossack Lot 144 on Deposited Plan 222323 being the whole of the land contained in Certificate of Title Volume 2225 Folio 381
5. Lot 141 on Deposited Plan 222323 and being the whole of the land contained in Certificate of Title Volume 1130 Folio 580
6. Lot 117 on Deposited Plan 222323 and being the whole of the land contained in Certificate of Title Volume 1519 Folio 994  
Lot 112 on Deposited Plan 222324 and being the whole of the land contained in Certificate of Title Volume 1 Folio 129  
Cossack Lot 165 being the whole of the land contained in Certificate of Title Volume 15 Folio 345
7. Lot 116 on Deposited Plan 222324 and being the whole of the land contained in Certificate of Title Volume 156 Folio 22
8. Lot 160 on Deposited Plan 222320 and being the whole of the land contained in Certificate of Title Volume 33 Folio 39  
Lot 424 on Deposited Plan 222324 and being the whole of the land contained in Certificate of Title Volume 267 Folio 54
9. Lot 176 on Deposited Plan 222320 and being the whole of the land contained in Certificate of Title Volume 354 Folio 50
10. Lot 150 on Deposited Plan 222320 and being the whole of the land contained in Certificate of Title Volume 1683 Folio 787
11. Lot 101 on Deposited Plan 222320 and being the whole of the land contained in Certificate of Title Volume 1895 Folio 112
12. Cossack Lot 110 being the whole of the land contained in Country Town Enrolment 4536
13. Cossack Lot 142 being the whole of the land contained in Country Town Enrolment 4386

14. Lot 21 on Deposited Plan 300866 being the whole of the land contained in Certificate of title Volume 31 Folio 373
15. Lot 143 on Deposited Plan 222323 being the whole of the land contained in Certificate of Title Volume 2225 Folio 382
16. Cossack Lot 129 being the whole of the land contained in Country Town Enrolment 3087
17. Lot 149 on Deposited Plan 222320 being the whole of the land contained in Certificate of title Volume 1683 Folio 785.  
together as defined in Heritage Council of Western Australia Survey Drawing No. 3239 prepared by Whelans.

**5. LOCAL GOVERNMENT AREA** Shire of Roebourne

**6. OWNER**

1. State of Western Australia
2. State of Western Australia  
(Lease to: the Shire of Roebourne)
3. State of Western Australia  
(Management Order to: the Shire of Roebourne)
4. Terry John Patterson
5. David Ballantine Fairgrieve
6. Helen Margaret Wilson
7. Helen Margaret Wilson & Constance Boyd Berryman as Executors
8. Trustees of the Northern Diocese
9. Shane Francis Donovan & Vikki Ann Bull
10. Geoffrey Peter Van Waardenberg
11. Kerry Edward Quealy
12. Memorial Book. Owner deceased
13. David Ballantine Fairgrieve
14. William Dalgety Moore (Deceased)
15. Louis Peter Samson and Kerry-Lee Samson
16. Memorial Book. Owner deceased
17. Michelle Marie Otto

## 7. HERITAGE LISTINGS

• Register of Heritage Places:	Interim Entry	23/04/1992
	Permanent Entry	21/04/2006
• National Trust Classification:	Classified	07/06/1977
• Town Planning Scheme:	No. 8	22/10/2000
• Municipal Inventory:	Adopted	13/05/1996
• Register of the National Estate:	Registered	27/03/2001

## 8. CONSERVATION ORDER

-----

## 9. HERITAGE AGREEMENT

27/08/1996

## 10. STATEMENT OF SIGNIFICANCE

*Cossack Townsite 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;

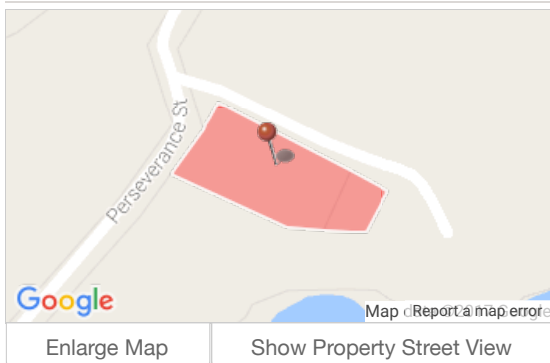
the precinct is associated with outstanding figures in the early development of the Pilbara region, including explorer F T Gregory, the Padbury, Wellard, Broadhurst, Withnell and Sholl families, and Cossack identities such as the Halls and Muramats; and,

the precinct contains a notable group of public buildings, designed during George Temple Poole's term as Chief Architect of the Public Works Department.



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## Cossack Cemetery

**AUTHOR** Heritage Council**PLACE NUMBER** 03232**LOCATION**

Lots 422-423 Settlers Beach Rd Cossack

**LOCATION DETAILS**

(North of townsite)

**LOCAL GOVERNMENT**

Karratha

**REGION**

Pilbara

**CONSTRUCTION DATE****DEMOLITION YEAR**

N/A

**Statutory Heritage Listings**

TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
State Register	Interim	24 Mar 1992	<a href="#">Register Entry</a>	

**Other Heritage Listings and Surveys**

TYPE	STATUS	DATE	GRADING/MANAGEMENT		MORE INFORMATION
			CATEGORY	DESCRIPTION	
Register of the National Estate	Permanent	21 Oct 1980			
Classified by the National Trust	Classified	07 Jun 1977			

**Condition**

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

[more](#)**Parent Place or Precinct**[03239 Cossack Town Site Precinct](#)[show categories](#)**Creation Date** 04 May 1992**Last Update** 01 Jan 2017**Publish place record online (inHerit):** Approved[Disclaimer](#)[wa.gov.au](http://wa.gov.au)**Our Heritage** What makes us Western Australian**Links**

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## Cossack Town Site Precinct

AUTHOR **City of Karratha**PLACE NUMBER **03239**

### LOCATION

Cossack

### LOCATION DETAILS

The whole of the land contained within the area bounded by Wickham Street, Dampier Street, Pearl Street, Ward Street, Pilot Street, Perseverance Street, Settlers Beach Road to the Cemetery at Lots 422 & 433, and the foreshore to the high water mark (including the Land Backed Wharf).

### OTHER NAME(S)

Tien Tsin; Port Walcott; Butcher's Inlet

LOCAL GOVERNMENT **Karratha**REGION **Pilbara**

### CONSTRUCTION DATE

Constructed from 1860, Constructed from 1890

DEMOLITION YEAR **N/A**

### Statutory Heritage Listings

TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
Heritage List	YES	01 Sep 2013		
Heritage Agreement	YES	27 Aug 1996	<a href="#">Text of the Heritage Agreement</a>	<a href="#">Heritage Council</a>
State Register	Permanent	21 Apr 2006	<a href="#">Register Entry</a> <a href="#">Assessment Documentation</a>	<a href="#">Heritage Council</a>

### Other Heritage Listings and Surveys

TYPE	STATUS	DATE	GRADING/MANAGEMENT CATEGORY	DESCRIPTION	MORE INFORMATION
Municipal Inventory	Adopted	01 Sep 2013	Category A	<a href="#">more</a>	
Aboriginal Heritage Sites Register	Permanent				<a href="#">Heritage Council</a>
Classified by the National Trust	Classified	07 Jun 1977			<a href="#">Heritage Council</a>
Register of the National Estate	Registered	27 Mar 2001			<a href="#">Heritage Council</a>



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#### Child Places

[03231 Land Backed Wharf - Cossack](#)  
[03232 Cossack Cemetery](#)  
[03230 Cossack School \(Ruins\)](#)  
[02345 Customs House & Bond Store](#)

#### Statement of Significance

[more](#)

The HCWA Statement of Significance for the Cossack Townsite 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:

#### Physical Description

[more](#)

The most immediate aspects of Cossack Precinct are the remains of built structures in the townsite, including the Court House and Bond Store, Post and Telegraph Office, Police Station and Jail, Customs House, Galbraith's Building, and land-backed wharf. These are

#### History

[more](#)

The town was established in 1863. At this time it was called Tien Tsin, after the barque of the same name which was commissioned by Walter Padbury to deliver his stock. It was renamed Cossack in 1871, after Sir Frederick Weld visited on the Cossack.

#### Archaeology

[more](#)

The townsite that extended from the distinctive Nanny Goat Hill to the Cemetery (with separate Chinese and Japanese sections), and the inlet, is largely an archaeological site, with some key work having been conducted.

#### Integrity/Authenticity

[more](#)

Varies from none to complete

#### Condition

[more](#)

Varies from archaeological site/ruin to intact

#### Associations

NAME	TYPE	YEAR FROM	YEAR TO
George Temple Poole	Architect	-	-

#### References

REF ID NO	REF NAME	REF SOURCE	REF DATE
	De La Rue, K.	Pearl Shell and Pastures: the Story of Cossack and Roebourne	1979

#### Other Reference Numbers

REF NUMBER	DESCRIPTION
09	Municipal Inventory

#### State Heritage Office library entries

LIBRARY ID	TITLE	MEDIUM	YEAR OF PUBLICATION
1785	Cossack conservation and management plan.	Heritage Study {Cons'n Plan}	1987
3307	Cossack Historic Gateway to the Pilbara	Video	1991
4337	The future conservation and development of Cossack.	Report	1999
108	An archaeological survey of Cossack	Heritage Study {Other}	1991
47	Archival research into British trademarks	Report	1993
7290	Cossack gold : the chronicles of an early goldfields warden.	Book	1984
5964	Cossack; Roebourne; Lazarette site; Jarman Island Lighthouse; Roebourne Gaol.	Video	1991
9414	Cossack sustainable development an alternative strategy.	Electronic	2005
6540	Cossack conservation and management plan : photographs.	Heritage Study {Cons'n Plan}	1992
1783	Cossack : an archaeological survey from Pearl Street to Chinatown.	Report	1990
2209	Pearl shells pastures and misfits : an account of the restoration of the Bondstore and Customs House at Cossack Western Australia by six Aborigines and one European.	Report	1983
3198	Cossack Conservation and Management Plan : Hall Photograph Collection.	Heritage Study {Cons'n Plan}	1992
1788	Cossack Taskforce Report.	Report	1986
3197	Cossack conservation and management plan.	Heritage Study {Cons'n Plan}	1992
529	Preliminary historical research on Cossack	Report	1990
3306	Cossack conservation and management plan.	Heritage Study {Cons'n Plan}	1989
4673	Cossack : first port in the North West of Western Australia.	Report	2000
8419	Cossack : concept stage draft master plan.	Book	2006
4405	Cossack Town Planning and Management Plan-Draft for Public Comment	Report	1999
9619	A pearling master's journey: in the wake of the schooner 'Mist'.	Book	2008
1789	Cossack : a conservation study of existing buildings.	Heritage Study {Other}	1986
9415	Cossack heritage walk. Archaeological investigations and input.	Electronic	2002
7722	Notes on the history of Cossack.	Other	1956

5869	Historic town of Cossack : sustainable management study - 2001 and beyond.	Report	2001
4911	Cossack : conservation and management plan : bibliography (draft).	Heritage Study {Cons'n Plan}	1992
1478	Cossack: a policy for its conservation.	Heritage Study {Other}	1996
2565	Cossack : land of the silver sea.	Book	1997
10189	First port in the Northwest: a maritime archaeological survey of Cossack 25 - 30 June 2012	Heritage Study {Other}	2012
9550	Cossack: draft master plan.	Report	2007
4982	Cossack : kiosk renovations .	Report	1999
9153	Cyclone Claire January 2006 and Cyclone Glenda March 2006 as filmed by Lyn Ling, caretaker at Cossack Backpackers.	Video	2006
9760	The archaeology of market capitalism: a Western Australian perspective.	Book	2011
7192	3 projects : Cossack and Jarman Island.	Report	2004
9413	Preliminary results of WA Heritage Week public excavation at Union Bank site at Cossack, Pilbara.	Electronic	2008
4912	Cossack : the cultural significance of the lazaret.	Heritage Study {Other}	1992
3249	Evaluating the tourism development potential of Cossack (draft).	Report	1994
1784	An archaeological survey of the Asian quarter of Cossack.	Report	1988
402	Cossack historic town : a unique heritage tourism experience.	Report	1992
531	An archaeological zoning plan for Cossack	Report	1990
7243	Cossack : statement of cultural significance.	Heritage Study {Other}	1993
1796	Cossack townsite study and management plan. (Draft)	Heritage Study {Cons'n Plan}	1987

[show categories](#)
**Creation Date** 22 Jun 1992

**Last Update** 31 Dec 2016 **Publish place record online (inHerit):** Approved

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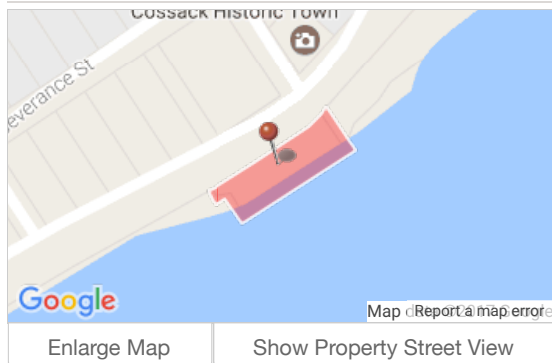
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## Land Backed Wharf - Cossack

**AUTHOR** Heritage Council**PLACE NUMBER** 03231**LOCATION**

Lot 446 Cossack Rd Cossack

**LOCATION DETAILS****LOCAL GOVERNMENT** Karratha**REGION**

Pilbara

**CONSTRUCTION DATE**

Constructed from 1894

**DEMOLITION YEAR**

N/A

**Statutory Heritage Listings**

TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
State Register	Interim	24 Mar 1992	<a href="#">Register Entry</a>	

**Other Heritage Listings and Surveys**

TYPE	STATUS	DATE	GRADING/MANAGEMENT		MORE INFORMATION
			CATEGORY	DESCRIPTION	
Aboriginal Heritage Sites Register	Permanent				
Register of the National Estate	Permanent	21 Oct 1980			
Port-related Structures Survey	Completed	31 Oct 1995			
Classified by the National Trust	Classified	07 Jun 1977			

**Condition**

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

[more](#)**Parent Place or Precinct**[03239 Cossack Town Site Precinct](#)**State Heritage Office library entries**

LIBRARY ID	TITLE	MEDIUM	YEAR OF PUBLICATION
5815	Land Backed Wharf Cossack : conservation works (final report).	Conservation works report	2002
4562	Report : Cossack Land Backed Wharf : for Shire of Roebourne	Report	2000

**Links**

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[hide categories](#)**Place Type**

Other Structure

**Uses**

EPOCH	GENERAL	SPECIFIC
Original Use	Transport\Communications	Water: Dock\Wharf Bldg or Structure
Present Use	SOCIAL\RECREATIONAL	Other

**Construction Materials**

TYPE	GENERAL	SPECIFIC
Wall	STONE	Local Stone
Other	CONCRETE	Other Concrete

**Historic Themes**

GENERAL	SPECIFIC
TRANSPORT & COMMUNICATIONS	River & sea transport

**Creation Date** 04 May 1992**Last Update** 01 Jan

2017

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## Cossack Town Site Precinct

**AUTHOR** Heritage Council**PLACE NUMBER** 03239

Enlarge Map

Show Property Street View

**LOCATION**

Cossack

**LOCATION DETAILS**

The whole of the land contained within the area bounded by Wickham Street, Dampier Street, Pearl Street, Ward Street, Pilot Street, Perseverance Street, Settlers Beach Road to the Cemetery at Lots 422 & 433, and the foreshore to the high water mark (including the Land Backed Wharf).

**OTHER NAME(S)**

Tien Tsin; Port Walcott; Butcher's Inlet

**LOCAL GOVERNMENT** Karratha**REGION** Pilbara**CONSTRUCTION DATE**

Constructed from 1870

**DEMOLITION YEAR**

N/A

**Statutory Heritage Listings**

TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
Heritage List	YES	01 Sep 2013		<a href="#">City of Karratha</a>
Heritage Agreement	YES	27 Aug 1996	<a href="#">Text of the Heritage Agreement</a>	
State Register	Permanent	21 Apr 2006	<a href="#">Register Entry</a> <a href="#">Assessment Documentation</a>	

**Other Heritage Listings and Surveys**

TYPE	STATUS	DATE	GRADING/MANAGEMENT CATEGORY	DESCRIPTION	MORE INFORMATION
Municipal Inventory	Adopted	01 Sep 2013	Category A	<a href="#">more</a>	<a href="#">City of Karratha</a>
Aboriginal Heritage Sites Register	Permanent				
Classified by the National Trust	Classified	07 Jun 1977			
Register of the National Estate	Registered	27 Mar 2001			

**Links**

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## Child Places

[03231 Land Backed Wharf - Cossack](#)  
[03232 Cossack Cemetery](#)  
[03230 Cossack School \(Ruins\)](#)  
[02345 Customs House & Bond Store](#)

## Condition

Fair to good

[more](#)

## State Heritage Office library entries

LIBRARY ID	TITLE	MEDIUM	YEAR OF PUBLICATION
1785	Cossack conservation and management plan.	Heritage Study {Cons'n Plan}	1987
3307	Cossack Historic Gateway to the Pilbara	Video	1991
4337	The future conservation and development of Cossack.	Report	1999
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9415	Cossack heritage walk. Archaeological investigations and input.	Electronic	2002
7722	Notes on the history of Cossack.	Other	1956
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1478	Cossack: a policy for its conservation.	Heritage Study {Other}	1996
2565	Cossack : land of the silver sea.	Book	1997
10189	First port in the Northwest: a maritime archaeological survey of Cossack 25 - 30 June 2012	Heritage Study {Other}	2012
9550	Cossack: draft master plan.	Report	2007
4982	Cossack : kiosk renovations .	Report	1999
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9760	The archaeology of market capitalism: a Western Australian perspective.	Book	2011
7192	3 projects : Cossack and Jarman Island.	Report	2004
9413	Preliminary results of WA Heritage Week public excavation at Union Bank site at Cossack, Pilbara.	Electronic	2008
4912	Cossack : the cultural significance of the lazaret.	Heritage Study {Other}	1992
3249	Evaluating the tourism development potential of Cossack (draft).	Report	1994
1784	An archaeological survey of the Asian quarter of Cossack.	Report	1988
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531	An archaeological zoning plan for Cossack	Report	1990
7243	Cossack : statement of cultural significance.	Heritage Study {Other}	1993
1796	Cossack townsite study and management plan. (Draft)	Heritage Study {Cons'n Plan}	1987

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**Place Type**

Precinct or Streetscape

**Uses**

EPOCH	GENERAL	SPECIFIC
Original Use	RESIDENTIAL	Single storey residence
Original Use	GOVERNMENTAL	Courthouse
Original Use	GOVERNMENTAL	Customs House\Bond Store
Original Use	INDUSTRIAL\MANUFACTURING	Other
Present Use	EDUCATIONAL	Other

**Construction Materials**

TYPE	GENERAL	SPECIFIC
Wall	STONE	Local Stone

**Historic Themes**

GENERAL	SPECIFIC
OCCUPATIONS	Mining (incl. mineral processing)
OCCUPATIONS	Fishing & other maritime industry
PEOPLE	Early settlers
DEMOGRAPHIC SETTLEMENT & MOBILITY	Settlements
PEOPLE	Aboriginal people
PEOPLE	Famous & infamous people

**Creation Date** 22 Jun 1992**Last Update** 31 Dec**Publish place record online (inHerit):** Approved

2016

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P 3239

1996

HERITAGE COUNCIL OF WESTERN AUSTRALIA

AND

[REDACTED]

---

HERITAGE AGREEMENT  
COSSACK HISTORIC TOWN

---

CONVEYANCER  
CROWN SOLICITOR'S OFFICE  
PERTH

TELEPHONE : (09) 264 1711

CSO : 5620/93

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for Commissioner of State Taxation

WESTERN AUSTRALIA STAMP DUTY  
02/Sep/76 25277103 NDP \*\*\*\*\*0.00  
EXEMPT (SECTION 119 OF THE STAMP ACT)

THIS AGREEMENT is made on the 27<sup>th</sup> day of August 1996.

B E T W E E N:

**HERITAGE COUNCIL OF WESTERN AUSTRALIA** of 292 Hay Street, East Perth  
Western Australia ("the Council")

AND

[REDACTED] of [REDACTED] ("the  
Owner")

**RECITALS:**

- A. The Owner is the owner of the Place as holder of a lease registered under the Land Act 1933 over the Land.
- B. The Place is entered in the Register of Heritage Places on an interim basis pursuant to the Act.

NOW THE PARTIES AGREE as follows:-

**OPERATIVE PROVISIONS**

1. **Definitions**

In this Agreement unless the contrary intention appears:

"Act" means the Heritage of Western Australia Act 1990;

"Agreement" means this agreement as it may from time to time be varied as permitted by its terms;

"Business Development Plan" means the plan in respect of Cossack Historic Town described in Item 4 of the Schedule;

**"Conservation Plan"** means each of the plans in respect of Cossack Historic Town described in Item 5 of the Schedule;

**"Conservation Works"** means the works, if any, specified as such in the Conservation Plans;

**"Cossack Historic Town"** means Cossack Precinct as described in entry Number 3239 in the Register of Heritage Places and the whole of Jarman Island as described in entry Number 2337 in the Register of Heritage Places;

**"Damage"** means losses, costs, damages, liabilities, expenses, actions, suits or claims of any kind;

**"Effective Date"** means the date on which this Agreement is sealed by the Council;

**"Event of Default"** is defined in clause 5.1;

**"Incentives"** means the incentives to be granted to the Owner to secure the conservation of the Significant Fabric or the Place, as set out in Item 6 of the Schedule;

**"Land"** means the land described in Item 3 of the Schedule;

**"Lease"** means the lease granted to the Owner under section 33 of the Land Act 1933 in respect of Reserve Number 36813 and Reserve Number 44103

**"Minister"** means the Minister responsible for the administration of the Act;

**"owner of the Place"** means:

- (a) the Owner, for so long as the Owner is registered under the Land Act 1933 as the holder of the Lease;



- (b) the owner or owners of the Land from time to time, as the expression "owner" is defined in the Act;

"**Place**" means the places described in Item 1 of the Schedule and situated on the Land;

"**Significant Fabric**" means those parts of the fabric of the Place as are specified in Item 2 of the Schedule;

"**Town Planning Management Plan**" means the plan in respect of Cossack Historic Town described in Item 7 of the Schedule;

and

words and expressions having defined meanings in the Act, have the meanings so defined in the Act.

## 1.2 Interpretation

In this Agreement unless the contrary intention appears:

- (a) a reference to any statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws varying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (b) a covenant or agreement by more than one person binds, and is enforceable against, those persons jointly and each of them severally;
- (c) no rules of construction apply to the disadvantage of a party on the basis that that party was responsible for the preparation of this Agreement or any part of it.



2. **COMMENCEMENT, DURATION AND SCOPE OF THIS AGREEMENT**

2.1 **Commencement and duration of this Agreement**

Subject to the provisions of this Agreement, this Agreement commences on the Effective Date and will continue for the term of the Lease unless terminated earlier with the written consent of the Council.

2.2 **Scope of this Agreement**

- (a) This Agreement:
  - (1) applies to the Land and the Place;
  - (2) binds the Land and the Place; and
  - (3) binds the owner of the Place.
- (b) All of the obligations of the owner of the Place under this Agreement are covenants made pursuant to section 29(10) of the Act and are intended to run with the Lease.
- (c) The rights and obligations of the owner of the Place under this Agreement are not assignable by the owner of the Place without the written consent of the Council.
- (d) Subject to sub-clause (e), on an owner of the Place transferring the whole of the interest of that owner in the Lease to another person, the transferring owner is released from all personal liability under this Agreement.
- (e) The provisions of sub-clause (d) will not apply in respect of any liability or claim which arose prior to the date of registration of the

transfer of the whole of the interest of the transferring owner to another person and will not apply to the provisions of clause 3.1.

3. **DEVELOPMENT, CONSERVATION, MANAGEMENT, MAINTENANCE**

3.1 **Conservation Works, Development**

- (a) The owner of the Place must undertake the conservation of the Place:
  - (1) as recommended by the Business Development Plan and the Town Planning Management Plan; and
  - (2) by the completion of any Conservation Works, in each case in accordance with plans and specifications first approved by the Council.
- (b) The owner of the Place must carry out development of the Place in accordance with the Business Development Plan and the Town Planning Management Plan;
- (c) Subject to subclauses (b) and (c) the owner of the Place must not do or permit to be done anything on or in relation to the Place which adversely affects the cultural heritage significance or characteristics of the Place or of the Significant Fabric except as permitted by this clause or as otherwise approved by the Council.

3.2 **Maintenance**

The owner of the Place must maintain the buildings and structures on the Place;

- (a) in the case of the Significant Fabric, as restored and adapted with the approval of the Council; and

- (b) in the case of any other buildings and structures on the Place, as presently found or as constructed in accordance with the approval of the Council,

in a proper, safe and sound standard of repair and condition in all respects to the reasonable satisfaction of the Council.

### 3.3 Compliance with Statutes

Nothing in this Agreement removes, limits or modifies the obligations on the owner of the Place to comply with all relevant statutory and other requirements in connection with the development of the Land, and the owner of the Place is responsible to obtain all approvals, consents and licences required for development of the Land, including planning approvals and building licences, from all relevant bodies and authorities including the local authority.

### 3.4 Entry of the Place in the Register

The Owner consents to the entry of the Place in the Register on a permanent basis under the Act and waives all rights the Owner may otherwise have to be given any notice of the entry or to make or have considered any submissions with respect to the same.

### 3.5 Grant of Incentives

- (a) It is acknowledged that in order to secure the conservation of the Place, the Council has recommended that the Incentives be granted to the Owner.
- (b) The Incentives will be applied and granted as set out in Item 5 of the Schedule.



- (c) It is acknowledged that, pursuant and subject to section 37 of the Act, the Owner may cease to be entitled to certain of the Incentives and may become liable to pay amounts previously remitted on account of rates, taxes or charges in whole or in part if, amongst other things, the Owner commits a contravention of any of the provisions of this Agreement.

3.6 **Conservation Management Plans**

- (a) The Council must by 31 August 1996 produce a Conservation Plan for Cossack Precinct.
- (b) The Owner must by 31 December 1996 produce to the satisfaction of the Council a Conservation Plan for Jarman Island. The Council undertakes to co-operate with and assist the Owner in this regard.
- (c) The Owner may vary a Conservation Plan from time to time but only in accordance with the approval of the Council.

3.7 **Business Development Plan**

- (a) The Owner must by 31 December 1996 produce to the satisfaction of the Council a Business Development Plan for the period January 1997 to June 2001.
- (b) The purpose of the Business Development Plan is to stimulate interest in Cossack Historic Town and make it more accessible to the public.
- (c) The Business Development Plan is to be based on and to incorporate the Conservation Plans as well as incorporating in respect of Cossack Historic Town:

- (i) a financial plan that achieves its self-sufficiency;
  - (ii) a marketing strategy to enhance its use;
  - (iii) a schedule of conservation and development projects to be undertaken; and
  - (iv) a schedule of educational and tourism initiatives to be introduced.
- (d) The Owner may vary the Business Development Plan from time to time but only in accordance with the approval of the Council

### 3.8 **Town Planning Management Plan**

- (a) The Owner must by the 31st December 1996 produce to the satisfaction of the Council a Town Planning Management Plan.
- (b) The purposes of the Town Planning Management Plan are:
  - (i) to assist the conservation of Cossack Historic Town; and
  - (ii) to stimulate interest in Cossack Historic Town and make it more accessible to the public.
- (c) The Town Planning Management Plan is to be based on the Conservation Plans and is to incorporate guidelines for the development of new buildings and infrastructure and for land use in Cossack Historic Town.
- (d) The Owner may vary the Town Planning Management Plan from time to time but only in accordance with the approval of the Council.

3.9 **Management**

- (a) The Owner must conserve and manage Cossack Historic Town in accordance with the provisions of the Business Development Plan and the Town Planning Management Plan.
- (b) The Owner must ensure that the public is permitted access to the Land and the Place at all reasonable times. The Owner must use its best endeavours to ensure that the public is permitted access to other properties in Cossack Historic Town which possess cultural heritage significance.
- (c) The Council and the Owner must use their best endeavours to ensure the continuance of the existing Cossack Management Committee made up by the Site Manager and representatives from the three mining and exploration companies operating in the area, from Roebourne Prison, from Western Australian Tourism Commission, from the local community (two members), from the Council, from the Owner and from the Historical Society.
- (d) The Owner must consult with the Cossack Management Committee in regard to its management of Cossack Historic Town.
- (e) The Owner must employ at its cost a Site Manager, resident in Cossack Historic Town and responsible for the conservation and management of Cossack Historic Town.
- (f) The Owner must continue the present employment of Mr Brian Hoey as Site Manager, resident at Cossack Historic Town at his current



normal time salary and, in respect of his other conditions of employment, in accordance with the Public Service Award 1992, and must pay his salary and other employment costs with effect from 1 July 1996 and may only terminate his employment on or after 30 June 1997 and only after giving the Council 30 days notice of the proposed termination.

- (g) The Owner must allow Mr C Bulmur to continue to occupy the kiosk premises and operate the kiosk on the Land until 31 October 1996. The Owner must thereafter use its best endeavours to ensure the continued occupation and operation of the kiosk.
- (h) The Owner must in conjunction with the Council, produce by 31 December 1996 a program for the interpretation of the Place and thereafter implement that program.
- (i) With effect from 1 July 1996 all costs of and incidental to the development, conservation, management and maintenance of the Land are the responsibility of the owner of the Place.

### 3.10 **Reporting**

The Owner must report annually each July with effect from July 1997 to the Council regarding the implementation of the Business Development Plan and the Town Planning Management Plan and the conservation and management of Cossack Historic Town in relation to those plans in the previous 12 months.



4. **COUNCIL'S RIGHTS OF ENTRY AND POWERS OF INSPECTION**

4.1 **Council's right of entry and powers of inspection**

- (a) Subject to subclause (b) the Council may, through its nominated representative or nominated officer from time to time, enter the Place at reasonable times and on reasonable prior notice, for any purpose related to the provisions of this Agreement, including without limitation to inspect the Place with a view to ensuring compliance with the provisions of this Agreement.
- (b) Subject to subclause (c), the Council must comply with any reasonable requirements imposed by the owner of the Place for the purpose of exercising the rights of the Council under subclause (a).
- (c) The owner of the Place must do all things necessary to enable the Council to exercise its rights of inspection as set out in subclause (a), including without limitation ensuring that reasonable access is provided to all parts of the Place and ensuring access to and use of any facility at the Place which is necessary to facilitate inspection.

5. **DEFAULT**

5.1 **Events of default**

- (a) An Event of Default occurs if:
  - (i) the owner of the Place is in breach of or does not comply with any of its obligations under this Agreement and the breach or non-compliance continues for 30 days, or such longer period as is reasonable for rectification having regard to the nature of

the breach or non-compliance, after receipt of written notice from the Council to effect compliance; or

- (ii) the owner of the Place repudiates or commits a fundamental breach of this Agreement.

## 5.2 **Rights and remedies of Council**

In the event any Event of Default occurs, the Council may exercise any one or more of the following powers:

- (a) through its agents, contractors or employees enter the Place and take such actions as are in the Council's opinion necessary to rectify the Event of Default (including attending to any construction or other works); together with or separately from
- (b) any rights and remedies which may be available to the Council at law or in equity; together with or separately from
- (c) the rights, powers and remedies available to the Council under the Act, and nothing in this Agreement limits or prejudices or is intended to hinder the exercise by the Council or the Minister or any other person of any of the rights, powers or remedies available to the Council, the Minister or that person under the Act if an Event of Default occurs, or any other event occurs which is a breach of any provision of the Act.

## 5.3 **Land and Place at risk of owner of the Place**

The Land and the Place will remain at the risk of the owner of the Place in all respects, notwithstanding any provisions in this Agreement dealing with the development of the Land or the Place and without limitation all development of the Land or the Place must be conducted entirely at the risk of the owner of the

Place and the owner of the Place must indemnify and keep indemnified and save harmless the Council against all Damage incurred or suffered by the Council arising from or in connection with the development or occupation of the Land or the Place by the owner of the Place or any person claiming through or under the owner of the Place.

5.4 **Interest on overdue money**

If the owner of the Place becomes liable to pay any amount of money to the Council pursuant to this Agreement or arising from any matter the subject of this Agreement, the owner of the Place must pay to the Council interest on that amount from and including the due date for payment of the amount to but excluding the actual date of payment of that amount. The interest is to be paid on demand by the Council, is to be calculated on daily balances, and is to be at the rate then payable on judgment debts pursuant to the provisions of the Supreme Court Act.

6 **GENERAL**

6.1 Any variation of this Agreement must be in writing executed by the Council and the owner of the Place.

6.2 **Governing Law**

This Agreement is governed by the laws of the State of Western Australia and the parties submit to the jurisdiction of that State.

6.3 **Further assurances**

Each party must do all things and execute all further documents as are necessary to give full effect to this Agreement.



6.4 **Extension of time by Council**

The Council may, at the Council's discretion and by written notice to the owner of the Place, extend any time period for performance by the owner of the Place of any of its obligations under this Agreement.

6.5 **Costs**

- (a) The owner of the Place must pay or reimburse the Council on demand for all the Council's costs and expenses in relation to:
  - (i) the exercise or enforcement by the Council of any right, power or remedy under this Agreement; and
  - (ii) any act or omission by the owner of the Place causing Damage to the Council, including the Council's legal costs and expenses.
- (b) Each party must pay all its own legal costs and expenses in relation to the preparation, execution and stamping of this Agreement.

**SCHEDULE**

**Item 1 - The Place**

The places which are named in column A below, are located at the relevant addresses detailed in column B below and are described in the relevant Register of Heritage Places entries detailed in column C below.

A	B	C
Place Name	Address	Entry No.
Jarman Island Lighthouse & Quarters	Jarman Island	2337
Galbraith's Store	Pearl Street West	2344
Customs House & Bond Store	Pearl St & The Strand	2345
The Old Court House	Pearl & Perseverance Sts	2346
Post and Telegraph Office	Pearl Street	2347
Police Quarters, Lockup & Service Buildings	Pearl Street	3229
Cossack School	Fraser Street	3230
Land Backed Wharf	Cossack Road	3231
Cossack Cemetery	Settlers Beach Road	3232
Registrar's Office and Residence	Pearl Street	3233

**Item 2 - Significant Fabric**

The whole of the Place.

Item 3 - Land

That part of the land contained in Reserve Number 44103 (De Witt Location 331) ("Jarman Island") and in Reserve Number 36813 (Cossack Lots 106, 107, 124, 126, 168, 326 to 337 inclusive, 422, 423, 442, 443 and 444) which is subject to the Lease.

Item 4 - Business Development Plan

The Business Development Plan which is to be produced by the Owner in accordance with clause 3.7 and which on completion will be annexed to this Agreement as Annexure 1.

Item 5 - Conservation Plans

The Conservation Plans for Cossack Precinct and Jarman Island which are to be produced by the Council and the Owner respectively in accordance with clause 3.6 and which on completion will be incorporated into the Business Development Plan.

Item 6 - Incentives

The Council agrees to grant to the Owner, subject to its usual terms and conditions relating to funding, grants to be used for conservation purposes totalling \$120,000.

The Council must pay the Incentives as follows:

Financial Year 1996-1997 -	\$60,000, and reimbursement on a monthly basis of salary and other employment costs of Brian Hoey
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Financial Year 1997-1998 -	\$40,000
----------------------------	----------

Financial Year 1998-1999 -	\$20,000
----------------------------	----------

The Council must transfer to the Owner ownership of the plant and equipment described in Annexure 2 in consideration for payment of the sum of \$5,000.



Item 7 - Town Planning Management Plan

The Town Planning Management Plan which is to be produced by the Owner in accordance with clause 3.8 and which on completion will be annexed to this Agreement as Annexure 3.



**CERTIFICATE UNDER SECTION 32 OF THE HERITAGE**  
**OF WESTERN AUSTRALIA ACT**

I, the Hon. Richard Lewis JP, MLA, Minister for Heritage, hereby certify that this Agreement is necessary for the purposes of, and complies with, the Heritage of Western Australia Act.

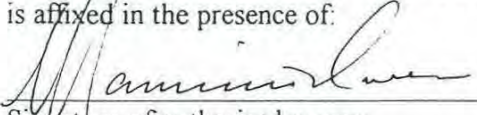
Dated the 27<sup>th</sup> day of August 1996

  
MINISTER FOR HERITAGE



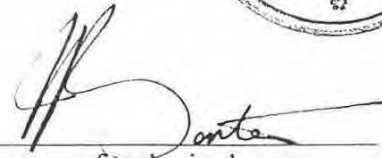
EXECUTED AS A DEED

THE COMMON SEAL of HERITAGE )  
COUNCIL OF WESTERN AUSTRALIA )  
is affixed in the presence of: )

  
Signature of authorised person

CHAIR PERSON.  
Office held


MAURICE ANTHONY OWEN.  
Name of authorised person

  
Signature of authorised person

DIRECTOR  
Office held

IAN HADYN BAXTER  
Name of authorised person.

THE COMMON SEAL of [REDACTED] )  
[REDACTED] was hereunto affixed by )  
the authority of a resolution of the )  
Council in the presence of: )

  
Signature of President

  
Name of President

  
Signature of Chief Executive Officer




## Appendix 6 :

**Sections of Cossack: An Archaeological Survey from Pearl Street to Chinatown. By McIlroy, Jack. 1990. Western Australian Museum, Perth, W.A.**



# COSSACK

AN ARCHAEOLOGICAL SURVEY  
FROM  
PEARL STREET TO CHINATOWN



JACK McILROY

A Project Funded by an Australian Heritage Commission National Estate Programme Grant to the  
Western Australian Museum

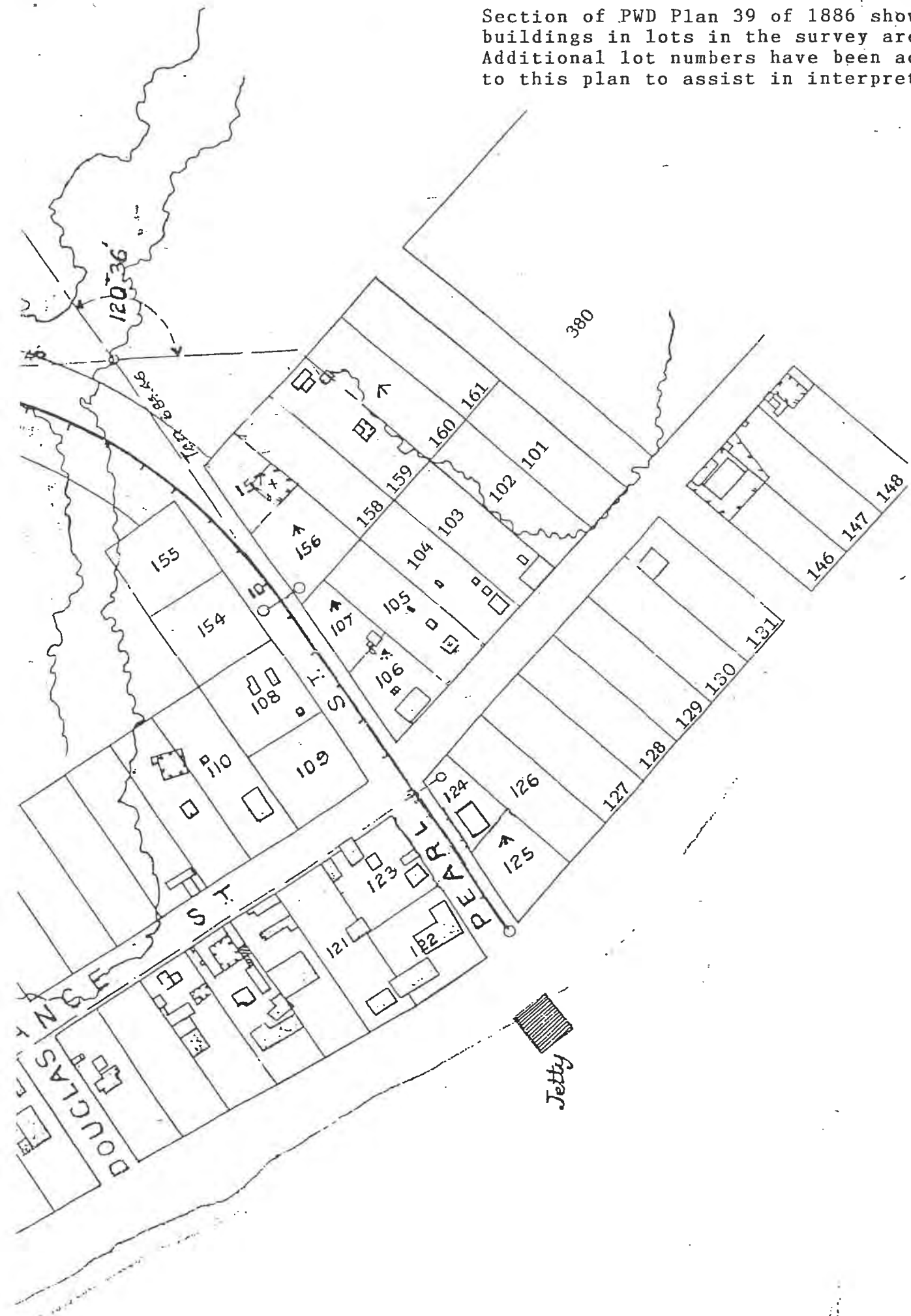
September 1990

903WA/  
814.09



AO2977

Section of PWD Plan 39 of 1886 showing buildings in lots in the survey area. Additional lot numbers have been added to this plan to assist in interpretation.





→ To Paint Samson



PLAN OF  
COSSACK BY  
FORMER RESIDENT  
C. THOMPSON

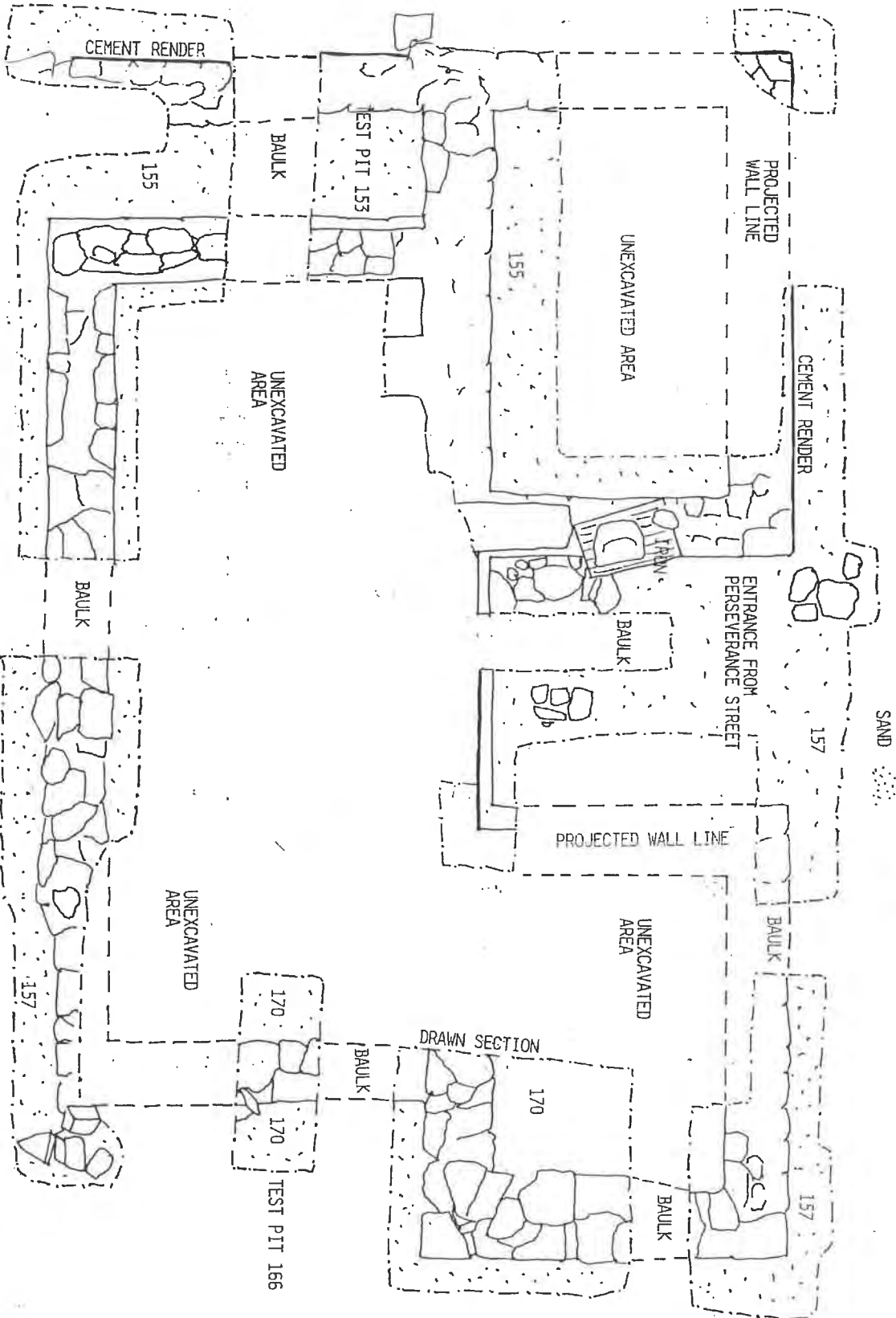
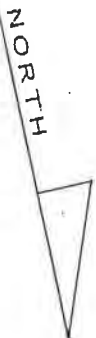
KEY TO THOMPSON'S MAP  
COSSACK POPULATION REFERENCE  
DWELLINGS & POPULATION 1890/1895

No. on Plan	OCCUPANT	No. of Persons
1	BRUCE	
2	J. RAMSAMY	9
3	Geo SNOOK	3
4	BRETT later WILSON	4
5	SUNDRY	2
6	SCHOOL BUILT 1896/7	2
7	H. BARTLETT	-
8	SUNDRY	2
9	FIRST SCHOOL7 PUBLIC HALL DESTROYED 1894 CYCLONE	1 -
10	TRUSLOVE	
11	SIMPSON	7
12	PAXTONS BOARDING HOUSE approx.	6
13	GALBRAITH STORO - approx. 1891	8
14	BACHELORS QUARTERS	-
15	CAR BARN AND STABLES	4
16	NEW COURTHOUSE ABOUT 1895	-
17	OLD COURTHOUSE & PORT POLICE QUARTERS	-
18	J. KANE	8
19	VARIOUS OCCUPANTS	6
20	McCRAE	4
21	H. EDNEY	3
22	Mrs. PEADS BOARDING HOUSE	3
23	UNION BANK	14
24	QUARTERS & OFFICE WATER POLICE approx. 1895	2
25	NEW GAOL	6
26	POST OFFICE & QUARTERS OLDEST STONE BUILDING STANDING ORIGINALLY USED POST OFFICE, CHEMIST & CUSTOMS IN BASEMENT	-
27	NEW CUSTOMS, BONDSTORE AND QUARTERS approx. 1895	4
28	N.W. MERCANTILE Co. STORE & OFFICE	3
29	N.W. MERCANTILE Co. BULK STORE	-
30	N.W. MERCANTILE Co. STAFF RESIDENCE	-
31	N.W. MERCANTILE Co. MANAGERS RESIDENCE	1
32	N.W. MERCANTILE Co. STABLE etc.	4
33		-
34	"WELD HOTEL" STAFF	
35	"WELD HOTEL" LIVING QUARTERS	6
36	"WELD HOTEL" BAR etc.	12
37	WHITE HORSE HOTEL STABLES, LIVING AND DINING ROOM	- 12

No. on Plan	OCCUPANT	No. of Persons
38	WHITE HORSE HOTEL	58
39	DALTONS BULK (JUGS etc.) BEER SHOP	2
40	WILLIAM PATERSON	2
41	CINGALESE TAILOR	2
42	FRED KRUGER BARBER	1
43	OFFICE H.A. HALL	-
44	OFFICE G.A. TEE	-
45	MATSON & TEE STORE	-
46	H.A. HALL RESIDENCE	6
47	MARTIN'S BUTCHER	-
48	MARTIN'S RESIDENCE	6
49	SUNDRY	2
50	SUNDRY	4
51	ALF ROUSE	3
52	See SING'S STORE & BAKERY AND RESIDENCE	4
53	Various	
	THOMPSON BOARDING HOUSE FOR GOLD RUSH	4
54	CHINESE STORE	2
55	A. THOMPSON	10
56	FARWIGS	3
57	VARIOUS	2
58	CURLY later PLATT	3
59	Site of H. EDNEYS residence later than above date	-
60	Site of JIM EDNEY residence later than above date	-

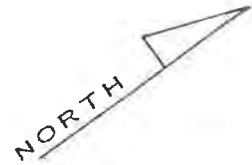
SITE 103  
UNION BANK  
FONG'S STORE ?

0 3M  
LIMIT OF  
EXCAVATION

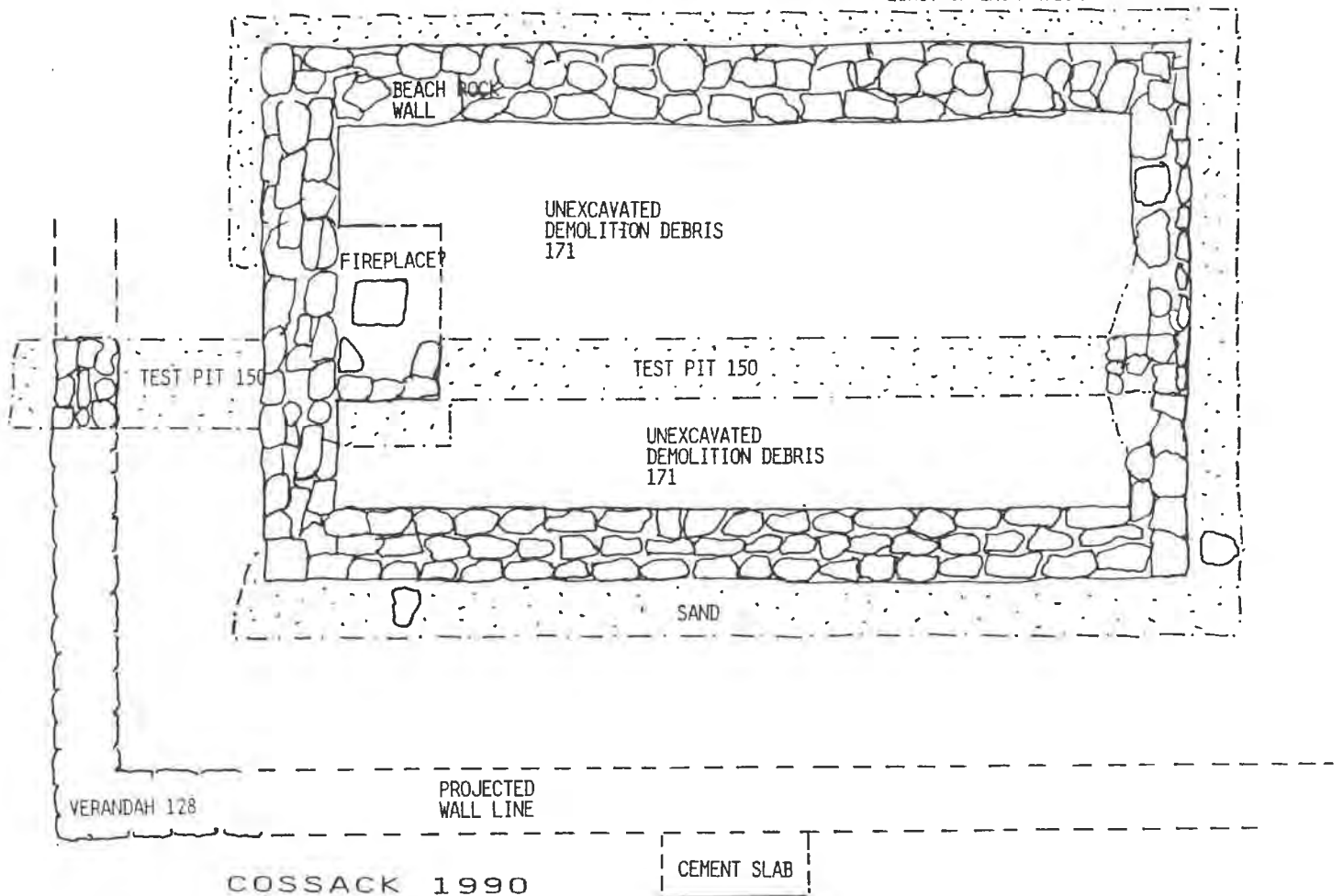


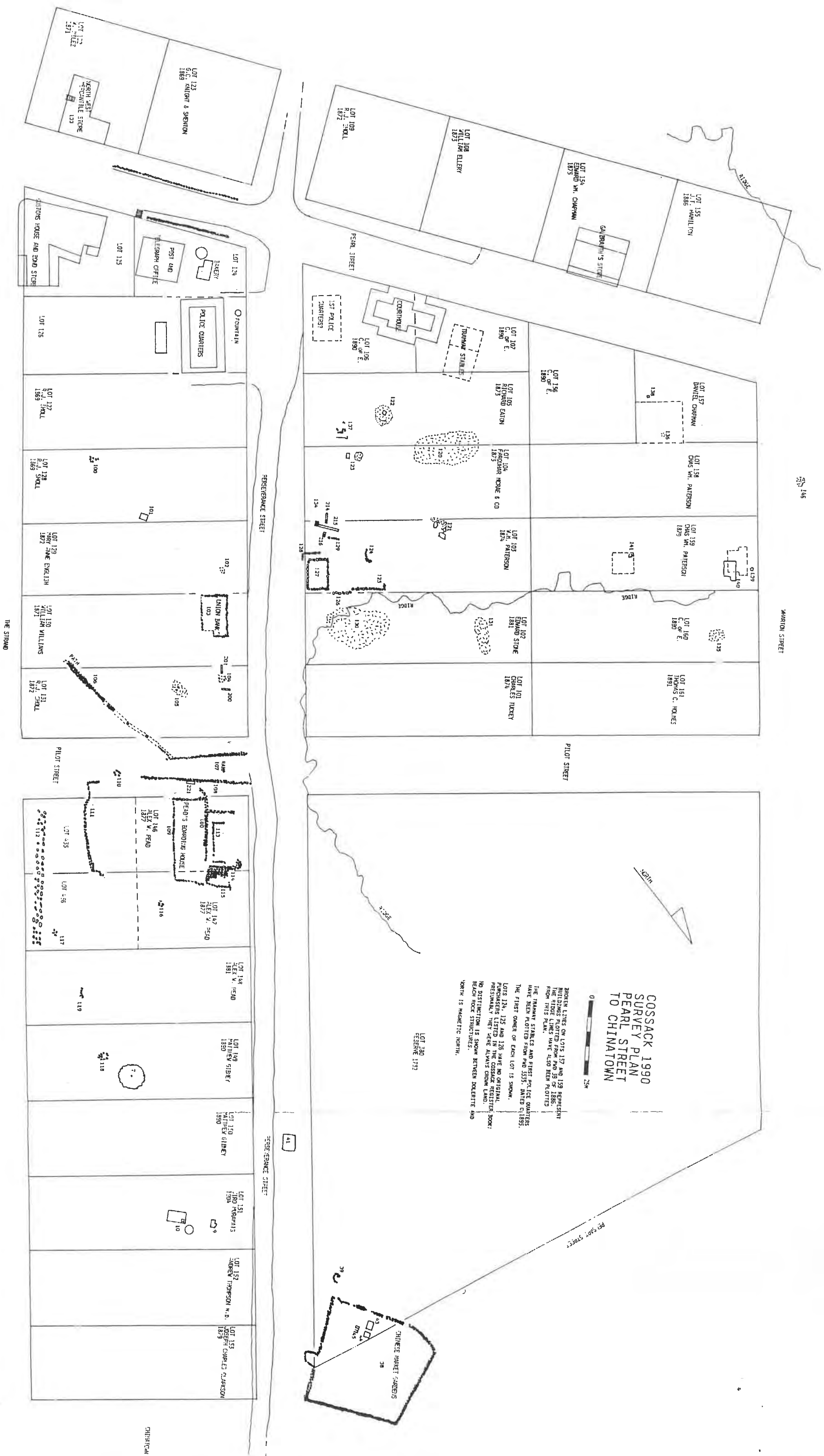
SITE 127  
A PEARLER'S  
HOUSE?

0 3M



LIMIT OF EXCAVATION

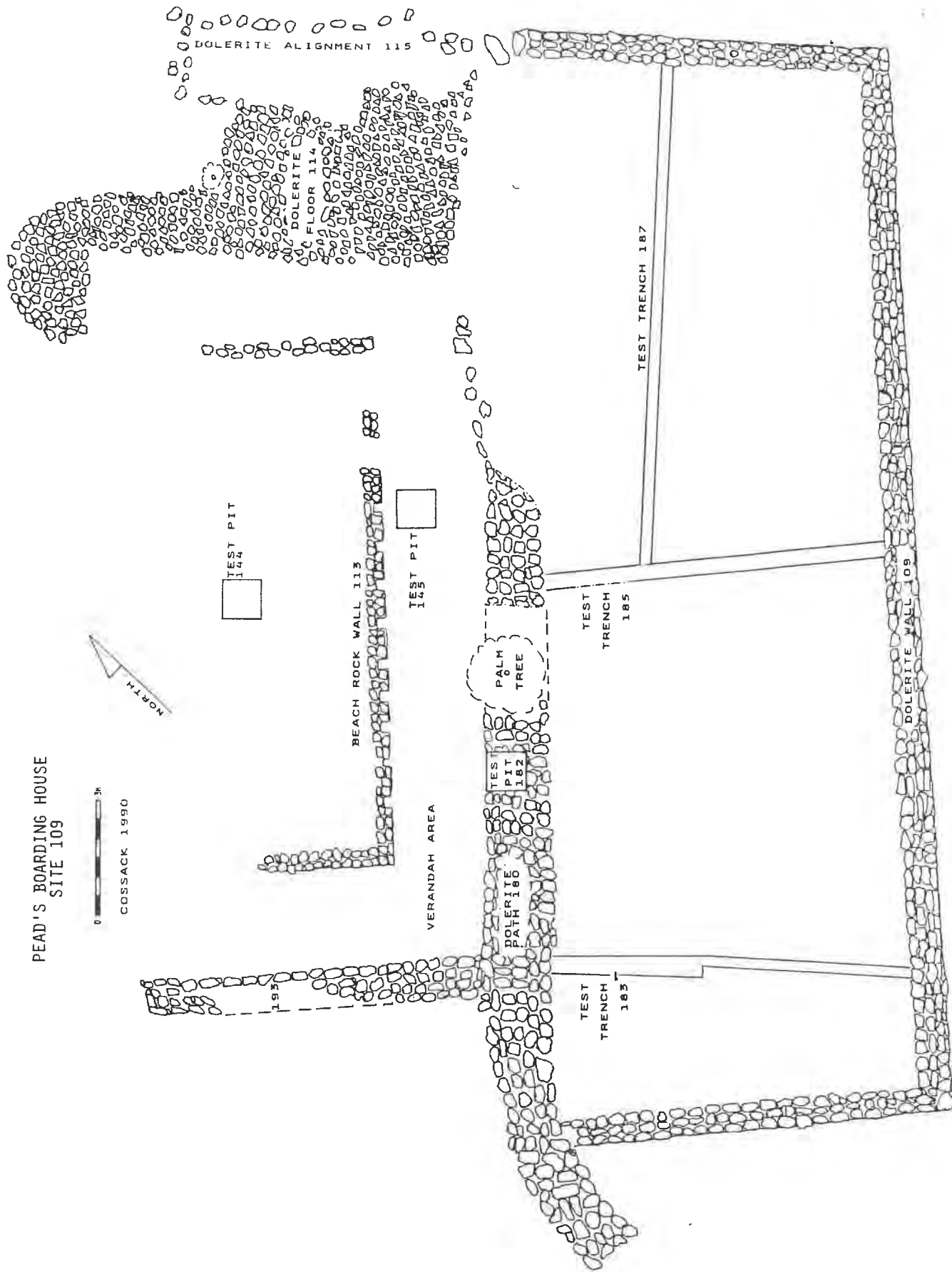






# PEAD'S BOARDING HOUSE SITE 109

0 1 2 3m  
COSSACK 1990





## Appendix 7 :

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



<b>schedule 2</b>	<b>ranking &amp; management recommendations</b>

Aboriginal sites are protected and managed under the provisions of the Aboriginal Heritage Act. As such, the Aboriginal heritage of Cossack will need to be managed as a separate entity to the European and Asia heritage. Any areas that contain Aboriginal sites, both archaeological and ethnographical will require an Application under Section 18 of the Aboriginal Heritage Act to request 'consent to use land affected by an Aboriginal site.'

Each of the historical archaeological surveys<sup>21</sup> identified areas of archaeological significance and allocated a ranking to the areas. The allocation of a ranking also carried a management recommendation.

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**

### **Ranking Assessment**

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.<sup>22</sup>

### **Management Recommendation**

No work should be undertaken that will disturb above or below ground remains before thorough investigation by an archaeologist. Any works that are likely to disturb significant remains should be rethought<sup>23</sup>.

<sup>21</sup> Refer Table 1 Summary of Archaeological Surveys at Cossack

<sup>22</sup> Per Nayton 1991 November Zone A

<sup>23</sup> Per McIlroy 1990 Zone A & Heritage Council of WA internal Memorandum 5 February 2004

## **MEDIUM**

### **Ranking Assessment**

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<sup>24</sup>.

### **Management Recommendation**

Work should be preceded by archaeological testing which should be sufficient to detect any major remains. If work proceeds, an archaeologist should be present during work and sufficient time allowed for the proper salvaging of remains.<sup>25</sup>

## **LOW**

### **Ranking Assessment**

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.<sup>26</sup>

Areas that are either know 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.<sup>27</sup>

### **Management Recommendation**

Before work commences, contactors/staff working in the area should be briefed about the possibility of uncovering remains and that work is to be stopped to allow for the required investigation and removal of any artefacts discovered.<sup>28</sup>

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<sup>24</sup> Per Nayton 1991 November Zone B

<sup>25</sup> Per McIlroy 1990 Zone B & Heritage Council of WA internal Memorandum 5 February 2004

<sup>26</sup> Per McIlroy 1990 Zone C

<sup>27</sup> Per Nayton 1990 Zone C

<sup>28</sup> Per McIlroy 1990 Zone C & Heritage Council of WA internal Memorandum 5 February 2004



LOT NUMBER	RANK <sup>29</sup>	YEAR GRANTED <sup>30</sup>	CURRENT STATUS	ARCHAEOLOGICAL SURVEY <sup>31</sup>	ARCHAEOLOGICAL SIGNIFICANCE
101 Perseverance Street	<b>M</b>	1875	Private Owners 1991?	No evidence <sup>32</sup> Topography = rock ridge	Medium McIlroy 1990
102 Perseverance Street	<b>H-M</b>	1882	Crown 1953	X2 artefact scatters <sup>33</sup>	<ul style="list-style-type: none"> <li>• Medium McIlroy 1990</li> <li>• High/Medium Nayton 1990</li> </ul>
103 Perseverance Street McRae's House	<b>H</b>	1875	Crown 1920	McRae's House – only stone private dwelling in Cossack 1 Constructed 880-1886 <sup>34</sup>	<ul style="list-style-type: none"> <li>• High NE Corner remains of dwelling McIlroy 1990</li> <li>• High Nayton 1990</li> </ul>
104 Perseverance Street	<b>H</b>	1875	Crown 1953	Stone foundations (house pre-1886) artefact scatters <sup>35</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• High Nayton 1990</li> </ul>
105 Perseverance Street	<b>H</b>	1875	Crown 1953	Evidence of occupation – structure shown on PWD 1886 plan <sup>36</sup>  Remains of floor (NE corner of Lot) <sup>37</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• High Nayton 1990</li> </ul>
106 Perseverance Street cnr of Pearl Courthouse	<b>H</b>	1890 Church of England	Crown 1903	Existing Courthouse Eastern half of Lot may contain subsurface remains of first police quarters <sup>38</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• High Nayton 1990</li> </ul>
107 Pearl Street Courthouse	<b>H</b>	1890 Church of England	Crown 1903	May have been earlier Courthouse on lot <sup>39</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• High Nayton 1990</li> </ul>
108 Pearl Paxton's	<b>H</b>	1875	Crown 1953	Possibly Paxton's Boarding House (date of construction 1873 -1886) – ironstone floor	<ul style="list-style-type: none"> <li>• High Nayton 1990</li> </ul>

<sup>29</sup> Refer to schedule 2 ranking & management recommendations for a definition of High, Medium & Low

<sup>30</sup> Hutchinson D 1992

<sup>31</sup> Per McIlroy 1988 & 1990

<sup>32</sup> Per McIlroy 1988 & 1990

<sup>33</sup> Per McIlroy 1988 & 1990

<sup>34</sup> Per McIlroy 1988 & 1990

<sup>35</sup> Per McIlroy 1988 & 1990

<sup>36</sup> Per McIlroy 1988 & 1990

<sup>37</sup> Per McIlroy 1988 & 1990

<sup>38</sup> Per McIlroy 1988 & 1990

<sup>39</sup> Per McIlroy 1988 & 1990

<sup>40</sup> Per McIlroy 1988 & 1990

Boarding House				& walling <sup>40</sup>  Fireplace  Concrete blocks with iron stone temper – artefact scatter – kitchen midden <sup>41</sup>  Shallow well associated with Paxton's Boarding House or Galbraith's Stone <sup>42</sup>	<ul style="list-style-type: none"> <li>• High Nayton 1991</li> <li>• High Nayton 1991</li> <li>• Well Medium Nayton 1991</li> </ul>
109 Perseverance Street cnr of Pearl	L	1872	Crown 1953	No buildings shown on plans – some artefacts <sup>43</sup>  Contemporary Service Trench <sup>44</sup>	Low Nayton 1991
110 Perseverance Street	M-L	1875	Trustees 1902	Possibly school & public hall site 1886 – 1894 destroyed – was school also used as church 1884 (may be same site)  No trace of archaeological structures – some childhood artefacts <sup>45</sup>  Water Pipe line from Tank Hill – contemporary	<ul style="list-style-type: none"> <li>• Medium/High Nayton 1990</li> <li>• Medium Natyon 1991</li> <li>• Low Nayton 1991</li> </ul>
111 Perseverance Street Truslove's House (possible)	H	1872	Crown 1953	Buildings on PWD39 1886 Map <sup>46</sup>  Possible site of Trusloves House in late 1890's Archaeological Test Pit <sup>47</sup>	High Nayton 1990 & 1991
112 Perseverance Street Truslove's House (possible)	H	1875	Private Owner 1972	Buildings on PWD39 1886 Map <sup>48</sup>  Concrete base with steps addressing Perseverance Street – artefact scatter <sup>49</sup>	High Nayton 1990 for portion addressing Pearl Street
113 Perseverance Street	L	1880	Crown no date	No evidence <sup>50</sup>	
114 Perseverance Street	L	1882	Crown 1950	No evidence <sup>51</sup>	

<sup>41</sup> Nayton 1991

<sup>42</sup> Nayton 1991

<sup>43</sup> Per Mclroy 1988 & 1990

<sup>44</sup> Nayton 1991

<sup>45</sup> Nayton 1991

<sup>46</sup> Per Mclroy 1988 & 1990

<sup>47</sup> Nayton 1991

<sup>48</sup> Per Mclroy 1988 & 1990

<sup>49</sup> Nayton 1991

<sup>50</sup> Per Mclroy 1988 & 1990

115 Perseverance Street H Bartlett's House (possible)	<b>M</b>	1882	Crown 1950	No evidence <sup>52</sup>	Medium Nayton 1990
116 Perseverance Street cnr of Douglas Street Hall House	<b>H</b>	1872	Private owner 1969	<p>Hall's House PWD39 1886 other commercial buildings &amp; houses- overlaps with Lot 117<sup>53</sup></p> <p>X2 concrete barrels<sup>54</sup> – Thompson's map marks as site of Tee's Office – note however that Tee &amp; Hall were side by side &amp; the map maybe incorrect<sup>55</sup></p> <p>Possible remain of a chimney – concrete foundation possibly Halls Kitchen</p> <p>Iron stonewall forms an edge with Perseverance Street – anecdotally described as the back wall of a chicken pen<sup>56</sup></p> <p>Beachstone path – maybe footing to stable<sup>57</sup></p> <p>X3 Cement blocks – beside Douglas Street – no artefacts recorded – where stables are thought to have been located<sup>58</sup></p>	High Nayton 1990
117 Perseverance Street	<b>H-M</b>	1872	Private owner 1978	<p>Possible site of Matson &amp; Tee Store – overlaps with Lot 116<sup>59</sup></p> <p>Beachstone wall boundary marker between Lots 117 &amp; 188</p>	<p>• High Nayton 1990</p> <p>• Medium Nayton 1991</p>
118 Perseverance Street	<b>H</b>	1872	Crown 1955	<p>Evidence of buildings on both street frontages – possible Cingalese Tailor</p> <p>Fireplace</p>	High Nayton 1990

<sup>51</sup> Per McIlroy 1988 & 1990

<sup>52</sup> Per McIlroy 1988 & 1990

<sup>53</sup> Anecdotal evidence suggests that the Halls Site Complex was dug over by bottle hunters and the holes left were latter backfilled by prison labor teams from Roebourne Goal – thus covering the obvious evidence of site disturbance (Nayton 1991).

<sup>54</sup> Concrete barrels possibly from a ship wreck – barrels of concrete became wet & set – the timber outside rotted away leaving the barrel form (Nayton 1991)

<sup>55</sup> Nayton 1991

<sup>56</sup> Nayton 1991

<sup>57</sup> Nayton 1991

<sup>58</sup> Nayton 1991

<sup>59</sup> Per McIlroy 1988 & 1990

				Boundary marker wall dividing Lots 118 & 119 <sup>60</sup>  Beachstone circles may have provided support for upright timber posts – no associated artefacts <sup>61</sup>	
119 Perseverance Street White Horse Hotel <sup>62</sup>	H	1870	Crown 1955	White Horse Hotel 1872 associated buildings on lot – overlaps with Lot 118 <sup>63</sup>  Wall & Foundation – possible association with stockyard @ northern end of Lot 119 <sup>64</sup>	High Nayton 1990
120 Perseverance Street Weld Hotel	H	1870	Crown 1955	Weld Hotel & associated buildings pre-1872 1 <sup>st</sup> hotel in Cossack <sup>65</sup>	High Nayton 1990
121 Lot 443 bound by Perseverance Street Pearl Street & the Strand	H	1872	Crown 1981	Probably N.W. Mercantile Co. Stable & Bulk Store (may at one time have been a hotel) <sup>66</sup>	
122 Lot 443 bound by Perseverance Street Pearl Street & the Strand Northwest Mercantile Store Formerly the Mining Registrars Office	H	1872 Aust. Blue Asbestos 1967	Crown 1981	Commercial uses – extant ruin of Mercantile Store – store operated until WWII – complex of buildings occupied the lot <sup>67</sup>	High McIlroy 1990
123 Now also Lot 443? Knight & Shenton Store 1870	H	1870	Crown 1981	Timber building survived on site until circa 1970. Commercial uses – store, dwelling, Japanese laundry – abandoned WWII Associated with lot 122 Muramats family <sup>68</sup>	High Nayton 1990  Subject of archaeological excavation
124 Cnr of The Strand &	H	Un-alienated	Crown Land	Post Office & Bakehouse PO earliest standing stone building <sup>69</sup>	• High McIlroy 1990 • High Nayton 1990

<sup>60</sup> Nayton 1991

<sup>61</sup> Nayton 1991

<sup>62</sup> The White Horse and Weld Hotels were linked after 1900 to become one building

<sup>63</sup> Per McIlroy 1988 & 1990

<sup>64</sup> Nayton 1991

<sup>65</sup> Per McIlroy 1988 & 1990

<sup>66</sup> Per McIlroy 1988 & 1990

<sup>67</sup> Per McIlroy 1988 & 1990

<sup>68</sup> Per McIlroy 1988 & 1990

Pearl Streets Post Office					
125 Cnr of The Strand & Pearl Streets Customs House & Bond Store 1895 Survey Map Lot 442	<b>H</b>	Un-alienated	Crown Land	Customs House & Bond Store <sup>70</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• High Nayton 1990</li> </ul>
126 The Strand Police Quarters & Goal 1890	<b>H</b>	Un-alienated	Crown Land	Police Quarters & Goal <sup>71</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• High Nayton 1990</li> </ul>
127 The Strand  Stockyards (Now Lot 448)	<b>M</b>	1870	Crown 1954	Lots 127, 128 & 129 Stockyards 1890's – possible 1870's pearling camp <sup>72</sup>	<ul style="list-style-type: none"> <li>• Medium McIlroy 1990</li> <li>• Medium Nayton 1990</li> </ul>
128 The Strand  Stockyards	<b>M-L</b>	1870	Crown 1954	As for Lot 127 <sup>73</sup>	<ul style="list-style-type: none"> <li>• Medium/Low McIlroy 1990</li> <li>• Medium Nayton 1990</li> </ul>
129 The Strand  Stockyards	<b>M-L</b>	1872	Crown 1927	As for Lot 127 & 128 <sup>74</sup>	<ul style="list-style-type: none"> <li>• Low McIlroy 1990</li> <li>• Medium Nayton 1990</li> </ul>
130 The Strand  Union Bank (stone building)	<b>H</b>	1872	Crown 1953	Union Bank – stone building <sup>75</sup> Footpath see Lots 131 & 132 <sup>76</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• Footpath High McIlroy 1990</li> <li>• High Nayton 1990 for portion of Lot addressing Pearl Street</li> <li>• Medium Nayton 1990 for portion of Lot addressing beach</li> </ul>
131 The Strand	<b>H</b>	1872	Crown 1953	Artefact scatters – maybe associated with pearling – possibly Union Bank <sup>77</sup>	<ul style="list-style-type: none"> <li>• High – possible McIlroy 1990</li> </ul>

<sup>69</sup> Per McIlroy 1988 & 1990

<sup>70</sup> Per McIlroy 1988 & 1990

<sup>71</sup> Per McIlroy 1988 & 1990

<sup>72</sup> Per McIlroy 1988 & 1990

<sup>73</sup> Per McIlroy 1988 & 1990

<sup>74</sup> Per McIlroy 1988 & 1990

<sup>75</sup> Per McIlroy 1988 & 1990

<sup>76</sup> Per McIlroy 1988 & 1990

<sup>77</sup> Per McIlroy 1988 & 1990

				Buildings Shown on PWD 39 Footpath see Lots 130 & 132 <sup>78</sup> Ramp between Lots 131 & 146 <sup>79</sup>	<ul style="list-style-type: none"> <li>• Footpath High McIlroy 1990</li> <li>• Ramp High McIlroy 1990</li> </ul>
Lot 131 and Lot 145	H-M			Between Lot 131 & Lot 145 is a Closed Road – Refer McIlroy footpath for Lot 131 <sup>80</sup>	<ul style="list-style-type: none"> <li>• High Nayton 1990 for portion connecting to Pearl Street</li> <li>• Medium Nayton 1990 for portion connecting to beach</li> </ul>
132 <sup>81</sup> Perseverance Street	H	1875	Crown 1953	Footpath - Stone See Lots 130 & 131 Maybe site of Bartlett's house <sup>82</sup>  Ramp between Lots 131 & 146 <sup>83</sup>  House site cut into the side of Tank Hill – artefact scatters – structural remains – boab tree and concrete barrel – identified on the Thompson Map as H Bartlett's House <sup>84</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• Ramp High McIlroy 1990</li> <li>• Medium Nayton 1990</li> <li>• Medium Nayton 1991</li> </ul>
133 Perseverance Street	H	1875	Crown 1970	Midden site  Ramp between Lots 131 & 146 <sup>85</sup>	<ul style="list-style-type: none"> <li>• Ramp High McIlroy 1990</li> </ul>
134 Perseverance Street	H-M	1875	Crown 1953	Minor site Ramp between Lots 131 & 146 <sup>86</sup>	<ul style="list-style-type: none"> <li>• Ramp High McIlroy 1990</li> <li>• Medium Nayton 1990</li> </ul>
135 Perseverance Street	H	1891 Wesleyan Methodist Church	Vested to United Church Property Trust Aust. 1977	Two sites – relatively late structures  Ramp between Lots 131 & 146 <sup>87</sup>	<ul style="list-style-type: none"> <li>• High Nayton 1990</li> <li>• Ramp High McIlroy 1990</li> </ul>
136	H-M	1891	As for Lot	As for Lot 135	<ul style="list-style-type: none"> <li>• Medium Nayton</li> </ul>

<sup>78</sup> Per McIlroy 1988 & 1990

<sup>79</sup> Per McIlroy 1988 & 1990

<sup>80</sup> Per McIlroy 1988 & 1990

<sup>81</sup> Over Lots 132 – 138 is a series of sites including a shallow well lined with corrugated iron, animal pen (corrugated iron & tram rails) – iron drinking trough – rubber pad (possible generator base) pile of batteries – all very disturbed & considered of Low to Medium significance (Nayton 1991)

<sup>82</sup> Per McIlroy 1988 & 1990

<sup>83</sup> Per McIlroy 1988 & 1990

<sup>84</sup> Nayton 1991

<sup>85</sup> Per McIlroy 1988 & 1990

<sup>86</sup> Per McIlroy 1988 & 1990

<sup>87</sup> Per McIlroy 1988 & 1990



Perseverance Street			135	Ramp between Lots 131 & 146 <sup>88</sup>	1990 • Ramp High McIlroy 1990
137 Perseverance Street	H-M	Reserve		Possibly J Edney's House – 20 <sup>th</sup> Century <sup>89</sup> Ramp between Lots 131 & 146 <sup>90</sup>	• Medium Nayton 1990 • Ramp High McIlroy 1990
138 Perseverance Street	H-M	Reserve		As for Lot 137 Ramp between Lots 131 & 146	• Medium Nayton 1990 • Ramp High McIlroy 1990
Lot 138 & Lot 168	L			Junction of Frazer Street	
139 The Strand	H-M	1879	Crown 1925	No buildings shown on early maps – no evidence of occupation Ramp between Lots 131 & 145 <sup>91</sup>  Glass, ceramic & metal artefact – disturbed by bottle hunters over Lots 139 to 145 <sup>92</sup>  Culvert that runs under Frazer Street between Lot 162 and 139 built in 1887 when tram route was changed to run down Frazer Street – formed from concrete with iron stone temper <sup>93</sup>	• Medium Nayton 1990 • Ramp High McIlroy 1990
140 The Strand	H-M	1879	Crown 1925	As for Lot 139 No evidence of major occupation <sup>94</sup> Ramp between Lots 131 & 146	• High Nayton 1990 for portion of Lot addressing Pearl Street • Medium Nayton 1990 for remaining portion of Lot  • Ramp High McIlroy 1990
141 <sup>95</sup> The Strand	H	1882 Wright Prosp. Pty Ltd & Hancock 1967		Evidence of structure  Ramp between Lots 131 & 146  Midden – artefacts &	• High Nayton 1990 • Ramp High McIlroy 1990

<sup>88</sup> Per McIlroy 1988 & 1990

<sup>89</sup> Nayton 1991

<sup>90</sup> Per McIlroy 1988 & 1990

<sup>91</sup> Per McIlroy 1988 & 1990

<sup>92</sup> Nayton 1991

<sup>93</sup> Nayton 1991

<sup>94</sup> Per McIlroy 1988 & 1990

				structural remains	
142 The Strand	H	1874 Aust. Blue Asbestos 1961		Evidence of structure – possibly Chinese store (?See Sing's) <sup>96</sup>  Ramp between Lots 131 & 146 <sup>97</sup>  Disturbed area of glass & shell near a structure on Lot 142 <sup>98</sup>	<ul style="list-style-type: none"> <li>• High Nayton 1990</li> <li>• Ramp High McIlroy 1990</li> <li>• High Nayton 1991 for undisturbed areas</li> </ul>
143 The Strand	H	1874		Possible boarding house during gold rush Ramp between Lots 131 & 146	<ul style="list-style-type: none"> <li>• High Nayton 19</li> <li>• Ramp High McIlroy 1990</li> </ul>
144 The Strand	H	1874		Complex of buildings – midden  Ramp between Lots 131 & 146 <sup>99</sup>	<ul style="list-style-type: none"> <li>• High Nayton 1990</li> <li>• Ramp High McIlroy 1990</li> </ul>
145 The Strand	H	1874 Aust. Blue Asbestos 1961 & Wright Prosp. Pty Ltd & Hancock 1967		Complex of buildings – Martin's butcher shop – well on boundary <sup>100</sup>  Ramp between Lots 131 & 146	<ul style="list-style-type: none"> <li>• High Nayton 1990</li> <li>• Ramp High McIlroy 1990</li> </ul>
146 The Strand Peads Boarding House C1880	H-M	1877 Lot divided SE becomes 435 – NW Moiety see Lot 147	Crown 1953	Pead's Boarding House – probably overlapping Lot 147 <sup>101</sup>  Ramp between Lots 131 & 146 <sup>102</sup>	<ul style="list-style-type: none"> <li>• High Wall Peads McIlroy 1990</li> <li>• Ramp High McIlroy 1990</li> <li>• High Nayton 1990 for portion of Lot addressing Pearl Street</li> <li>• Medium Nayton 1990 for poriton of Lot addressing beach</li> </ul>
147 The Strand Peads Boarding	H-M	1877	Crown 1953	Pead's Boarding House on NW moiety <sup>103</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• Nayton 1990 as for Lot 146</li> </ul>

<sup>95</sup> Between Lots 139 & 145 Nayton 1991 identifies Sites 45 to 51. The sites include some dry stone walling – evidence of gardening – artefact scatters – well & associated well – all Lots appear to have been dug over by bottle hunters and the Lots are of High to Medium archaeological value depending on the degree of bottle hunter disturbance.

<sup>96</sup> Nayton 1991

<sup>97</sup> Per McIlroy 1988 & 1990

<sup>98</sup> Nayton 1991

<sup>99</sup> Per McIlroy 1988 & 1990

<sup>100</sup> Per McIlroy 1988 & 1990

<sup>101</sup> Per McIlroy 1988 & 1990

<sup>102</sup> Per McIlroy 1988 & 1990

House c1880					
<b>CHINA TOWN</b>				The following lots are anecdotally referred to as China Town in the archival records. There was no such formal distinction between Cossack Town lots and land used by Asian people <sup>104</sup> .	Yates 1996 Field Complex 5
<b>148 The Strand China Town Peads</b>	H	1882 Peads	Crown 1953	Maybe associated with pearling – possibly part of China Town <sup>105</sup> May be stabling for Peads Boarding House	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• Nayton 1990 as for Lot 146</li> </ul>
<b>149 The Strand China Town</b>	H	1890 Roman Catholic Church 1985 to private ownership		China Town sites <sup>106</sup>	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• High Nayton 1990 along boundary with Lot 148 – remaining portion of Lot Medium</li> </ul>
<b>150 The Strand China Town</b>	H	1890 As for Lot 149 Private ownership		China Town sites – stone wall <sup>107</sup>	<ul style="list-style-type: none"> <li>• High Asian Quarter</li> <li>• McIlroy 1988</li> <li>• High Nayton 1990</li> </ul>
<b>151 The Strand China Town Muramats<sup>108</sup></b>	H	Roman Catholic Church (1878) 1904 - Muramats Aust. Blue Asbestos 1961 & Wright Prosp. Pty Ltd & Hancock 1967		China Town – maybe Muramats house – no buildings on PWD39 1886 Map Retaining wall <sup>109</sup>	<ul style="list-style-type: none"> <li>• High Asian Quarter McIlroy 1988</li> <li>• High Nayton 1990</li> </ul>
<b>152 The Strand China Town Muramats</b>	H	1882 1910 Muramats Aust. Blue Asbestos 1961 & Wright Prosp. Pty Ltd & Hancock		Archive maps show building possibly China Town or Muramats' Building Boundary walls Nearby midden <sup>110</sup>	High Asian Quarter McIlroy 1988

<sup>103</sup> Per McIlroy 1988 & 1990

<sup>104</sup> Nayton 1990 includes a broader area defining China Town as High per Zoning Plan (all of vacant Crown land between gazetted Lots and European/Asian Cemetery) as compared to McIlroy<sup>104</sup>  
On the north side of Perseverance Street, in the same area was a Chinese Market Garden.

<sup>105</sup> Per McIlroy 1988 & 1990

<sup>106</sup> Per McIlroy 1988 & 1990

<sup>107</sup> Per McIlroy 1988 & 1990

<sup>108</sup> Jiro Muramat was a Japanese Pearling Master who also operated a general store and laundry. The family has a long association with Cossack.

<sup>109</sup> Per McIlroy 1988 & 1990

		<b>1967</b>			
<b>153</b> <b>The Strand</b> <b>China Town</b> <b>Muramats</b>	<b>H</b>	<b>1879</b> <b>1911</b> <b>Muramats</b> <b>Aust. Blue</b> <b>Asbestos</b> <b>1961 &amp;</b> <b>Wright</b> <b>Prosp. Pty</b> <b>Ltd &amp;</b> <b>Hancock</b> <b>1967</b>		<b>Archaeological site</b> <b>Muramats – dwelling &amp;</b> <b>associated buildings<sup>111</sup></b>	<b>High Asian Quarter</b> <b>McIlroy 1988</b>
154 Pearl Street Galbraiths Store 1888 (now Lot 444)	<b>H</b>	1879? Renumbered Lot 444 in 1890		Stone building – subject of restoration work.	High Nayton 1990
155 Pearl Street	<b>L</b>	1886	Crown 1941	No evidence <sup>112</sup>	
156 Pearl Street	<b>M</b>	1890 Church of England	Crown 1903	Possibly Car barn <sup>113</sup> & Stables <sup>114</sup>	• Medium McIlroy 1990 • Medium Nayton 1990
157 Pearl Street		1881	Crown 1950	Stockyard &/or bachelors' quarters – dolerite platform <sup>115</sup>	• High McIlroy 1990 • Medium Nayton 1990
158	<b>L</b>	1881	Crown 1953	No evidence <sup>116</sup>	
159	<b>H</b>	1881	Crown 1953	Dolerite floor – structures & yard on PWD39 – possibly Edney's residence <sup>117</sup>	• High McIlroy 1990 • High Nayton 1990
160	<b>H-M</b>			Difficult lot to have built on because of topography/terrain <sup>118</sup>	• Medium McIlroy 1990 • High Nayton 1990
161	<b>M</b>			Difficult lot to have built on because of topography/terrain <sup>119</sup>	Medium McIlroy 1990
162 The Strand	<b>M</b>			Culvert that runs under Frazer Street between Lot 162 and 139 built in 1887 when tram route was changed to run down Frazer Street – formed from concrete with iron stone	Medium Nayton 1990

<sup>110</sup> Per McIlroy 1988 & 1990

<sup>111</sup> Per McIlroy 1988 & 1990

<sup>112</sup> Per McIlroy 1988 & 1990

<sup>113</sup> For the garaging of the cars used on the Tramway

<sup>114</sup> Per McIlroy 1988 & 1990

<sup>115</sup> Per McIlroy 1988 & 1990

<sup>116</sup> Per McIlroy 1988 & 1990

<sup>117</sup> Per McIlroy 1988 & 1990

<sup>118</sup> Per McIlroy 1988 & 1990

<sup>119</sup> Per McIlroy 1988 & 1990

<sup>120</sup> Nayton 1991

				temper <sup>120</sup>  Lots 162 to 167 have several identified archaeological sites and some evidence of structures – all considered to be of Medium to Low significance – palm tree/tennis courts/well/concrete base to water tank/chimney <sup>121</sup>	
163 The Strand	<b>M</b>				Medium Nayton 1990
164 The Strand	<b>M</b>				Medium Nayton 1990
165 The Strand	<b>M</b>				Medium Nayton 1990
166 The Strand	<b>M</b>				Medium Nayton 1990
167 The Strand	<b>M</b>				Medium Nayton 1990
168 Perseverance Street School House Stone Building	<b>M</b>			Lots 168 to 176 include some structural material and artefact scatters – all have been disturbed by bottle hunters <sup>122</sup>	Medium Nayton 1990
169 Perseverance Street	<b>M</b>				Medium Nayton 1990
170 Perseverance Street	<b>M</b>				Medium Nayton 1990
171 Perseverance Street	<b>M</b>				Medium Nayton 1990
172 Perseverance Street	<b>M</b>				Medium Nayton 1990
173 Perseverance Street	<b>M</b>				Medium Nayton 1990
174 Perseverance Street	<b>M</b>				Medium Nayton 1990
175 Perseverance Street	<b>M</b>				Medium Nayton 1990
176	<b>M</b>				Medium Nayton 1990

<sup>121</sup> Nayton 1991

<sup>122</sup> Nayton 1991

Perseverance Street					
177 to 186 Street Block	L			Lots show no evidence of having been occupied.	
187 to 190 Street Block	L			Lots show no evidence of having been occupied.	
191 to 200 Street Block	L			Lots show no evidence of having been occupied.	
201 to 210 Street Block	L			Lots show no evidence of having been occupied.	
211 to 218	L			Lots show no evidence of having been occupied.	
219 224	L			Lots show no evidence of having been occupied.	
225 to 236 Street Block	L			Lots show no evidence of having been occupied.	
237 to 246 Street Block				Lots show no evidence of having been occupied.	
247 Reserve 1721 Large Lot	H			Public Works Dump – includes well lined with corrugated iron – artefact scatters – possible association with H Edney's House – evidence of disturbance by bottle hunters Nayton 1991	
248 Reserve 1722 Large Lot	L			Lots show no evidence of having been occupied.	
249 May be Nanny Goat Hill Reserve 1723 Lot 445		Unallocated Lot No			
250 to 257 Street Block	L			Lots show no evidence of having been occupied.	
258 to 265	L			Lots show no evidence of having been occupied.	
266 to 275 Street Block	L			Lots show no evidence of having been occupied.	
276 to 285 Street Block	L			Lots show no evidence of having been occupied.	
286 to 295 Street Block	L			Lots show no evidence of having been occupied.	
296 to 305	L			Lots show no evidence of having been occupied.	
306 to 310 Street Block	L			Lots show no evidence of having been occupied.	
311	H			<b>Chinese Market Garden Tidal flats Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 - 351 – 352 – 353 & part of Lot 354	High Yates 1996
312 to 315 Street Block	L			Lots show no evidence of having been occupied.	
316 to 319	L			Lots show no evidence of	

Street Block				having been occupied.	
320	H			<b>Chinese Market Garden</b> <b>Tidal flats</b> <b>Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 – 351 – 352 – 353 & part of Lot 354	High Yates 1996
321	H			<b>Chinese Market Garden</b> <b>Tidal flats</b> <b>Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 – 351 – 352 – 353 & part of Lot 354	High Yates 1996
322 to 325 Street Block	L			Lots show no evidence of having been occupied.	
326 to 337 Street Block	L			Lots show no evidence of having been occupied.	
338 Reserve 1728 Tank Hill (part)	H			Tank Hill	
339 to 347 Street Block	L			Lots show no evidence of having been occupied.	
348	H			<b>Chinese Market Garden</b> <b>Tidal flats</b> <b>Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 – 351 – 352 – 353 & part of Lot 354	High Yates 1996
349	H			<b>Chinese Market Garden</b> <b>Tidal flats</b> <b>Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 – 351 – 352 – 353 & part of Lot 354	High Yates 1996
350	H			<b>Chinese Market Garden</b> <b>Tidal flats</b> <b>Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 – 351 – 352 – 353 & part of Lot 354	High Yates 1996
351	H			<b>Chinese Market Garden</b> <b>Tidal flats</b> <b>Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 – 351 – 352 – 353 & part of Lot 354	High Yates 1996
352	H			<b>Chinese Market Garden</b> <b>Tidal flats</b> <b>Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 – 351 – 352 – 353 & part of Lot 354	High Yates 1996
353	H			<b>Chinese Market Garden</b> <b>Tidal flats</b> <b>Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 – 351 – 352 – 353 & part of Lot 354	High Yates 1996



354 Part of this Lot Reserve 1730	H			<b>Chinese Market Garden</b> <b>Tidal flats</b> <b>Field Complex 3</b> Lot Complex = 311 & 320 – 321 – 348 – 349 – 350 - 351 – 352 – 353 & part of Lot 354  <b>Palm Tree Site</b> <b>Field Complex 2</b> Lot Complex = 367 to 372 and part of Lot 354	High Yates 1996
355 to 366 Street Block				Status currently unknown	High Yates 1996
367 to 372 Street Block	H			<b>Palm Tree Site</b> <b>Field Complex 2</b> Lot Complex = 367 to 372 and part of Lot 354	High Yates 1996
368	H			<b>Palm Tree Site</b> <b>Field Complex 2</b> Lot Complex = 367 to 372 and part of Lot 354	High Yates 1996
369	H			<b>Palm Tree Site</b> <b>Field Complex 2</b> Lot Complex = 367 to 372 and part of Lot 354	High Yates 1996
370	H			<b>Palm Tree Site</b> <b>Field Complex 2</b> Lot Complex = 367 to 372 and part of Lot 354	High Yates 1996
371	H			<b>Palm Tree Site</b> <b>Field Complex 2</b> Lot Complex = 367 to 372 and part of Lot 354	High Yates 1996
372	H			<b>Palm Tree Site</b> <b>Field Complex 2</b> Lot Complex = 367 to 372 and part of Lot 354	High Yates 1996
373 to 378 Street Block	L			Lots show no evidence of having been occupied.	
379 Large Single Lot				<b>Chinese Market Garden</b> <b>Field Complex 1</b> Lot Complex = 379 * part of Lot 380	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• High Yates 1996</li> </ul>
380 Large Single Lot				<b>Chinese Market Garden</b> <b>Field Complex 1</b> Lot Complex = 379 & part of Lot 380	<ul style="list-style-type: none"> <li>• High McIlroy 1990</li> <li>• High Yates 1996</li> </ul>
381 to 384 Street Block	L			Lots show no evidence of having been occupied.	
385 Reserve 1733 @ east end of Town addressing The Strand	L				
386 to 390 Street Block	L				
391 to 400 Street Block	L				

401 to 410 Street Block	L				
411 to 415 Street Block	L				
416 to 420 Street Block	L				
421 Perseverance Street West end of Town Super Lot	unknown			May have been area of stone Quarries – divided by road to Settlers Beach – explosives magazine in this vicinity	
422	H			European Cemetery	
423	H			Asian Cemetery	
424	H			Tank Hill	
425 to 434		Unallocated Lot Numbers?			
435	H			Possibly a breakwater – beach is at the end of these lots <sup>123</sup>	High Wall McIlroy 1990
436	H			Possibly a breakwater – beach is at the end of these lots <sup>124</sup>	High Wall McIlroy 1990
437	H			<b>Original Chinese Market Garden Field Complex 4</b> This is the area of land addressing Perseverance Street which is located directly opposite China Town at the base of Mount Beach Lot Complex = 437 & part of adjoining Road Reserve	High Yates 1996
438	L	Unallocated Lot Number			
439	L	Unallocated Lot Number			
440 Reserve 37314	L			Possibly @ Settler's Beach	
441		Unallocated Lot Number			
442 Formerly Lot 125	H			Lot 125 Cnr of The Strand & Pearl Streets Customs House & Bond Store 1895 Survey Map Lot 442	
443 Lots 121 & 122 Perseverance Street Pearl Street & the Strand	H			Corner of Pearl & the Strand along beach front <sup>125</sup> North West Mercantile Store formerly the Mining Registrars Office	High Nayton 1990
444	H-L			Formerly Lot 154	• Low Nayton 1991

<sup>123</sup> Per McIlroy 1988 & 1990

<sup>124</sup> Per McIlroy 1988 & 1990

<sup>125</sup> Per McIlroy 1988 & 1990

Formerly Lot 154 Pearl Street Galbraiths Store 1888				Rubble Wall – Disturbed Site <sup>126</sup> Nayton 1990 believes the site to have High value – conflicts with 1991 conclusion	• High Nayton 1990
445 May have been Lot 249	<b>M</b>	Reserve 1723		Nanny Goat Hill  At the base of Nanny Goat Hill on the north side is an extensive rubbish dump. Car bodies, furniture and other such large items appear to have dumped in this location over number of years.	Per Field Work 2006 – area requires further investigation
446 Reserve 44452 Land Backed Wharf	<b>H</b>			Land Backed Wharf  Series of wharfs constructed in the same location	

**TABLE 2** findings of archaeological surveys

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<sup>126</sup> Nayton 1991

SITE NAME	SITE LOCATION	ARCHAEOLOGICAL SURVEY	ARCHAEOLOGICAL SIGNIFICANCE
Quarry/s	Mt Beach Quarry  Possibly Cossack Town Lot 421	'These solid rocks were excavated from the Mt Beach Quarry, cut & shaped & used as foundation material & building blocks in many of the early buildings' Lewis 1984 pg 61-82 cited in McIlroy 1988	There were at least three quarries in the vicinity of the Town used as a source for the stone buildings <sup>127</sup> Quarry 1 along the road to Settlers Beach on the opposite side of the road (left hand side) from the area identified as the location of the Explosives Magazine. Quarry 2 stone was taken from the hill to the left of the European and Asian Cemeteries. Quarry 3 Settlers Beach area A 4 <sup>th</sup> Quarry (contemporary) used for road base is located on the south side of Nanny Goat Hill – marl for building purposes may also have been sourced from this location
Tramway 1887 Tramway entered the Town via Pearl Street 1895 Tramway entered the Town via Frazer Street		Retaining Walls Culvert – drainage through seawall Tram station 1895 (Nayton 1991)  End point of tram line (horse drawn)	High – Medium Natyon 1991
Steam Ship Wreck	In Mangrove	Remains in mangroves located to the south-east of Douglas Street and the Strand  Wreck of steam lighter – possibly the <i>Star</i>	High – Medium Nayton 1991
Jarman Island		Lighthouse – Location of Quarantine Station	High
Public Works Department Plan 1886 (PWD 39)		McIlroy 1990 ' <i>...all other areas of Cossack shown as containing buildings in the 1886 Plan PWD 39 are Zone A (High) sites unless, and until, future archaeological assessment, demonstrates otherwise.</i> '	
Wharton Street Area (originally)		McIlroy 1990 suggest this area is of medium significance	
Explosives Magazine		Small jetty and light rail track are anecdotally recorded to served an explosive's store on the dune above the beach. The explosives were used in the mining industry – and possibly	

<sup>127</sup> Pers Comm. Ian Ferguson – Shire of Roebourne Cossack caretaker 23 may 2006

		for quarrying.	
Lazaret Leprosarium		Outside the scope of this study.	
Readers Head Lookout		Site of 1 <sup>st</sup> Port Warning Light before lighthouse on Jarman Island constructed 1888	
Settlers Beach		Dig Down – a place where mail was left for collection at the base of a rocky outcrop on the beach. Rock Art – at the base of Readers Head Lookout on the rocks down to the beach are several sites of Rock Art.	

**TABLE 3** other archaeological sites



