stephen carrick architects

Conservation Management Strategy

FMR COOPER'S MILL
COOLEENUP ISLAND, SOUTH YUNDERUP

PREPARED FOR

WATER TECHNOLOGY

February 2026

Member
Australian Institute of Architects

This Conservation Management Strategy has been prepared in accordance with the scope of services described in the contract or agreement between Stephen Carrick Architects and the Client. The report relies upon data collected upon the site visit, referenced documents and photographs taken at or under the particular times and conditions specified herein.

Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Stephen Carrick Architects accepts no responsibility for its use by other parties.

Cover Image:
Photograph taken by Stephen Carrick Architects, 19 March 2025.

EXECUTIVE SUMMARY

This Conservation Management Strategy (CMS) for Cooper's Mill (fmr), South Yunderup has been prepared for Water Technology as part of their commission for a Foreshore Management Plan (FMP) for the Shire of Murray.

The Shire of Murray recognises the cultural heritage significance of Cooper's Mill (fmr) and the environmental pressures associated with its island setting, including inundation and erosion. This has prompted the initiation of the FMP to provide coordinated strategies for the site's long-term management and conservation.

This CMS addresses the built heritage component of the FMP and is aimed at providing a guide to the appropriate conservation planning and maintenance of the place.

It includes recommendations for future and potential investigative works to Cooper's Mill (fmr) only. No physical investigative works were requested by the Shire of Murray as part of this scope of work.

A CMS is acknowledged as a best practice management document to provide a framework for the conservation of the place's significant values and building fabric.

Cooper's Mill (fmr) is included on the Heritage Council of Western Australia's State Register of Heritage Places (P01771). The place comprises a group of buildings, amenities and the natural landscape. These include:

Cooper's Mill Building:
- The Stone Mill (1843) and Engine Room (1860; Reconstructed 1980s);

Other Built Elements on Cooleenup Island:
- The Caretaker's House (1986);
- The Public Toilet Block (1984);
- Visitor Facilities - timber framed shelters, childrens playground and equipment, barbecues and seating, three timber jetties and signage (1984-1986); and
- Three timber Jetties and Time Capsule (1998)

Natural landscape:
- The Island setting; and
- Indigenous Landscape.

It was agreed with Water Technology and the Shire of Murray that this CMS, will be prepared for the main Cooper's Mill building only - the Stone Mill (c.1843) and Engine Room (1860; Reconstructed 1980s) with consideration for the immediate natural landscape surrounding the subject building.

Other built elements and natural landscape in the broader site and reserve are not included within the scope of this document.

For clarity and consistency, the title 'Cooper's Mill' will be used in the following sections of this CMS to refer to the main building only - the Stone Mill and Engine Room.

This Conservation Management Strategy expands on the existing information provided in the Register of Heritage Places Assessment Document (1997), the 2013 Conservation Management Plan and Shire of Murray's Place Record Form (LHS No. 008) for Cooper's Mill (fmr).

Overview

Cooper's Mill is a cylindrical rendered stone tower with a conical timber shingle roof and a single-storey rectangular brick addition to the south. The building is located on the north-western end of Cooleenup Island, addressing the foreshore of the Serpentine and Murray Rivers.

Cooper's Mill was originally used as a wind-driven mill from 1843 to the 1850s. Following a bushfire that damaged the building, the mill was later converted to steam power with the Engine Room addition to the south in 1860. The mill was in operation until the place closed in 1865.

Following a bushfire in 1942, the Engine Room was later reconstructed in the 1980s. Considerable significant conservation works have been undertaken to both the Mill and the Engine Room between 2002 to 2005.

As of 2025, the place is owned and maintained by the Shire of Murray as a public museum.

Locality

The locality of the place, as listed in the State Register of Heritage Places – 1997 Permanent Entry for Cooper's Mill (fmr), refers to '*Cooleenup Island, North Yunderup*'.

In 2025, planning data from both Landgate and the Shire of Murray Atlas Maps indicate that the place falls within the Locality of Coolenup Isalnd, South Yunderup.

This CMS will refer to South Yunderup as the location of the place.

Heritage Listings

Cooper's Mill (fmr) has the following Heritage Listings:

- Shire of Murray - Local Heritage Survey (March 2020; Management Category A: Exceptional Significance);
- Shire of Murray - Heritage List;
- State Register of Heritage Places - Permanent Entry for P01771, Cooper's Mill (fmr) (1997);
- Classified by the National Trust (1996);
- Register of National Estate (1984).

Conservation Strategies Intentions

- To provide guidance to the owners and users/occupants of the place, regarding the significance of the place as a whole and individual elements;
- To provide recommendations for the conservation of the significant fabric and strategies for restoration, reconstruction, adaptation and maintenance of the significant elements.

Conservation Works & Maintenance Schedule

Section 4 of the Conservation Management Strategy sets out a conservation works schedule; maintenance works schedule; and schedule of other conservation actions. This section outlines the required conservation works in order of priority.

- Immediate
- Urgent Term (1-2 years)
- Medium Term (within 3 years)
- Long Term (safely deferred beyond 3 years)

A Building Condition Assessment Report is included as an Appendix.

CONTENTS

1 INTRODUCTION

This Conservation Management Strategy (CMS) has been prepared by Stephen Carrick Architects (SCA) for Water Technology as part of the Foreshore Management Plan (FMP) for the Shire of Murray. The preparation of this document is intended to guide the Shire of Murray in the ongoing repair, maintenance, and conservation of the place.

Cooper's Mill is included on the State Register of Heritage Places (P01771). The place is located at the north-western end of Cooleenup Island, South Yunderup addressing the foreshore of Serpentine River. Cooper's Mill is a cylindrical rendered stone tower with a conical timber shingle roof and a single-storey rectangular brick addition to the south.

Cooper's Mill is currently owned and maintained by the Shire of Murray as a public museum.

The place contributes to the overall cultural heritage significance of the Shire of Murray and is recognised as a Management Category A - Exceptional Significance place. This means that the place is:

> *Essential to the heritage of the locality. Rare or outstanding example.*

Conservation Management Strategies are comprehensive documents that provide a guide to the ongoing conservation of places identified as having heritage value. The Shire recognises the cultural heritage value of the place and the need to have appropriate conservation planning in place to guide the future of the place.

This report provides background information, a brief description of heritage listings and significance and a practical guide to the maintenance and conservation of the place.

The preparation of this Conservation Management Strategy for a place of cultural heritage significance is consistent with best practice in heritage conservation.

The following information has been provided or accessed for the preparation of this document:

- Heritage Council of Western Australia's InHerit Database - P01771: Cooper's Mill (fmr);
- A Guide to Conservation Management Strategies 2017, State Heritage Office;
- *Cooper's Mill Cooleenup Island, Yunderup, Western Australia - Conservation Management Plan*, prepared by Ronald Bodycoat Architect, dated August 2013;
- Shire of Murray Place Record Form - Local Heritage Survey No. 008: Cooper's Mill, dated March 2020;
- Shire of Murray Local Planning Policy - Draft Heritage Places, dated May 2018;
- Shire of Murray - Local Planning Scheme No.4, prepared by the Department of Planning, Lands and Heritage, dated October 2024

A detailed site inspection was undertaken by Stephen Carrick Architects in March 2025 of Coopers Mill and its immediate surroundings. The completed site visit enabled SCA to photograph the place and record the current condition.

This Conservation Management Strategy has been prepared in accordance with the principles, processes and practice as outlined in the ICOMOS Burra Charter (2013). Definitions of terms are in accordance with the Burra Charter.

1.1 ACKNOWLEDGEMENT

The consultant would like to acknowledge the assistance of the following in the preparation of this Conservation Management Strategy:

- Karl Illich - Team Lead - Coasts and Marine Senior Engineer, Water Technology
- Nick Dugan - State Manager, Water Technology
- Greg Delahunty - Manager Planning and Environment Services, Shire of Murray
- Caretaker Cooper's Mill
- Department of Planning, Lands and Heritage
- Shire of Murray

1.2 CONSULTANT QUALIFICATIONS

Stephen Carrick is a registered architect with extensive experience and expertise having worked in private practice in Sydney from 1985 to 1992, for the Western Australian Government from 1992 to 2009 and from 2009 in private practice specialising in all aspects of heritage conservation work.

Stephen has over 30 years experience in the conservation and management of heritage sites. His experience and expertise have been developed from extensive work on large and small heritage projects in both metropolitan and regional Western Australia.

Stephen Carrick Architects (SCA) is an architectural practice focussing on all aspects of heritage and conservation architecture with specific expertise in conservation works, conservation planning (including heritage assessments and conservation management plans), heritage impact statements, adaptive reuse of buildings and structures and infill in heritage streetscapes.

SCA have recently prepared Conservation Management Strategies for:

- Endowment Block, Kalgoorlie
- Brockman House, Guildford
- St John's Lutheran Church, Perth
- St Paul's Anglican Church, Narembeen
- Narembeen Public Hall
- 1 Clarkson Road, Maylands
- Former Perth Girls' Orphanage, East Perth
- Residence - 145 Parry Street, Perth
- St Maria Goretti Catholic Church, Jarrahdale
- Manners Hill Park Pavilion, Peppermint Grove
- Success Hill Lodge, Bassendean
- St Alban's Church, Highgate

The following SCA staff were involved in the preparation of this CMS:

- Stephen Carrick
- Hannah Tan
- Eoin McAuliffe
- Rena Wang
- Sia Mao
- Kim Mudie

1.3 STATEMENT OF SIGNIFICANCE

There are three documents that contain similar statements of significance. These statements contain slight variations. For clarity and consistency, this CMS references the Heritage Council of Western Australia's Register of Heritage Places - Permanent Entry P01771, *Fmr Cooper's Mill*.

Cooper's Mill, a two-storey cylindrical limestone tower with a square brick addition, has cultural heritage significance for the following reasons:

- *it was the first flour mill constructed in the Murray district and the only one of several built contemporaneously in Western Australia to remain in existence;*
- *the building is an important part of the phase of the development of flour milling in the settlement of the Murray District;*
- *it is directly associated with the respected Cooper family, pioneers of the Murray district of Western Australia, and with Josiah Stinton who was important in early Western Australian flour milling development;*
- *it is representative of European construction techniques translated into local materials by Cooper. The winning of the building stone from a considerable distance away, and transporting it to the island site is indicative of the difficulties experienced in its construction;*
- *the building of a flour mill on a small island in the delta of a river is unusual in Western Australia;*
- it has high aesthetic value; and,
- it is a reflection of the past importance of waterborne transport in the settlement of Western Australia.

It is also important to note that the 2013 CMP advises that:

- The place survives as one of the earliest wind-drived corn mills in the State, and the first flour mill in the Murray District, originally equipped with wind-powered mill machinery later adapted to steam power;
- The place, as part of two Registered Aboriginal Site areas, is of spiritual and associational value to the indigenous community as a place formerly important as a meeting place for camping, hunting,

fishing and gathering; as a consequence of such relevance prior to and following European settlement and as a result of its association with a most tragic European-Aboriginal conflict in Western Australia, the place(s) is valued by the community for its cross cultural historic and indigenous associations;

- The estuarine characteristics of the island and the indigenous landscape are of considerable cultural heritage significance.

1.4 LOCATION PLAN

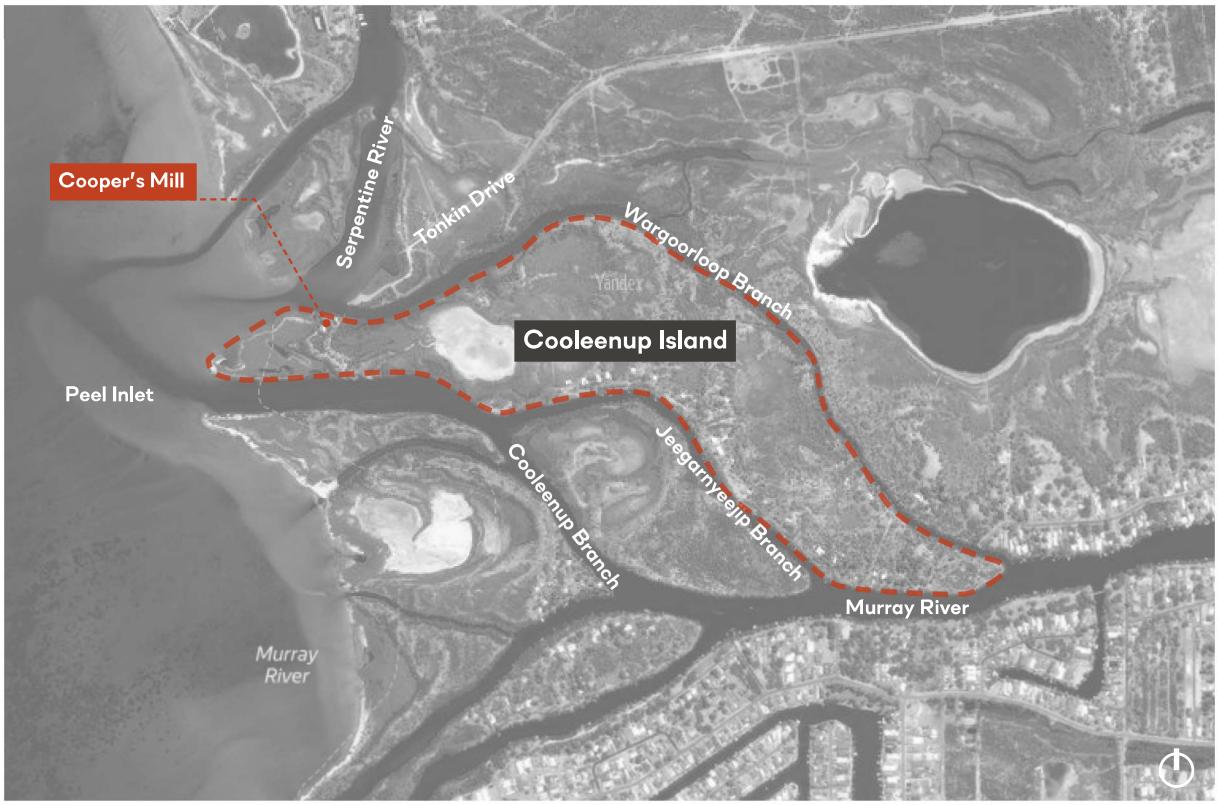


Figure 1: Regional Plan - Murray Delta Islands

Source: Yandex Maps, Accessed 17/03/2025

Figure 2: Broader Site Plan - Cooper's Mill (Fmr) (Crown Reserve 23015)

Source: Landgate, Accessed 17/03/2025

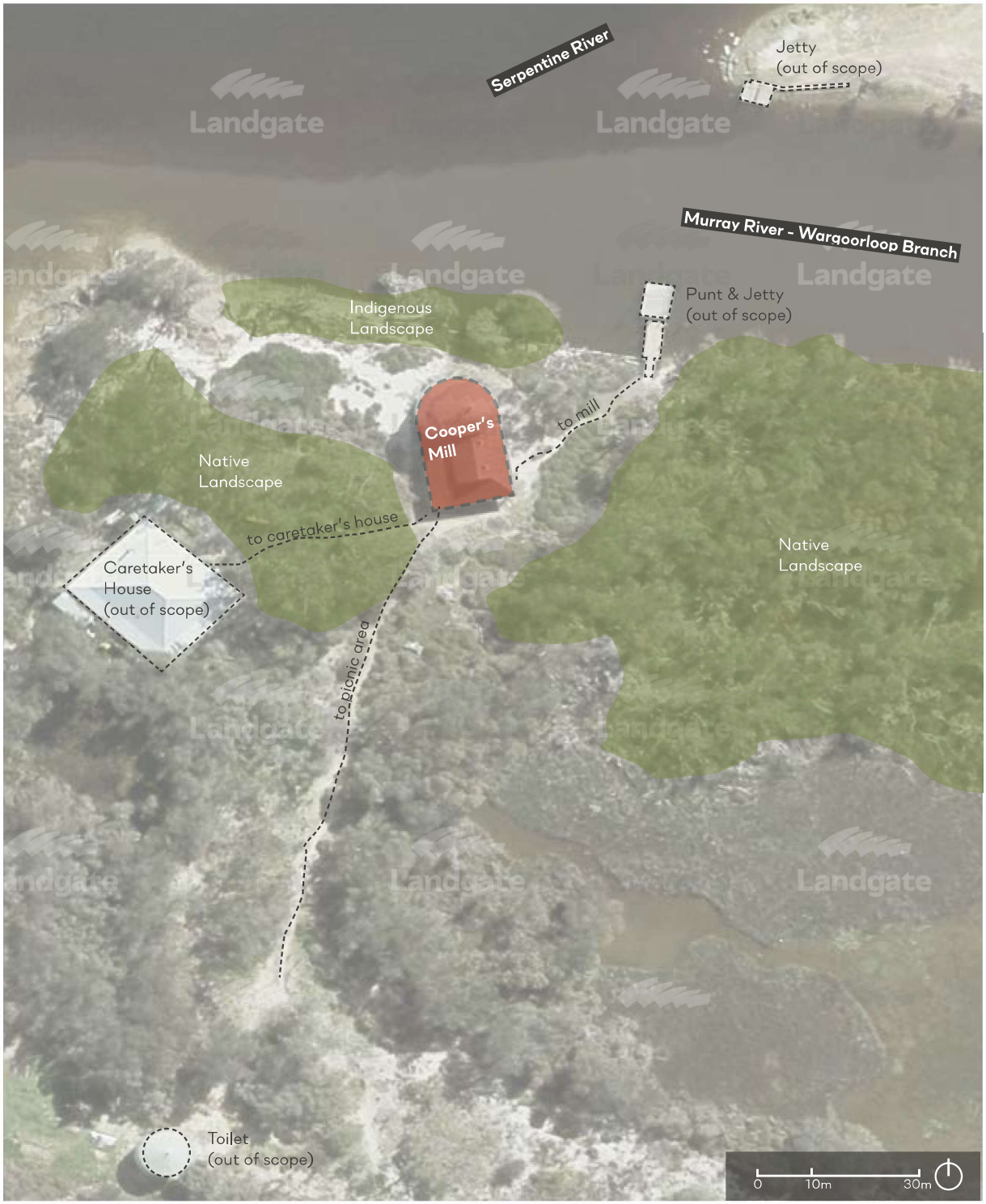


Figure 3: Building Location Plan - Cooper's Mill

Source: Landgate, Accessed 17/03/2025

1.5 CURRENT HERITAGE LISTINGS

The following section identifies the current heritage listings and cultural heritage significance of the Cooper's Mill.

Listings

National Heritage List (Commonwealth)	No
Register of Heritage Places (State)	Yes
Classified by the National Trust of Australia (WA)	Yes
Local Heritage Survey (LHS)	Yes
Heritage List	Yes
Register of the National Estate	Yes
Aboriginal Cultural Heritage Register	Yes

State Register of Heritage Places

The Heritage Council of Western Australia maintains a heritage database, 'InHerit'. The database contains information on statutory and non-statutory heritage listings, and the results of heritage surveys and studies. Inclusion on the State Register carries statutory requirements.

Cooper's Mill is included on the State Register of Heritage Places (P01771). The place was permanently listed on 09 May 1997.

National Trust of Australia (WA)

National Trust classification provides community recognition of a place as having cultural heritage significance. It does not carry any legal requirements.

Cooper's Mill is classified by the National Trust of Australia (WA). The place was classified on 10 June 1996.

Local Heritage Survey (LHS)

A Local Heritage Survey is an ongoing database that records and provides information on places of cultural heritage significance located within the municipality.

Cooper's Mill is included on the Shire of Murray's Local Heritage Survey (LHS No. 008, Cooper's Mill). The place has been allocated a Management Category A - Exceptional Significance. This Management Category means that the place is:

> *Essential to the heritage of the locality. Rare or outstanding example.*

Heritage List

The Shire of Murray's Heritage List forms part of the Town Planning Scheme No 4 which is given certain protection under the Scheme.

Cooper's Mill is included on the Shire of Murray's Heritage List.

Aboriginal Cultural Heritage Register

Cooper's Mill is included on the Aboriginal Cultural Heritage Register (Place 3582: Serpentine River).

2
BACKGROUND INFORMATION

2.1 DOCUMENTARY EVIDENCE - FMR COOPER'S MILL

We acknowledge the two key sources of Documentary Evidence: the Heritage Council of Western Australia's Assessment Documentation prepared in May 1997, and the Conservation Management Plan reviewed and updated by Ronald Bodycoat Architect in August 2013.

The following Documentary Evidence has been directly sourced from the 2013 Conservation Management Plan[1], which presents the most up-to-date historical record. This material was researched and compiled by Robyn Taylor, PhD. MPHA, historian and heritage consultant, for Cooper's Mill.

Acknowledgment of the Aboriginal People

The Murray District where Cooper's Mill is located is part of the larger Bilbbulmun territory that extends across the south-west corner of the Australian continent. For many thousands of years the Nyungar people, the traditional owners of this region, lived rich cultural life in harmony with their surroundings and in accordance with their laws.

The arrival of the European settlers is 1829 and the establishment of the Swan River Colony was the beginning of the end of this traditional way of life. The Colony was the first free and privately settled Colony in Australia with land granted to the settlers according to the value of the goods they brought with them.

> *This was despite clear evidence of Aboriginal ownership and custodianship of land and recognition of property rights noted by colonists and government officials including the Native Interpreter, F. Armstrong, who observed of Aboriginal people in 1836 that 'the right of property is well recognised among them ... the land appears to be apportioned to different families'.*[2]

However these rights did not accord with the British system of land ownership. The increasing denial of access to their traditional lands and the impact this would have on their means of sustenance and customary life, led to conflict with the settlers. This coupled with the impact of foreign diseases from which they had no natural resistance, would lead to the decimation and displacement of many of the Nyungar people.

In 1830, Thomas Peel, who brought out a number of settlers in a private venture, was granted a quarter million acres that extended from Cockburn Sound to the right bank of the Murray River. The River had been named in 1829 after Sir George Murray, than Secretary of State for the Colonies. The grant took in the large estuary, named Peel Inlet, to which flowed the Murray and Serpentine River.

Conflict soon arose with the Murray River, or Bindjareb, people who were renowned as fierce warriors. Peel complained they were destroying the settlers' crops and stealing and killing stock and horses. In 1834 they were suspected of being behind the raiding of Shenton's Mill in South Perth. Peel wanted these Nyungars 'pacified' and Governor Stirling came to the same conclusion after the fatal spearing in Mandurah on 16 April 1834 of Hugh Nesbit, a servant of Lieut. Armstrong and Private of the 21st Regt. Scots Fusiliers.[3] *Nesbit has been accompanying Edward Barron in search of a missing horse that Barron had come to collect from Peel. Barron was also speared but managed to escape. The reprisal that followed on 28 October 1834 led by Stirling resulted in what was then referred in militaristic terms as the 'Battler of Pinjarra'. 'Eight Aboriginal women and several children were taken prisoner. The number of Aborigines killed is not clear.'*[4] *Contemporary accounts of the attack, which lasted about an hour, significantly differ. ' While John Septimus Roe described the actions of the attackers as "sufficiently exemplary", Joseph Hardy's diary described a "shocking slaughter" and "more so than needed"'.*[5] *There was much criticism about the severity of the Government's reprisal both within the Colony and outside.*[6] *Today the infamous event known as the 'Pinjarra Massacre'. Following the massacre, the Murray River Nyungar became less bothersome to white interests thus opening*

1 Ronald Bodycoat Architect, "COOPER'S MILL Cooleenup Island, Yunderup, Western Australia", Conservation Management Plan, August 2013, p.32-49.
2 Gregory, J., and Gothard, J., (eds.), Historical Encyclopedia of Western Australia, UWA Press, Nedlands, 2009, p.9, entry by Jill Milroy.
3 Richardson, Ronald, *The Murray District of Western Australia. A History*, Shire of Murray, 1978, pp. 83 and 85.
4 Gregory and Gothard, op. sit., p. 561, entry by Len Collard.
5 ibid.
6 Richards, Ronald, op. sit., p. 100.

the way for increases settlement.

Many Aboriginal place names have been retained in the region such as Pinjarra, which was surveyed as a townsite on the west bank of the Murray River in 1865. The name of the town of Yunderup, gazetted in 1898, is believed to refer to the short tailed lizard or bobtail known by the Aboriginal word Yoorna, Yorna, or Yun. It can also refer to a place with estuarine features, which is typical of the Yunderup area.[7] There are eight separate islands within the townsite, Yoondooroop, which was chosen for the name of the town with the recommendation 'it be spelt "Yundurup" to conform with the spelling rules for Aboriginal names adopted by the government.'[8] Common usage has resulted in the current spelling Yunderup for the town. The other islands include Cooleenup, where Cooper's Mill is located, Meeyip, Jeegarneejip, Ballee, Worallgarook, Little Yoondooroop, and Goongoolup. A branch river linking the Murray and Serpentine is called Wargoorlup. These names were recorded in 1897 by a Government Surveyor called Lewis:

> *I have to-day [6 November 1897] obtained the native names of the islands and channels from three aboriginals, two of whom are natives of the district, and the third belongs to Bunbury, but has lived here for a long time. I had the assistance of another man, who was equally careful with myself in endeavouring to catch the correct sound.[9]*

An early settler who made a considerable contribution to knowledge about south-west Aboriginal lore and language was Jesse Hammond (c. 1856-1940). Hammond lived in Pinjarra as a child before moving back to Perth with his family in 1868. Following his retirement he devoted a number of years compiling a south-west Aboriginal vocabulary that he presented to the [Royal] Western Australian Historical Society in 1938.[10] He also published a book titled Winjan's People (1933) about the south-west Aboriginals.[11] In Western Pioneers. The Battle Well Fought (1936), Hammond relates his boyhood experience watching local Aboriginals catching a large number of fish using a mun-g-ah, or trap, built into the riverbed. He describes the trap in some detail and how the fish were caught by hand and thrown onto the bank. The settlers could take advantage of this supply of fish, which they bought and packed in salt and then smoked.

> *The settlers used to go down to the mun-g-ah, which was constructed in a narrow neck of water about eight miles from the settlement, and buy from them a cartload of fish, for which they paid half a pound of tobacco (then only five shillings a pound), a few pounds of flour and some tea and sugar - less than ten shillings in all. When asked to , the natives would open up the fish and take out the entrails for the whites, for they placed a great value on the fish fat, which they used for many purposes.*
>
> *The fish caught in the blackfellows' mun-g-ah played a big part in feeding the settlers in those early days of the Murray River settlement, especially in the winter when fish could not be caught higher up river on account of the fresh water from the hills.[12]*

The value of flour as a commodity for bargaining with the Nyungar can be appreciated, especially when consideration is given to the labour-intensive nature of the women's work of gathering and grinding seeds into flour.

According to the Department of Aboriginal Affairs on the Register of Aboriginal Sites there are two Registered Sites listed for this location. 'Murray River' has mythological significance, while 'Serpentine River' has both mythological and ceremonial significance.[13]

Descendants of the Nyungar continue to live in the region, and, in common with Aboriginal people across Australia, their culture and history is being remembered and shared with the wider public through the arts.[14]

7 Landgate website - history of country towm place names in Western Australia.
8 ibid.
9 *Western Mail,* 22 April 1898, p.8. 'The Murray Islands. Summering on the Harvey Estuary' by S.H.W.
10 *The West Australian*, 18 March 1938, p. 20, 'Aboriginal Vocabulary. Mr J. E. Hammond's Work' - dates for Hammond's birth have been given as 1836 and 1838.
11 ibid, 5 February 1940, p. 8 - according to an obituary, Hammond's interest in Aboriginal welfare led to his appointment as an honorary protector of Aboriginals for the State of Western Australia.
12 Hammond, Jesse E., *Western Pioneers. The Battle Well Fought,* edited by Osland K. Battye, facsimile edition, Hesperian Press, 1980, p. 10.
13 Department of Aboriginal Affairs, Register of Aboriginal Sites, Registered Sites No. 3537 'Murray River' and No. 3582 'Serpentine River', letter dated 27 June 2013.
14 A recent example is the travelling exhibition 'Pinjarra Massacre Memorial - Art Breaking Boundaries' organised by Pinjarra Katijin and curated by Aboriginal Elder Kerrie-Anne Kearing who is Custodian of the Pinjarra Massacre site. The exhibition consists of artworks by a number of renowned W.A.artists who were asked to visually interpret the actual event or Nyungar life before or after the event. The exhibition travelled during 2010 and 2011 to Fremantle, Albany, Busselton, Geraldton, Mandurah, Bunbury and Perth. See the website Art On The Move www.

Introduction

Cooper's Mill was built and operated for a relatively short period of time, between c.1843 to 1865, and over the following century it was often in danger of total ruin and obliteration. Bushfires, purloining of building materials by locals and vandalism wreaked havoc on the remnants of this historic Mill. However it could be said its landmark presence on Cooleenup Island in the beautiful delta region of North Yunderup prompted a romantic nostalgia in those who visited the place, which in turn helped to save, then preserve, the old mill. This was reinforced by the efforts of Reg Cooper, a descendant of Joseph Cooper who built the Mill, and others who valued the old Mill and its legacy to the region.

In 1897 the Island and Mill had been the setting for a Vice-Regal lunch after the Governor toured down the Murray River in a paddle steamer '... the table cloth being a snowy carpet of wild daisies'.[15] The delta region with its group of islands and waterways was also likened to Venice with future residents traveling around in boars rather than carriages. This observation, by Government Surveyor Mr. Lewis, was included in a highly coloured article by 'S.H.W' in the Western Mail. Titled 'The Murray Islands: Summering on the Harbey Estuary', S.H.W captures the area's climatic, recreational and picturesque attributes. He also makes passing reference to Mill Island [Cooleenup Island], 'between the two rivers, is the site of the first place where the wheat of the district was ground.'[16] The beauty, and significance of the natural environment of this locality was formally recognised in 1990 when 'Peel-Harvey Estuarine System' was entered on the Register of the National Estate. Amongst other attributes the 'area provides the most important estuarine bird habitat in south-west Western Australia'.[17]

Reference to the Mill would increasingly appear in articles during the late 1920s with the build-up to the State's Centenary in 1929. It was nominated as one of the State's historic buildings that needed to be identified and preserved. The Mill was of the same, or very similar design, to George Shenton's 1835 mill in South Perth, which was also nominated for identification and preservation.[18] In 1929, renowned social writer for The Western Australian, equestrienne and wildflower artist Emily H. Pelloe (1877-1941) wrote a lengthy article about Mandurah, and the Mill, following a visit there by horse with the grandson of Joseph Cooper who began constructing the Mill in c.1843.[19] Further articles would appear during the 1930s when the Murray Road Board took responsibility for Cooper's Mill and its subsequent restoration. In 1937 a tablet was unveiled that had been prepared by the [Royal] Western Australian Historical Society that was placed on the Mill so that its history and service to the people of the Murray District would be recognised and appreciated.[20]

The history of Cooper's Mill on Cooleenup Island is both the story of the Mill and early milling in this State, and the growing awareness in Western Australia of the need to save significant early buildings that chart the early years of European settlement.

Early Milling in the Swan River Colony[21]

'Flour milling was the colony's most important and most widely dispersed early secondary industry. Before 1890 over a hundred mills were built'.[22]

The early settlers to the Colony brought steel hand mills for grinding flour, but their source for flour and wheat, until the first crops could be established in the Colony, came from shipments from Van Diemen's Land, India and the Cape of the Good Hope. George Fletcher Moore, a keen gardener who recorded his own attempts at growing wheat and corn, noted the fluctuating price of wheat after the locally grown crop of 1831 failed to provide sufficient grain to keep the settlers in bread. He also complained about the ships bringing supplies were often late arriving. One such ship was the Sulphur. On 27 May 1832 he wrote:

The Sulphur, by her delay for four months,

artonthemove.com.au/content/Exhibitions/Pinjarra+Massacre+Memo.

15 *The Western Australian*, 19 October 1897, p.3.

16 *Western Mail*, 22 April 1898, p.8, 'The Murray Islands. Summering on the Harvey Estuary' by S.H.W.

17 Australian Heritage Council, Register of the National Estate, Place Details for Place ID 20 'Peel-Harvey Estuarine System', Registered 15 May 1990, which includes Cooleenup Island.

18 *The West Australian*, 8 March 1928, p.24, 'Historical Memorials'.

19 *Western Mail*, 23 May 1929, p.2, 'Mandurah Memories. Ghosts of the Past' by Emily H. Pelloe.

20 *The Western Australian*, 20 December 1937, p.24.

21 This section has been adapted from 'Early milling in Perth' in 'The Old Mill' South Perth, Conservation Management Plan prepared for the City of South Perth by Ronald Bodycoat dated August 2012, p.17. Additional information has been added from other sources to expand this history to include other mils built in the Colony from the 1830s.

22 Gregory and Gothard, op. sit., p.9, entry on Flour Mills by Richard G. Hartley.

has picked the pocket of every settler who had to buy wheat at 25s [254 shillings] on every bushel purchased. It has been 35s & even 40s when we should have had it at less than 10s. She was ordered to be here on 1st Febry & not yet arrived.[23]

Until the introduction of steel rollers in the 1890s, early flourmills utilised pairs of large grinding stones between which the wheat was ground and the resulting flour sifted through a series of silk sieves. The first motive power was wind, with notable examples being Shenton's Mill (1835) in South Perth, Cooper's Mill (1843-47) in Yunderup, and Chapman's Mill (1850) at Inlet Park in Wonnerup. But wind proved unreliable. Water mills were also built such as Henry Reveley's water mill (1833) near the site of the Old Boys School in St. George's Terrace. However the water supply from the spring proved insufficient and another design was tried in 1837. The mill operated until 1851. Samuel Kingsford's water mill on the east side of Mill Street was powered with water drawn by a canal from Lake Kingsford. In 1851 the mill was purchased by the Government following the decision to drain Lake Kingsford. In 1854 Henry Burgess converted Kingsford's Mill to steam. Another early mill was the Perth Steam Mills on Mounts Bay Road, established by John Schoales and George Nash in 1838. It operated as both a flourmill and sawmill. It ceased operating in 1844.[24]

Horse-power was a popular choice for early mills although it restricted the size of the mill that could be operated. The horse mills at Clinch's Mill in Berkshire Valley (1847) and the New Norcia Monastery Mill (1854), were two or three-storey buildings constructed in brick and stone. 'After 1850 most new mills were steam-driven, including Maley's Mill, Greenough (1859) and the Essex Street Mill in Fremantle (1863)'.[25] *Steam powered mills were larger and more efficient mills but required a greater capital outlay to establish. They were built for wider commercial use while horse mills tended to serve the individual or immediate neighbourhood.*[26]

In a typical flourmill using grinding stones, the wheat, delivered to the mill in sacks, was transferred to a hopper located at an upper level. From there it was fed into a series of wheat cleaning devices such as separators, smutters, scourers and brushes. Each step of this proves was aimed at removing dirt and associated material before grinding After grinding the output was dressed through silk sieves, producing various grades of flour and bran, which were then bagged and stored. The whole process, while slow and inefficient compared to the roller mills, was nevertheless capable of producing approximately 300 pounds of fine meal per hour from a single pair of stones. After dressing, 60-65% flour would have been extracted.[27]

Early Settlement in the Murray River District and the Establishment of Cooper's Mill

In 1836 a detachment of soldiers under Lieutenant Bunbury was stationed at Pinjarra. Their presence provided a degree of security for the settlers who began to take up their grants in the district. In 1865 the Pinjarra townsite was surveyed on the west bank of the Murray River. The settlers were largely engaged in farming with sheep and cattle being dominant industries. Crops were also grown, with the production of wheat resulting in the first flourmill being constructed in the 1840s. Joseph Cooper commenced building the Mill in 1843.

Joseph Cooper (1796-1847), his wife Elizabeth and their four children, Elizabeth (7), Rebecca (5), Joseph (3) and Mary-Anne (6 months), arrived in Fremantle from England in 1830 on the Warrior. They were to have four more children Robert, Maria, Thomas and James. Joseph was a wheelwright and blacksmith by trade.

The value of the goods Cooper brought to the Colony entitled him to a land allocation of 840 acres. He took 165 acres of land in Melville (Swan Location 68), in the Bicton area near Point Walter, and the remaining

23 Cameron, J.M.R., (ed.), The Millendon Memoirs. George Fletcher Moore's Western Australian diaries and letters, 1830-1841, Hesperian Press, p.119. Moore's comments were also noted in Hasluck, Paul, and Bray, F.I., 'Early Mills of Perth', in Early Days Journal of the Royal Western Australian Historical Society (RWAHS), Volume 1, Part 8, 1930, pp.62 to 84.
24 Roe, Robin, A register of flour mills and sites in Western Australia: including some early water powered saw mills, 1831-1997, 1997, Volume 2, pp.163 to 171; cited in 'The Old Mill' South Perth, Conservation Management Plan, op.sit., p.17.
25 Gregory and Gothard, op.sit., p.9, entry on Flour Mills by Richard F. Hartley.
26 Lang, Emie, 'The history of the flour milling industry in Western Australia between 1830-1830', typescript, Murdoch University, 1982, p.4; quoted in 'The Old Mill' South Perth, Conservation Management Plan, p.17.
27 State Heritage Office, State Register of Heritage Places, Assessment documentation for Place No. 00871 'Port Mill'. Undated, Permanent Entry 31 December 1993; details provided in 'The Old Mill' South Perth Conservation Management Plan, p.17.

675 acres in the isolated farming district of the Murray River. He also bought some town lots in Fremantle. For the first three to four years he chose to live in Fremantle working at his trade as a wheelwright and blacksmith. He also established the 'The Plough Inn', a small eating-house in Fremantle. However Cooper was keen to start working on the land. At first Cooper moved to Mandurah where he set up his blacksmithing business and settled his family. In 1836 he sought to have his grant of land re-allocated downstream of Pinjarra, and was given Location 13 'situated immediately below the townsite on the western bank.'[28] In 1837, once the homestead 'Redcliffe' was built, the rest of the Cooper family relocated to the Murray.[29] Cooper cleared the land and sowed his crops. For a number of years he was the district's main wheat grower 'selling flour ground in his hand-mill to the other settlers who were not yet self-sufficient.'[30]

By now Cooper had decided to take up milling on a more serious basis and chose a site on the north-west corner of Cooleenup Island near the estuary where the Murray River emptied into Peel Inlet. The site was well situated between Pinjarra and Mandurah. In 1846 Cooper applied to the Colonial Secretary for Murray Locations 18 and 56 on Cooleenup island.[31] Apparently he had already begun the construction of the Mill on Location 18. 'He did most of the work himself, leaving the running of Redcliffe to his eldest son – who was also called Joseph.'[32] The two-storey Mill was cylindrical in form with a conical roof covered with timber shingles.[33]

In her 1929 article about Mandurah, and under the sub-heading 'An Ancient Mill', Edith Pelloe described how Cooper constructed the Mill. At the time of writing it was 'now but a shell'.[34] She may have obtained the following information from Cooper's grandson who had accompanied her on horse back to the Mill:

> *The original machinery for the mill was imported from England. The roof revolved and there were five stay sails set on booms projecting from the circular understructure, close to the ground. There were always three in the wind and two out of it. The top floor was used for bran, the next for pollard, and fine flour fell into bins on the ground floor. When the machinery was first set up, it was found that the cogs would not fit and the driving wheel was broken. A new one was fashioned out of tuart timber, and this wore out the rest of the works.[35]*

The storey about the broken wheel was repeated many years later by Cooper's grand-daughter in a letter to the Editor of The West Australian:

> *My father has told me a number of happenings while he lived there and one concerning his father. This resourceful pioneer, to replace a large broken wheel in the mill, felled a large tuart tree and out of it, cut and carved a replica of the broken wheel. There were two sets of cogs on the wheel top and bottom, this driving two wheels. Years after when the mill was dismantled this wheel was in a perfect state of repair and doing the job of an iron one. It had become as hard as flint and beautifully polished. Years later my father came across it while riding through the scrub. He examined it and found that despite many years of exposure to sun and weather, it hadn't a sign of cracks or decay.[36]*

The Construction of the Mill itself, made of limestone with a limestone rubble base, would have taken considerable time as the stone had to be sourced elsewhere and brought to the Island by boat. According to Pelloe's article:

> *The stone for the mill was brought from Point Grey (Kattabungup) on the western shore of the estuary in "flatties," as the raft-like boats used were called. The builders would sail over with the land breeze behind in the morning, and return in the afternoon with the sea breeze. About five tons of stone a day were ferried across in this way.[37]*

28 Richardson, Ronald, op.sit., p.122.
29 'Old Cooper's Mill' Yunderup, Conservation Plan, op.sit., p.32.
30 Richardson, Ronald, op.sit., p.122.
31 'Old Cooper's Mill' Yunderup, Conservation Plan, op.sit., p.10, gives the following references – Location 18: at Landgate, DOLA file 794/28. Thomas Peel unsuccessfully challenged Cooper's right to this land by claiming ownership of the land and Mill. He saw his grant being inclusive of the islands on the right side of the main channel – Richardson, Ronald, op.sit., p.230.
32 Richardson, Ronald, op.sit., p.229 to 230.
33 'Old Cooper's Mill' Yunderup, Conservation Plan, op.sit., p.10.
34 *Western Mail*, 23 May 1929, p.2, 'Mandurah Memories. Ghosts of the Past' by Emily H. Pelloe.
35 *Western Mail*, 23 May 1929, p.2, 'Mandurah Memories. Ghosts of the Past' by Emily H. Pelloe.
36 *The Western Australian*, 27 March 1948, p.19, letter to the Editor from Minnie E. Easton, East Fremantle.
37 *Western Mail*, 23 May 1929, p.2, 'Mandurah Memories. Ghosts of the Past' by Emily H. Pelloe.

The Mill was designed to take advantage of these prevailing sea and land breezes, and its location on Cooleenup Island became known as Windmill Point.

The design of the Mill was similar to the windmill built by Paul and James Lockyer for George Shenton in South Perth. Initially they had built a fixed-sail rectangular-shaped windmill of timber for Shenton in 1833 but in 1834, after an attack by Aborigines when Shenton's life was threatened, the more substantial stone mill was constructed. The mill was located at Point Belches on Miller's Pool and took advantage of the prevailing winds across Melville Water and the Swan River to propel its sails.

In 1847, before he was able to complete the construction of the Mill, Cooper was killed in a tragic accident when he and his family were travelling to Fremantle with a bullock team. While dying he outlined his affairs to the family. '... the farm at 'Redcliffe' went to young son Joseph. Elizabeth, his wife was to get £15 per year for as long as she lived – from the profits of the farm; Thomas and James were to have the mill on their 'coming of age' ...'[38]

According to Pelloe, 'The mill was finished in 1846 by Joseph Stinton, who ran it for some years, when it was taken over by James and Thomas Cooper.'[39] *The date 1846 may be a print error, or Cooper's grandson's memory was at fault.*

With the help of Dan Myerick, a carpenter, and Josiah Stinton, the boys were able to get the Mill completed. Stinton, a former servant to Reverend J.R. Wollaston, had worked a small flour mill at Picton. 'He ran Cooper's Mill for some time, teaching the boys the finer points of the trade.'[40]

By 1850 the Mill was operating, and probably before this date.[41] *However if Jesse Hammond's recollections are correct, it took a while before it became a going concern:*

> *'... it was not immediately a paying proposition, because the wheat grown at Pinjarra and Mandurah was only sufficient to keep the mill working for short periods, and many years elapsed before enough wheat was grown in the district to keep the settlers provided with flour. In his recollection, Mr. Joseph Cooper was the only man Pinjarra in the early sixties who had as much as 12 acres of wheat crop to harvest. Some of the settlers had only half that area and others had none at all.'* [42]

In his published memoirs, Jesse Hammond recalled seeing his father's wheat being ground at the Mill at the time the other brother Thomas was in charge:

> *The wheat grown in the Pinjarra district in and before the 'sixties was ground at the mill near Mandurah, owned by Mr Thomas Cooper. The mill was driven by wind, and I once saw it grind three bags of wheat for my father. Father got four different classes of meal from that grinding. One was flour, one was called 'sharp', the third was pollard, and the fourth bran. When bread was made, the 'sharp' and the pollard were mixed with the flour.*[43]

Some time during the 1850s, and after the time referred to by Hammond in the above recollection, a bushfire swept the Island destroying the sails on the windmill. It is possible Cooper decided to take advantage of this misfortune, as apparently the wind-powered sails weren't adequate for the brisk trade.

> *'... the roof was fixed and a steam engine installed in a room built on the south side of the mill. Being situated on the main waterway and alongside the road from Mandurah to Pinjarra, the mill was well placed for the convenience of settlers.'*[44]

The steam engine was installed in a room constructed of brick with a shingled roof and a wide verandah. However there was disaster in 1862 when heavy floods entered the Mill, flooding the Engine Room and causing looses of flour and grain.

During these years the Cooper family

38 Richardson, Ronald, op.sit., p.230. Documents relating to Cooper's death and his estate are held in the J.S. Battye Library of Western Australian History collection, MN643, Access 2544A.
39 *Western Mail*, 23 May 1929, p.2, 'Mandurah Memories. Ghosts of the Past' by Emily H. Pelloe.
40 Richardson, Ronald, op.sit., p.231.
41 There are conflicting dates about the Mill's construction and operation which may be accounted for by the nature of oral accounts and memories of past events.
42 *The Western Australian*, 20 June 1936, p.15, 'Cooper's Mill. A Colonist's Recollections'.
43 Hammond, Jesse E., op.sit., p.10.
44 Richardson, Ronald, op.sit., p.231.

supplemented their income from the Mill by selling stock food grown on the island. '... during the 1850s and 1860s, the Coopers successfully tendered to supply forage and barley for the police horses at Mandurah and Pinjarra.'[45]

The success of the Mill depended on local supplies of grain, but when wheat growing began to be concentrated around Pinjarra and the foothills the Mill was no longer viable. By 1865 it was shut down.[46] *The Mill equipment was sold for £220 to Captain Fawcett of 'Pinjarra Park' who operated a small mill there.*[47] *His steam-powered mill was more central and convenient for the settlers. However by the late 1880s his milling business was also slowing down due to a range of factors. 'The demise of both these milling operations, as well as others established in the Murray District, was mainly due to crop failure, disease and damage by flooding, but also from competition created by the better-suited wheat-growing districts in other parts of the state.'*[48] *Fawcett's mill was finally closed down in 1890.*

At some stage two residences were constructed on Cooleenup Island 'south-east of the mill and facing the main channel of the river'.[49] *A c.1890 photograph shows a wattle and daub cottage and a more substantial one built of stone.*[50]

For a number of years Cooper's Mill remained empty subject to the vagaries of time and neglect. When Emily Pelloe visited the Island in 1929 the Engine Room and the cottages that had been built near the Mill had gone.

During the 1890s, following the opening up of a railway through Pinjarra in 1893, the region began to open up attracting more visitors as well as help the resurgence of local industries such as timber milling. In 1893 the Yunderup islands were gazetted as a Public Utilities Reserve with the exception of Murray Locations 18 and 56, which were still held freehold by the Cooper family.

In 1897 surveys were undertaken of the eight islands for subdivision of a townsite for which various names were suggested.

> *The original names suggested for the townsite were 'Isleworth' (after an island in the Thames), 'The Delta' and 'Venice'. Later the names 'Murray' (after the river) and 'Yoondooroop' (after one of the islands comprising the townsite) were suggested. Approval was given for the use of the Aboriginal name and Surveyor General H.F. Johnston recommended that it be spelt 'Yundurup' to conform with spelling rules for Aboriginal names adopted by the government.*[51]

Also in 1897 Cooleenup Island, or Mill Island, was used as a luncheon stop for Governor Lieut-Colonel Sir Gerard Smith and his vice-regal party when they toured down the Murray River in the paddle steamer Coolingup. A newspaper account of the event captures the Island's pleasant ambience:

> *Lunch was laid on Mill Island, the table cloth being a snowy carpet of wild daisies, on the edge of a lake, well shaded by trees. The luncheon place was in sight of the first mill erected in the south-west – a round topped, massive building that is hardly any the worse for wear, and in which the swallows make their home. On leaving Mill Island the vice-regal party, accompanied by a cavalcade of buggies, drove across a neck of the estuary, piloted by Mr. A R. Adams, chairman of the Murray Roads Board...* [52]

Over the following decades the old Mill was used for various purposes becoming more and more dilapidated as the years went by. In 1909 a Fisheries Inspector was stationed there; then in the 1920s, a recluse lived in the Mill, apparently a Russian war veteran going by the name of Martin.[53]

During the late 1920s the Cooper brothers (sons of James Cooper) began to hold discussions with the Murray Road Board about handing over Locations 18 and 56 to Road Board on the understanding it would take care of the old Mill. Recognition of the historic importance of the Mill, and other buildings and sites representing the State's Colonial past,

45 Old Cooper's Mill' Yunderup, Conservation Plan, op.sit., p.13.
46 Richardson, Ronald, op.sit., p.231.
47 Pelloe refers to Fawcett's property as 'The Park'.
48 'Old Cooper's Mill' Yunderup, Conservation Plan, op.sit., p.3.
49 ibid, p.11.
50 Photograph reproduced in ibid, p.12.
51 Landgate website – history of country town place names in Western Australia.
52 *The West Australian*, 19 October 1897, p.3.
53 'Old Cooper's Mill' Yunderup, Conservation Plan, op.sit., p.20.

was gaining momentum with the build-up to the State's Centenary celebrations in 1929. In 1928, the State Librarian Dr. J. S. Battye began compiling a preliminary list of places for the Historical Group Committee. Cooper's Mill was listed under the name Peel's Mill at Mandurah.[54] A number of articles about places of historical interest were produced at the time. One in particular was penned by renowned botanical artist and horsewoman Emily Harriet Pelloe (1877-1941) who began writing a women's social column in The West Australian in 1920 under the pen name 'Ixia'.[55] Her article 'Mandurah Memories', published in the Western Mail, contains a substantial historical account of Cooper's Mill, which she visited with one of Joseph Cooper's grandsons. Both went there on horseback.[56] Extracts from this article are reproduced elsewhere in this report.

Locations 18 and 56 were sold to the Murray Road Board in 1930, though it would appear the matter of reserve land on which the Mill stood took additional time to arrange. According to a 1936 newspaper article:

> *Old Mill at Mandurah. Recently Mr. Hobart Tuckey, M.L.C., secured the reservation, in the name of the Murray Road Board, of a quarter of an acre of land upon which Cooper's Mill stands at Mandurah. The board has since spent about £80 upon repairs to the building, which is one of the most interesting historical relics in the district. The Historical Society has approached Mr. Tuckey with a view to having representations made to the board for the attachment of a memorial tablet to the mill, at a cost of approximately £5. The memorials committee of the society considers that an endeavour should be made to have the reservation increased.[57]*

The plaque was unveiled the following year on 20 December 1937 by Mr. A.F. Edward, Chairman of the Murray Road Board. The wording on the plaque stated:

> *Cooper's Mill. Built in 1846 by Joseph Cooper, who arrived at Fremantle in the "Warrior" in 1830, and settled in the Murray District in 1837. It was built as a windmill but was latter converted to steam and for nearly 50 years ground the grain produced in the Murray District.[58]*

The years of the Mill's service to the district was somewhat exaggerated. The occasion of the unveiling of the plaque was well attended.

> *About 200 people were present for the unveiling ceremony, including Mr. Ross McLarty, M.L.C.,[59] members and officials of the road board, members and officials of the Historical Society and several descendants of the people associated with the mill. Among these descendants were Mr. J. Cooper, Miss C. F. Andrews, Mrs. A. A. Thomas, Mr. L. Butcher and Mr. Bell, of South Perth, whose grandfather, Joshua Stinton, assisted the Coopers to build the mill. After the ceremony members of the Historical Society were entertained by the board at afternoon tea.[60]*

After such an optimistic start to the old Mill's new life, disaster struck in 1942 when a bushfire destroyed the roof and timbers. The Mill suffered neglect once again with the walls eroded by wind and rain, and the place being subjected to vandalism.

In 1948 concerns were once again raised about its condition with articles appearing in the press. In a letter to the Editor, Minnie Easton, a grand-daughter of Joseph Cooper, wrote:

> *The sporting and fishing fraternity who camped and lived there burnt every bit of timber that could be pulled or chopped down, both in the mill and cottage nearby to keep the "camp fire" burning.[61]*

W.J. Chinery wrote emotionally about how the place 'is falling to pieces... until comparatively recently, [it] had carried the burden of its years with dignity... but now it is tottering. It is bald on top and its time-scarred body is disintegrating.'[62] His article, illustrated with a photograph of the Mill, provided a lengthy

54 *The West Australian*, 3 March 1928, p.17.
55 Online edition of Australian Dictionary of Biography, entry for Emily Harriet Pelloe (1877-1941).
56 *Western Mail*, 23 May 1929, p.2, 'Mandurah Memories. Ghosts of the Past' by Emily H. Pelloe.
57 *The West Australian*, 11 June 1936, p.18.
58 *The West Australian*, 20 December 1937, p.24.
59 Mr. Ross McLarty, later Hon. Sir Duncan Ross McLarty, served as the first President of The National Trust of Australia (WA) formed in 1959 with one of its objects being the saving of the State's history through the preservation of historic buildings and sites.
60 *The West Australian*, 20 December 1937, p.24.
61 ibid, 27 March 1948, p.19.
62 ibid, 10 January 1948, p.5.

account of the Cooper family and the Mill's history, including its use as a 'fish curing establishment' when it was no longer used for grinding wheat. He also made reference to James Cooper's wish that the place be used as a camping and picnic site:

> *According to Mr. Reg Cooper, of Perth, who is a great-grand son of Joesph Cooper, the mill and the land on which it stood passed into the sole possession of the late Mr. James Cooper the elder, who, in turn, bequeathed it to his sons – Messrs. James Frederick, Joseph and Clarence Cooper – all since dead. Before his death, he expressed a wish that the old mill site should be preserved as a camping ground for the Cooper family and a picnicking spot for the general public. That purpose it has fulfilled and thousands of people have spent many pleasant hours on a hot day in the shade of the twisted trees near the mill and even within the walls of the mill itself.*[63]

Locations 18 and 56 were subsequently resumed and officially gazetted in 1949 as Reserves 23015 and 23016, respectively, as 'Recreation and Camping Grounds' and vested in the Murray Road Board. The Board then sought volunteers to act as wardens for Cooper's Mill. However, vandalism continued at the Mill with more letters of protest appearing in the press. M. Winfield of Yunderup no doubt expressing a general frustration:

> *... it seems to be part of the general West Australian indifference towards the State's pioneers and the few surviving relics of the early days. Some times this attitude oversteps the bounds of indifference and takes the form of vandalism.*[64]

In March 1969 Cooper's Mill was given a 'Class A' listing by the National Trust's Building Committee, which was then ratified by the Trust Council on 14 April 1969. However in June 1973, when the Trust revised its system of Classification into Classified and Recorded, Cooper's Mill was downgraded to Recorded.[65] *Ten years later the Shire of Murray requested the Trust to reassess Cooper's Mill and upgrade the listing to Classified. The purpose of the letter was 'to generate interest in what remains of the structure so that it might ultimately be saved and eventually restored.'*[66] *The Trust was notified later that year by the Shire Clerk that the Council had agreed to embark on a project for preservation and restoration of old Cooper's Mill, and while some immediate preventative works had been undertaken, considerable money was needed. The Trust indicated the old Mill would be reconsidered in due course, and recommended possible sources for funding such as the National Estate grants, which could be applied for through the W.A. Heritage Committee.*[67]

In 1984 Cooper's Mill was entered in the Register of the National Estate as an Indicative Place.[68] *In that year under the Commonwealth Employment Program, restoration works were carried out and the reconstruction of the Engine Room. Public toilets were built and a picnic area developed.*[69] *In 1986 a Caretaker's residence was built on the Island adjacent to Cooper's Mill.*

The beauty of the estuarine locality surrounding Cooper's Mill has attracted visitors and holidaymakers over the past century. In more recent times its scientific importance as a natural habitat for flora and fauna was acknowledged when the 'Peel-Harvey Estuarine System, Mandurah' was entered on the Register of the National Estate as a Registered Place. Amongst other attributes, it was described as 'the largest estuarine ecosystem of the Swan Coastal Plain'.[70]

In May 1994, Reserve 23015 containing Cooper's Mill was re-gazetted with its use changing from 'Recreation and Camping' to 'Recreation and Preservation of Historic Buildings'.[71] *Reserve 23016 (former Murray Location 56) was re-gazetted as 'Recreation Only'.*

In 1995 the heritage importance of Cooper's

63 ibid.
64 ibid, 28 February 1950, p.3.
65 The National Trust of Australia (WA) archives, File: Murray 11 'Cooper's Mill'.
66 The National Trust of Australia (WA) archives, File: Murray 11, letter dated 23 May 1983.
67 ibid, correspondence dated 14 and 23 November 1983.
68 Australian Heritage Council, Register of the National Estate, Place Details for Place ID 10782 'Cooper's Mill (former)' listed 1September 1984 as an Indicative Place.
69 'Old Cooper's Mill' Yunderup, Conservation Plan, op.sit. Restoration works, at this time or earlier, may have obliterated the initials of Willam C. Harris and his sweetheart that he chalked on the Mill wall in the 1880s. Article in the Sunday Times, 12 February 1928, p.14, the initials were chalked '40 years ago'.
70 Australian Heritage Council, Register of the National Estate, Place Details for Place ID 20, op.sit..
71 'Old Cooper's Mill' Yunderup, Conservation Plan, op.sit., p.iii.

Mill was recognised with its entry on the 'Peel Region Municipal Heritage Inventory'.[72] *On 10 June 1996 Cooper's Mill was reassessed and Classified by The National Trust of Australia (WA). In the same year it was given Interim Entry on the State Register of Heritage Places, then Permanent Entry on 9 May 1997. The Mill was recognised as 'the first flour mill constructed in the Murray District and the Only one of several built contemporaneously in Western Australia to remain in existence.'*[73]

In 2001 the Shire of Murray commissioned Considine & Griffiths Architects Pty. Ltd. To undertake a Conservation Plan for Cooper's Mill.[74] *Works were subsequently undertaken during 2002 to 2005 on the Mill, and the reserve.*

> *Major conservation works have included removing asbestos slates on both the mill building and engine room, reconfiguration of the roof to its original pitch and re-roofing in shingles. This re-pitching has also involved increasing the height of the engine-room walls accordingly. The verandah has also been reconfigured in pitch, re-roofed in shingles and the pine posts installed in the mid 1980s replaced with timber to reflect original fabric. The interior wall of the mill building has also been repointed.*[75]

A feasibility study for the Mill site was undertaken in July 2003,[76] *then in 2006 an Interpretation Plan for Cooper's Mill was completed for the Shire of Murray. The Interpretation Plan was commissioned from Mulloway Studio and Paul Kloeden in association with Ecoscape Pty. Ltd. One of their observations in relation to Aboriginal interpretation was that 'Cooleenup Island and Old Cooper's Mill provide an ideal opportunity to consider issues of sustainability across cultures, time, and land occupancy.'*[77] *Although the place was not on the Register of Aboriginal Sites, there were important stories associated with it.*[78]

Revegetation works were carried out between 2002 to 2004 as part of the National Action Plan for Salinity and Water Quality 2000 to 2008. The Shire of Murray helped the 55+ Canoe Club, the Friends of the Rivers (Peel) and the Men of the Trees (Peel/Mandurah) put together a Natural Heritage Trust Grant application for $10,000.00. The application was successful. The Grant was split over four different project areas and included the revegetation at the Mill area on Cooleenup Island. The revegetation works, particularly at Cooper's Mill, was unsuccessful due to rabbits being in plague proportions at that time and destroying all the hard work. The volunteer groups have since performed yearly planting/ revegetation days at the Mill and the planting is then cared for by the Caretaker, particularly during the summer months. This work is independent on any grant or funding from the Shire and involves any overstock grown by the Men of the Trees (Peel/Mandurah).

In 2011 the Shire of Murray approved its Local Government Inventory. The Inventory contained a number of places, including Cooper's Mill, that had been revised since the 1995 listing to better reflect changes to the site or its degree of significance. A history for the place indicates Cooleenup Island's role as a place for sporting events:

> *In 1933, a cricket club formed and a pitch was prepared on the recreation reserve on Mill Island (now Cooleenup Island), which is still extant [2011]. The reserve was used for regular cricket matches, and for a time, hosted Australian Rules football matches, with teams including the Wharfies, Mill and Wares biscuits, Watsonia Meats, etc.*[79]

In June 2013 the Shire of Murray commissioned Ronald Bodycoat, Heritage Architect, to prepare a revised and updated Conservation Management Plan.

<u>Update</u>

Since 2013 to 2025, Cooper's Mill has been used as a public museum.

In June 2024, the Shire of Murray finalised a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP), prepared by Baird

72 'Peel Region Municipal Heritage Inventory', prepared for City of Mandurah, Shires of Boddington, Murray, Serpentine-Jarrahdale and Waroona, Peel Development Commission and Heritage Council of Western Australia, by Martinick Management Services Pty. Ltd., September 1995, Place No. MU60.
73 State Heritage Office, State Register of Heritage Places, Assessment documentation for Place No.1771 'Fmr Cooper's Mill', Permanent Entry 9 May 1997.
74 'Old Cooper's Mill' Yunderup, Conservation Plan, op.sit.
75 'Interpretation Plan: Old Cooper's Mill', prepared for the Shire of Murray by Mulloway Studio in association with Paul Kloeden and Ecoscape Pty. Ltd., final issue 26 July 2006, p.1.
76 ibid.
77 ibid, p.20.
78 ibid.

79 Shire of Murray, Local Government Inventory, LGI Place No. 007 'Cooper's Mill', Final Approval 25 August 2011, p.33.

Innovation Engineered, which recognised the risks of inundation and erosion along shoreline areas. Cooper's Mill and the wider Cooleenup Island, as part of the Murray Delta Islands, fall within Shoreline Management Unit (SMU).

In 2024–2025, the Shire engaged Water Technology to action one of the recommendations of the CHRMAP by preparing a Foreshore Management Plan (FMP) for Cooper's Mill Reserve.

In February 2025 Stephen Carrick Architects were engaged to prepare a Conservation Management Strategy (CMS) to develop short and long term strategies. The CMS focuses on the Cooper's Mill building (Mill and Engine Room), with consideration of the environmental conditions of the wider Reserve.

2.2 HISTORICAL CHRONOLOGY

This following information is extracted from the Documentary Evidence to provide a chronological summary of the development of *Cooper's Mill*.

pre 1829	Occupation of the Bibblimun territory by the Nyungar people predates European Settlement.
1829	European Settlers established the Swan River Colony.
1830	Thomas Peel was granted a quarter million acres in Cockburn Sound, including the Peel Inlet (where present-day Cooper's Mill stands).
	Joseph Cooper and his family arrive in Fremantle from England on board the Warrior.
1836	Joseph Cooper sought a grant of land re-allocation and was given Location 12.
1837	Cooper family established 'Redcliffe' property in Pinjarra.
	Joseph Cooper becomes the district's main wheat grower.
1838	Canning-Murray District formed.
1840s-1890s	Flourmills utilised pairs of large grinding stones and silk sieves. Their first motive power being wind, and later water, steam and horse-power.
c.1843	**Joseph Cooper begins construction on Cooper's Mill.**
1845	E. Pollard leased land to Cooper; this land was on Cooper's boundary line on Cooleenup Island.
1846	Joseph Cooper applied to Colonial Secretary for Murray locations 18 and 56 on Cooleenup Island; he had already commenced building the Mill on Location 18.
1847	On the 15th of November Joseph Cooper is killed in an accident travelling to Fremantle with a bullock team.
Late 1840s	**Cooper's Mill is completed by Dan Myerick (carpenter) and Josiah Stinton who rain it for some years before Thomas Cooper assumes operations.**
1850s	Most new mills are steam-driven.
	A bushfire on Cooleenup Island damages the Mill, destroying the sails (1859-1860)
1860s	The Mill was converted to steam power with an Engine Room added to the cylindrical stone windmill.
	A single storey steam engine room of brick and timber construction with a timber shingled roof and verandah.
	Focus of wheat growing shifts towards Pinjarra and the foothills making Cooper's Mill unviable.
1862	Heavy floods inundate the engine room to Cooper's Mill.
1865	Pinjarra townsite is surveyed on the west bank of Murray River.
	Cooper's Mill operations shut down.
1890s	Introduction of steel rollers
	2No. residences are constructed on Cooleenup Island south-east of Cooper's Mill.
1893	Yunderup Islands gazetted as a Public Utilities Reserve, except for Murray locations 18 and 56, these are held freehold by the Cooper family.
	Railway comes through Pinjarra, encouraging resurgence of local industries such as timber milling, but also tourism to the Murray District.
1897	Surveys are undertaken of the eight islands for subdivision of a townsite.
1898	The town of Yunderup was gazetted.

1909	Fisheries Inspector is stationed at Cooper's Mill.
1920s	A recluse is reportedly living at Cooper's Mill.
	Cooper's Mill is nominated as one of the State's historic buildings that needed to be identified and preserved.
1929	State's Centenary
1930s	Cooper family sell Locations 18 and 56 including Cooper's Mill to the Murray Road Board.
	Murray Board takes responsibility of Cooper's Mill and its subsequent restoration.
1936	Murray Road Board undertook repairs to the old Mill.
1937	[Royal] Western Australian Historical Society attaches plaque to Cooper's Mill in recognition of its history and service to the people of the Murray District.
1942	Bushfire destroys roof and timbers; erosion of Cooper's Mill walls by wind and rain; vandalism hastened disintegration.
1949	Murray Locations 18 and 56 resumed and officially gazetted as Reserves 23015 and 23016, respectively, as 'Recreation and Camping Grounds' and vested in the Murray Road Board.
1950s	Damage, mostly due to vandalism and pilfering, took its toll on the building.
1969	Cooper's Mill is given 'Class A' listing by the National Trust's Buildings Committee. This listing is ratified by the Trust Council.
1973	The National Trust revised its Classification system into 'Classified' and 'Recorded'. Subsequently Cooper's Mill was downgraded to 'Recorded'.
1983	Shire of Murray requests the Trust to reassess Cooper's Mill and upgrade the listing to 'Classified'.
1984	Cooper's Mill is entered on the National Estate as an Indicative Place.
	Under the Commonwealth Employment Program, restoration works are carried out. This includes reconstruction of the engine room and construction of public toilets and a picnic area on the island. Historical photographs suggests that the tower to Cooper's Mill was rendered as part of these works.
1986	Caretaker's House is constructed adjacent to Cooper's Mill.
1990	'Peel-Harvey Estuarine System' is entered on the Register of the National Estate.
May 1994	Cooleenup Island containing Cooper's Mill is re-gazetted - its use changed from 'Recreation and Camping' to 'Recreation and Preservation of Historic Buildings'.
1996	Cooper's Mill is reassessed and classified by the National Trust of Western Australia (WA).
	Cooper's Mill is given Interim Entry on the State Register of Heritage Places
1997	Cooper's Mill is made a Permanent Entry on the State Register of Heritage Places.
2001	Considine & Griffiths Architects Pty are commissioned by the Shire of Murray to prepare a Conservation Plan for Cooper's Mill.
2002-2004	Revegetation works are carried out as part of the National Action Plan for Salinity and Water Quality 2000-2008.
2002-2005	Major conservation works including: removal of asbestos slates; reinstatement of the roof's original pitch; re-roofing in shingles; increasing the height of the engine walls; verandah roof re-pitching and reroofing in shingles; replacement of the mid 1980s timber with pine posts; and repointing to internal walls of the Mill.

July 2013	Feasibility Study for the Mill is undertaken.
2013 - Current	Cooper's Mill is used and maintained as a Public Museum.
2006	Interpretation Plan for Cooper's Mill is prepared by Mulloway Studio and Paul Kloeden in association with Ecoscope Pty Ltd.
2011	Shire of Murray updated its Local Government Inventory, including an update to Cooper's Mill listing to include changes to the site.
2013	Updated Conservation Management Plan was prepared by Ronald Bodycoat, Heritage Architect.
2024	A Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) is prepared by Baird Innovation Engineered.
2025	SCA is engaged by Water Technology to prepare a Conservation Management Strategy to be included in a Foreshore Management Plan for Cooper's Mill Reserve for the Shire of Murray.

2.3 HISTORICAL PHOTOS

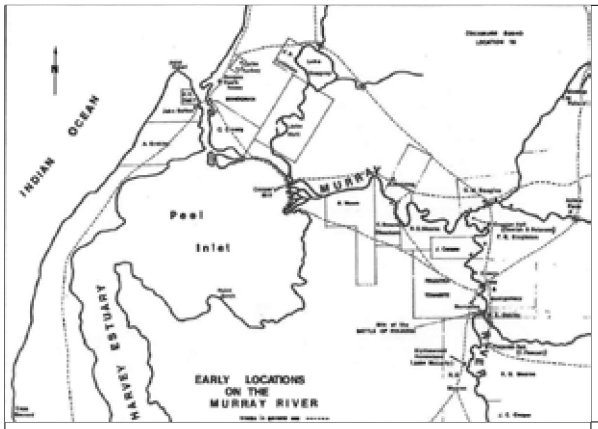


Image 1: Early map of the locality, undated. Richardson, Ronald, T*he McLarty Family of Pinjarra*, 2003, p.8.

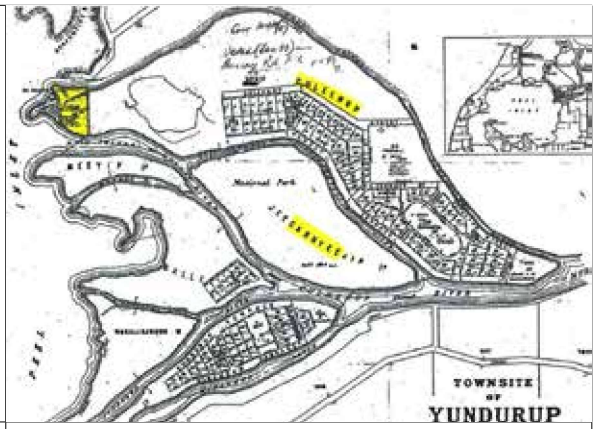


Image 2: Yundurup Townsite Gazettal Plan, 1898. DOLA File 794/1928/01RO, Reserve 23015, Lot 1923.

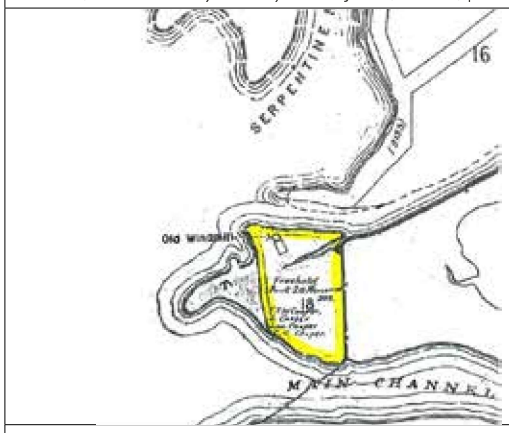


Image 3: Lot 18 on Yundurup Townsite Gazettal Plan, 1898. DOLA File 794/1928/01RO, Reserve 23015, Lot 1923.

Image 4: Henry Reveley's water mill, 1833. Watercolour by Reveley. Appleyard, T.T., and Manford, Toby, *The Beginning*, UWA Press, 1979, p.196.

Image 5: Cooper's family houses, c. 1890. Richardson, Ronald, *The Murray District of Western Australia. A History, Shire of Murray*, 1978, p.174.

The old mill at Mandurah, as photographed by Mr. Frank Stone in 1884. He states that the stonework and peak roof of this building are identical with his recollection of the old mill at South Perth in 1867.

Image 6: Cooper's Mill, 1886. *The Western Australian*, 12 November 1938, p.15.

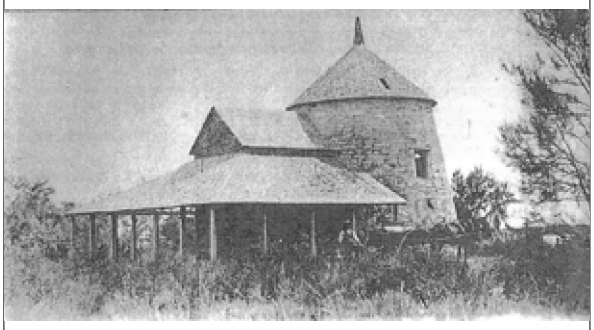


Image 7: Coooper's Mill, c.1890. Richardson, Ronald, *The Murray District of Western Australia. A History, Shire of Murray*, 1978, p.174.

Image 8: Cooper's Mill, North Yunderup, Mitchell, E.L (Ernest Lund), Photograph, 1910. State Library of WA, 008660PD. https://purl.slwa.wa.gov.au/slwa_b2944114_001.

Image 9: Cooper's Mill at Peel Inlet, Yunderup, Photograph, ca.1920. State Library of WA, 304238PD. https://purl.slwa.wa.gov.au/slwa_b1969929_001.

Image 10: Cooper's Mill, c. 1930s. J.S. Battye Library of West Australian History collection, 4968B/19.

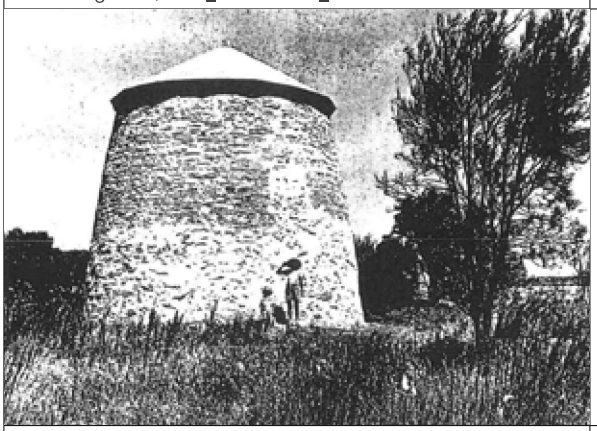


Image 11: Cooper's Mill prior to the works of 1984, undated. 'Old Cooper's Mill' Yunderup, Conservation Plan prepared for the Shire of Murray, July 2001, p.28.

Image 12: Cooper's Mill, North Yunderup, Richard Woldendorp, Photograph, 1986. State Library of Western Australia, 135067PD. https://purl.slwa.wa.gov.au/slwa_b2377193_1.

Image 13: East facing view of mill - note minimal fall and setback to river, July 2011. Photos Cooper's Mill damage.

Image 14: Engine Room and *Cooper's Mill*, east elevation, June 2013. Conservation Management Plan, prepared by Ronald Bodycoat Architect, August 2013, cover page.

2.4 PHYSICAL DESCRIPTION - FMR COOPER'S MILL

The following description contains information extracted from the 2013 Conservation Management Plan for Cooper's Mill and information gained from site inspections conducted by Stephen Carrick Architects in March 2025.

Limitations

SCA's inspections of Cooper's Mill were undertaken at ground level only. This CMS records the immediate site of Cooper's Mill and its external and internal building fabric that were accessible and visible at the time of the inspection.

No physical investigative works or structural condition assessments were requested by the Shire of Murray as part of this scope of work.

Context: Cooper's Mill Reserve

'Cooper's Mill, comprising the Mill of 1843, the Engine Room of 1860 replaced in 1984 and the Caretaker's House of 1986, are located on Lot 1923, Crown Reserve 23015, at the western extremity of Cooleenup Island, one of the several small islands at the conjunction of the Murray and Serpentine Rivers and Peel Inlet, Yunderup, Western Australia. Cooleenup Island is accessible only by boat.

The study area comprises the whole of Lot 1923 currently occupied by the original Mill, the Engine Room, the Caretaker's House and other elements including jetties, natural landscape and facilities for visitors to Cooleenup Island.

> *The Murray (and Serpentine) river delta is made up of a series of eight low lying islands and coastal areas at the confluence of two rivers (the Murray and the Serpentine) where they flow into the Peel estuary in South Yunderup WA. The western half of the islands, form the Murray Delta Natural park area, which is vested in the Local Government area as reserve R20215. Three of the Islands are inhabited. These are Ballee, Culeenup and Yunderup islands. Along the banks of the Murray are many canal estates, some dating from the 1970s in areas exposed to storm surge and flooding.*
>
> *In addition to the housing community the entire delta is a significant Indigenous site. In Cooper's Mill on Culeenup (Cooleenup) there is an entirely unique European heritage feature and the islands provide recreation, sporting and fishing spots to the Peel Community. The National Park itself provides habitat for many waterbirds associated with the Peel-Havey, for reptiles, bandicoots has (sic. and) declared rare flora. It is also a Vasse vegetation complex site of which there are less than 30% remaining of its original extent.*[1]

Cooper's Mill:

Cooper's Mill is located on the north-western end of Cooleenup Island, where the Serpentine and Murray River meets Peel Inlet. The site is relatively flat with steep banks to the foreshore, and the setting consists of an open riverfront surfaced with silt and sand, surrounded by mature vegetation and bushland.

Cooper's Mill comprises two sections; the Mill to the north and the Engine Room to the south.

The Stone Mill (c.1843)

The Mill is a tall, rendered and painted limestone cylindrical tower with a conical timber framed and shingled roof. The roof has a shallow eave overhang with exposed timber rafter ends; and a timber finial to the apex. There are no gutters or downpipes.

There are two small, high set, timber framed window openings to the west and east elevation of the tower. Both openings have fixed metal bars to the external and no glazing. A single timber framed and panelled door is located to the north elevation of the Mill. All openings to the Mill have splayed recesses.

Internally the Mill has an open plan with remnants of a former mill stone near the entrance to the Engine Room. The walls are limestone, laid in a random coarse and tapers slightly inwards towards the roof. There is evidence of former patch repairs of lime render and hard cement render to the walls throughout. Various holes in the walls from former fixings also remain.

A timber ring beam is located above the two small high set timber framed windows.

1 Cooper's Mill Conservation Management Plan -August 2013, Cooleenup Island, Yunderup, Western Australia, pp.5.

The underside of the timber framed and shingle roof is exposed internally.

The flooring to the Mill is stone.

Engine Room (Reconstructed 1980s)
The Engine Room is a single storey brick construction with a timber framed and shingle gable roof. It extends towards the south from the Mill structure and has a simple rectangular form. A lower verandah roof supported by large square timber posts wraps around the east, south and west elevations of the Engine Room. The verandah terminates on the face of the external walls of the Mill. Both the main roof and verandah roof have exposed timber rafter ends. There are no gutters or downpipes. Two steel framed skylights are located to the east of the main gable roof.

A timber framed door is located to the east elevation of the Engine Room. Atop the timber framed door is a timber lintel and a row of brick headers. To the centre of south elevation are two metal plaques; a brass name plate above and a stainless steel plaque below.

Internally the Engine Room has an open plan. The walls are face brick with engaged brick piers to the east and west walls. The rendered and painted limestone wall to the Mill is expressed internally to the north wall of the Engine Room, with a timber framed door for access into the Mill. Artefacts and interpretive signage are displayed throughout the room.

The underside of the timber framed and shingle roof is exposed internally with metal tie-downs attached to the timber roof rafters and brick walls. Large structural timber beams span east-west across the space with a vertical timber post supporting the roof above. The two steel framed skylights are expressed internally.

The flooring to the Engine Room is stone.

2.5 CONDITION

Overall, Cooper's Mill appears to be in fair condition.

The Stone Mill (c.1843)
- The limestone wall is in fair to poor condition, with evidence of rising damp, discolouration and silt build up externally and internally from the inundation of the place.
- The external render finish is in poor conditioning and is deteriorating. Sections of render have broken away across the external wall and has exposed the limestone substrate underneath. In areas, specifically to the base of the structure where the render is in the worse condition, the sections of exposed limestone substrate appear to be showing signs of damage and erosion.
- The timber framed and shingle roof are generally in good condition. Some timber shingles are missing and appear to have been dislodged but overall the roof appears intact.

Engine Room (Reconstructed 1980s)
- The brick walls are generally in good condition, with evidence of rising damp and loss of mortar externally and internally from the inundation of the place.
- The timber framed and shingle roof are generally in good condition. Some timber shingles are missing and appear to have been dislodged with some surface rust to metal tie-downs. Overall the roof appears intact.
- The timber verandah structure is generally in good condition.

There is evidence of former termite activity to the timber posts of the verandah, which have since been addressed with the timber posts being replaced. Evidence of other pests in the building have also been identified.

2.6 CURRENT PHOTOS (2025)

SETTING

Image 15: View from Tonkin Drive

Image 16: Inlet vegetation

Image 17: View from the west of the Mill

Image 18: Shoreline and jetty

Image 19: Proximity of Mill to shoreline

Image 20: Island public facilities

EXTERNAL	
MILL	
	
Image 21: East elevation	Image 22: West elevation

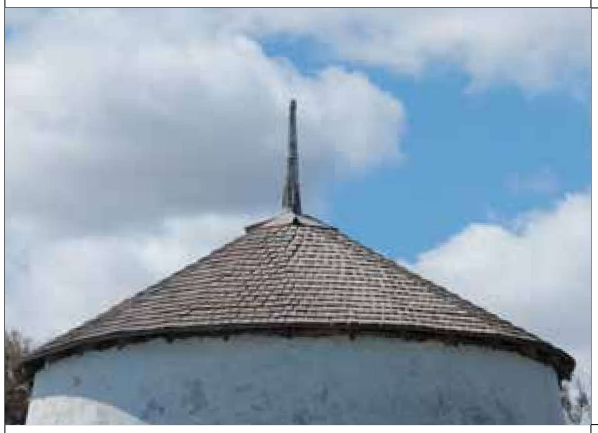



Image 23: Timber shingle roof and finial	Image 24: East window
	
Image 25: North elevation entry	Image 26: West window

ENGINE ROOM

Image 27: East elevation

Image 28: West elevation

Image 29: South elevation

Image 30: Verandah roof exposed rafters

Image 31: Name plaque to south elevation

Image 32: Steel plaque to south elevation

INTERNAL	
MILL	
	
Image 33: Internal rough coarse limestone walls	Image 34: North entry
	
Image 35: Internal rough coarse limestone walls	Image 36: Door to Engine Room
	
Image 37: Former mill stone	Image 38: Timber roof structure

ENGINE ROOM

Image 39: Opening to mill

Image 40: North wall to Engine Room

Image 41: Roof structures and skylight

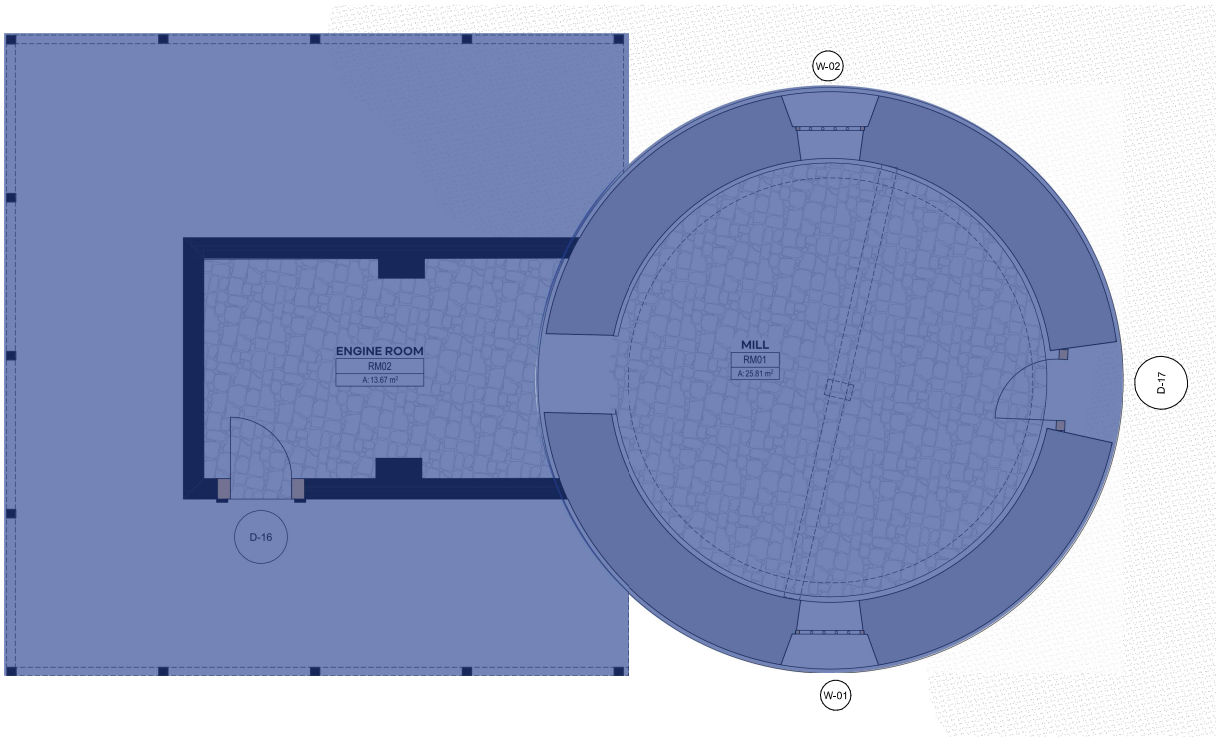
Image 42: Skylight

Image 43: Brick stepped engaged piers

Image 44: Silt build-up internally

3
GRADED ZONES OF SIGNIFICANCE

GROUND FLOOR PLAN



Fmr Cooper's Mill

** Indicative Diagram Only. N.T.S*

N

LEVELS OF SIGNIFICANCE

Primary Significance
Building fabric of primary significance. Conserve in accordance with accepted conservation practice.

Secondary Significance
Building fabric of secondary significance. Conserve in accordance with accepted conservation practice.

Intrusive/Little Significance
Intrusive building fabric should be removed in accordance with this CMS. Building fabric of little significance, can be retained unless interior reconstruction works are proposed.

ELEMENTS OF SIGNIFICANCE

Primary Significance:

- The Stone Mill
- The Engine Room and Verandah
- Main view lines to Cooper's Mill from the Peel Inlet and Tonkin Drive.

Secondary Significance:

- N/A

Intrusive (No Significance):

- Metal bars and plastic infill to window opening.
- Skylights.

4

CONSERVATION WORKS & MAINTENANCE SCHEDULES

4.1 CONSERVATION STRATEGIES

The development of a conservation policy for a place of assessed cultural heritage significance involves drawing together all the information relevant to the future of the place to provide an appropriate framework for decision making. A conservation policy is concerned with providing a practical guide for the conservation of heritage significance which also takes account of the building owner's needs; statutory requirements (including planning, building and health regulations and relevant heritage legislation); the condition, authenticity and integrity of the place; and, the need for conservation, restoration and maintenance of the fabric.

The aims of the conservation policy for Fmr Cooper's Mill are:

- To guide owners and occupants of the place, regarding the significance of the place as a whole as well as its individual elements;
- To provide practical recommendations for the conservation of the significant fabric;
- To provide policies for restoration, reconstruction, adaptation and maintenance of the significant elements;
- To identify compatible uses for the place; and,
- To identify practical means by which the place can be presented through appropriate interpretation.

The following guiding policies have been prepared through an analysis of the 2013 Conservation Management Plan (CMP) and from a detailed site inspection by Stephen Carrick Architects in 2025.

Guiding Policies - Cooper's Mill

1. Whilst notable alterations and additions; reconstruction works; and conservation and maintenance works have been undertaken to Cooper's Mill, all periods of development (stone mill; and Engine Room and verandah) contribute to the overall cultural heritage significance of the place and should be retained.

2. The overall scale and form of Cooper's Mill is original and should remain intact.

3. The stone mill's reconstructed conical timber framed and shingle roof (including timber finial) should be retained and conserved. If replacement or repair of the existing timber framed and shingle roof is required, the work should be like-for-like.

4. The timber framed and shingle roof and verandah to the Engine Room should be retained and conserved. If replacement or repair of the existing timber framed and shingle roof is required, the work should be like-for-like.

5. The two (2) skylights to the roof of the Engine Room are not original. Skylights can be retained or removed, if required.

6. Vistas to Cooper's Mill from the Peel Inlet, surrounding islands and Tonkin Drive should remain unobstructed.

7. The external rendered finish to the limestone walls of the Mill is not original. The render finish can be retained and repaired or removed, if required. There is evidence of severe deterioration to the render and damage to the limestone substrate underneath, where it has been exposed. Where there is evidence that the render is causing deterioration of the limestone walls, carefully remove render and either restore or repoint limestone or reapply a lime rich render (no cement). A repair and maintenance schedule should be developed to mitigate further deterioration to the limestone walls.

8. Due to its location along the water's edge of the Peel Inlet, Cooper's Mill is regularly subject to the harsh winds, rains and inundation from the coastal environment. Evidence of overall deterioration to the building including: rising and falling damp; mould; dislodged shingles; and weathering of masonry and timber elements were identified to the internal and external of both the stone mill and Engine Room. The place requires further investigative work to be undertaken to inform the appropriate ongoing monitoring, maintenance and conservation of the significant built fabric.

9. The facebrick finish to the Engine Room should be retained and conserved. Should repair and

repointing to the brickwork be required, new work is to match existing. Repoint using lime rich mortar.

10. There are three (3) timber framed doors to Cooper's Mill. The panelled doors and hardware appear to have been replaced. Evidence of water damage to the base of the timber frames as well as overall weathering to the panelled doors and hardware were identified. If repair or replacement is required, it should be like-for-like. New hardware does not necessarily have to be replica period hardware. It can have contemporary hardware, simple in design, that is sympathetic to the heritage values of the individual place.

11. Retain and conserve two (2) high set timber framed windows to the stone mill. Fixed steel bars to the external of the windows can be retained or removed, if required. If timber elements require restoration; sand prime and paint using good external quality paint.

12. Retain and conserve the remnants of the former mill stone internally. Consider installing an appropriate raised boundary of a simple design to protect the remnants from inundation.

13. Retain and conserve the name plaque and stainless steel plaque to south elevation of Cooper's Mill.

14. Period lighting is not required. Lighting should be selected based on the least impact to the significant fabric. Lighting can be contemporary in style to suit the continued use of the place as a pubic museum.

15. Where possible, penetrations into the masonry walls for fixtures and fittings such as signage, displays or wall lighting are to be minimised and/or fixed into mortar joints.

16. The site has been designated in a bushfire prone area. A Bushfire Management Plan should be prepared and maintained by the Shire to identify the potential bushfire risks and outline measures to reduce their potential impacts on the place.

17. Clear debris and maintain the indigenous vegetation to the immediate surrounds of Cooper's Mill.

18. Whilst the building can be fitted-out internally to address its current use as a public museum, the general scale, form and proportions of the rooms should remain.

19. New openings or additions to the building are generally not supported.

20. Ensure that the buildings are inspected regularly (annually) for termite activity and treated appropriately.

21. Where appropriate provide interpretation on the history and former uses of the building.

22. Appropriate interpretation should be developed in accordance with the previously prepared Interpretation plan

23. There is potential that the site may contain archaeology relating to the early period of the Mill's use. A desktop assessment of the potential for archaeology of significance to be present is recommended.

4.2 RECOMMENDED CONSERVATION WORKS SCHEDULE

The following works schedule should be undertaken to ensure the building fabric is maintained and conserved.

The works are prioritised in the following subsections:

- ***Immediate Action**: Works required to prevent serious disruption of activities and/or may incur higher costs if not addressed within 1 year.*
- ***Urgent Action**: Works that need to be addressed between 1-2 years to prevent serious deterioration.*
- ***Medium Term Action**: Works likely to require rectification within 3 years.*
- ***Long Term Action**: Works that can be safely and economically deferred beyond 3 years.*

4.2.1 IMMEDIATE ACTION

Timeframe: 0-1 year

- Acknowledging that the Mill was constructed in the 1840s and the Engine Room was

reconstructed in 1980s, with conservation works completed between 2002-2005, the building is considered to be in fair condition. There were no major issues that were identified during the site inspection that required immediate action. Some issues have been identified as requiring immediate or urgent action, these relate to rising and falling damp and roofing works.

Investigation Works

- Carefully remove exterior paint and render from two section of the external wall to the stone mill to investigate the condition of the masonry substrate underneath. Develop a repair and maintenance schedule to prevent further damage to the existing masonry.

- Inspect all roofs for water damage, structural defects and dislodged timber shingles to ascertain extent of conservation and maintenance work required. Ensure safe access for inspections.

- Consideration of an appropriate treatment for rising damp to be investigated following the completion of investigative works.

Site and Drainage

- Regrade the surrounding natural ground levels to ensure water adequately falls away from the building.

- Remove all ground vegetation up to 500mm around Cooper's Mill. Investigate an appropriate ground surface treatment to deter vegetation growth around the building line and immediate surroundings.

- Consider installing air vents to the structure and removing the plastic panels to the windows to improve natural ventilation to the internal.

- Consider introducing low walls or barriers to stop and/or reduce water ingress in the case of flooding. The Foreshore Management Plan recommends the construction of a new seawall and associated hard landscaping to reduce the impact of inundation events on the Mill. Following the construction of the new seawall monitor and record the physical condition of the Mill.

Archaeology

- Consider engaging an Archaeologist to undertake a desktop assessment of the potential for archaeology of significance to be present.

4.2.2 URGENT ACTION

Timeframe: 1-2 years

Structural

- Engage a Structural Engineer, experienced with heritage structures, to prepare a structural condition report. Outcomes arising from this assessment should inform further Immediate and Urgent works.

Walls

- Investigate and treat areas of rising and falling damp and monitor accordingly. Inspect loose render to external and internal walls of the stone mill. Replace missing stone, repair and repoint underlying limestone, re-render with a lime based mortar and repaint using breathable paint as required.

- Carefully remove render to the junctions between the stone mill and Engine Room. Assess the overall condition of the junctions to inform an appropriate methodology of repair. Treat junctions for rising damp, seal junctions as required to ensure water tightness, repair and repoint walls as required.

- Carefully remove render to the internal wall of the stone mill that faces the Engine Room to expose underlying masonry. Treat wall for rising damp, repair and repoint masonry using a lime based mortar.

Timber Elements

- Lightly sand, patch and repair, and treat all exposed timbers with appropriate protective finish to ensure longevity.

- Replace and/or piece in timber to damaged structural timber roof elements to all roofs (including fascia and barge boards). Lightly sand, patch and repair, and treat all structural roof elements with appropriate protective finish

- Replace missing or damaged timber shingles to all roofs (including verandah roof). Refix loose timber shingles and treat all roofs with

an appropriate protective finish. Ensure watertight finish to all roofs. Instate a metal capping to the perimeter of the verandah roof to deter potential lifting of the timber shingles.

- Lightly sand, patch and repair, prime and repaint timber frames to all doors and windows using good external quality paint.

Flooring
- Remove sand and silt to the floor of the stone mill and Engine Room and investigate the condition of the stone flooring. Repair and replace stone and lime mortar as required.

Engine Room Roof
- Consider installing appropriate ventilated ridge capping to the Engine Room to improve roof ventilation to the internals. Capping to be simple in design and sympathetic to the existing timber shingle roof.

Security
- Remove sand and build-up to the base of all doors to ensure all doors are fully operable and can be adequately secured. Sand back and seal the base of all timber doors for appropriate clearances to ensure operability and ventilation to the internal while closed. Consider the installation of appropriate seals.

- Enclose and secure all external doors and windows. Ensure the building is lockable during conservation works period.

4.2.3 MEDIUM TERM ACTION

Timeframe: Within 3 years

Windows
- Remove plastic and metal panels to the two (2) high set windows to the stone mill. Treat steel bars for rust and paint with a rust guard paint suitable for marine environments.

Walls
- Carefully remove cement render and rake out cement mortar to the internal walls of the stone mill. Replace missing stone, repair and repoint and re-render using a lime-based render.

- Rake out existing mortar to the external and internal brick walls of the Engine Room and repoint using a lime-based mortar.

- Remove caulking and redundant conduits to the internal walls of the Engine Room. Patch and repair holes in the brick walls from former fixings.

Pest Activity
- Evidence of wasp nests throughout the building internally and externally. Carefully remove all wasp nests and treat periodically to prevent nesting.

- Regular inundation and exposure to moisture is conducive of potential termite activity. Evidence of former termite activity was identified and has been treated. Regularly monitor timber elements and treat for termite activity to prevent further damage.

Site
- Regularly clear and maintain immediate site of shrubs or trees to reduce the potential risk of bushfire to the area and maintain sight lines to Cooper's.

4.2.4 LONG TERM ACTION

Timeframe: Beyond 3 years
Verandah
- Piece in timber to damaged sections of the timber posts. Lightly sand, patch and repair and seal timber posts with an appropriate protective finish.

- Reseat existing timber posts by installing galvanised brackets to prevent further damage to the base of the timber posts.

Signage
- Clean and treat existing brass name plaque and stainless steel signage to south elevation.

Lighting
- Install external lighting for security as well as for highlighting the building.

Future Use
- Consider installing appropriate interpretation signage and/or installations to site.

- Consider installing appropriate seating to cater for proposed future use.

- Investigate proposals for adaptation to the place to suit a compatible future use.

- Remove existing timber finial to the conical roof of the stone mill and reinstate the former square based finial detail.

Roof
- Retain or remove skylights to Engine Room roof. If repairs are required to skylights, ensure new flashing is installed for water tightness to roof openings.

4.3 RECOMMENDED MAINTENANCE WORKS SCHEDULE

It is important that maintenance be carried out on a regular basis, and that any remedial action required be acted upon within an appropriate time frame.

When implemented, the following schedule of maintenance works will ensure the upkeep of the place is programmed.

Three Monthly

- Ensure that all maintenance is recorded and referenced to the specific work undertaken, date of work and the specific location of the work. This should preferably be completed and stored electronically.
- Check security; repair door locks as required.
- Check for evidence of animal or pest activity and treat as required.
- Ensure that the interior remains relatively clean by having a regular cleaning program.
- The above is based on a visual inspection.

Annually

- Undertake termite and other pest treatment.
- Check condition of walls and roofs; repair as required.
- Check all drainage; repair as required.
- Check base of timbers for signs of deterioration or rot. Consider piecing in timber to remove damaged sections of the timber posts to the verandah and seating the timber posts in galvanised saddles.
- Monitor water marks on internal and external walls and undertake repairs as required.

Long Term

- Review this conservation management strategy every five to seven years or after a major program of works.
- Consider a full structural assessment every ten years if required.

Refer to the following publication to assist in documenting future maintenance works:

- Guide to Developing Heritage Places: An Owner's Guide to Conservation, Alterations and Compatible Development for Places entered on the State Register of Heritage Places; July 2024.

4.4 TRIGGER EVENTS AND RECOMMENDED ACTIONS

The following table outlines recommended actions in response to potential trigger events.

Trigger Event	Recommended Action	Notes
Flood water reaches outside of Mill building	• Shire Representative or Caretaker to record the time the building was affected and note any damage. • A photographic record should be kept detailing the impact/s of the event on the building. • If damage is concerning organise inspection by Heritage Architect for advice.	Short term effects: • Efflorescence and surface discolouration • Mildew and rising damp • Surface deterioration (weathering timber, powdering and scaling of masonry elements) • Deterioration of render finish (bubbling and pealing) • Mortar loss Note: Damage to the external fabric of this nature may be reversible and/or repairable. They should not pose a safety risk to users/visitors due to structural failure. If no actions are undertaken to maintain or conserve the built fabric, the built fabric will continue to deteriorate over time. Long term effects: • Subflorescence • Spalling; flaking; cracking; and pitting • Structural compromised and porous substrate • Delamination of render finish • Significant mortar loss • Timber rot Note: Damage to the external fabric of this nature may require extensive repairs and/or replacement. They may pose a safety risk to users/visitors due to structural failure. Should the building be assessed as being structurally inadequate, access to site should be restricted until repairs can be completed. Current Condition: The external fabric of Cooper's Mill currently exhibits varying degrees of short and long term damage and deterioration due to regular exposure to salt water. No obvious structural damage was noted during SCA's inspection in 2025.
Flood water reaches inside of Mill building	• Shire Representative or Caretaker to record the time the building was affected and note any damage. • A photographic record should be kept detailing the impact/s of the event on the building. • If damage is concerning organise inspection by Heritage Architect for advice.	The short and long term effects of salt water entering the building are similar to the impacts on the external fabric. Should the building continue to be exposed to regular flooding internally and externally the damage to the built fabric may be accelerated. Current Condition: The site surrounding Cooper's Mill is relatively flat with little to no changes in ground levels internally and externally. With the absence of level changes or door thresholds, it is likely that water will reach the inside of the building during a flooding event.

Trigger Event	Recommended Action	Notes
Flood water reached depth greater than 1.2m inside Mill building	• Shire Representative or Caretaker to record the time the building was affected and note any damage. • A photographic record should be kept detailing the impact/s of the event on the building. • Shire to implement safety procedures - this may include closing the island to public access and ensuring safety of the Caretaker. • If damage is concerning organise inspection by Heritage Architect for advice.	The Australian Rainfall and Runoff guideline document (2016, Commonwealth of Australia and Engineers Australia) nominated a still water depth of 1.2m as being a safety limit for adults. If the water is moving, then a lower depth will be unsafe. Although modern buildings should be able to safely accommodate higher water levels, the age and Heritage listing of the Mill require more careful thresholds to be used.
Changes in condition to Mill building are noticed after multiple flooding events in a year	• Organise a review of inundation records for the Mill. • Organise an inspection by Heritage Architect for advice.	The impacts from inundation events will be changed by the construction of the recommended seawall and associated hard landscaping. The recommended monitoring will determine the level of impact from the future arrangement. The most important element that is missing from current management practices is being able to link the inundation events to the condition of the Mill which is what the recommended monitoring aims to inform.
Review and update Conservation Management Strategy every 5 years	• Shire to keep an up to date record of maintenance and repair works completed to the building. This includes but is not limited to reports; photos; documentations; specifications; and schedules. • Engage Heritage Architect to undertake site inspections to record the condition of the place and completed maintenance and conservation works.	A review and update to the Conservation Management Strategy (CMS) is recommended every 5 years at minimum. The review and update of a CMS ensures that the conservation policies and recommended schedules of work remain relevant and effective to current environmental conditions; stakeholder and community engagement; and building conditions. The CMS does not need to be re-written at the end of each review. An addendum recording any new information is sufficient.
Severe inundation/ continued submersion of the building and site	• Engage Heritage Architect to undertake Archival Record. • Engage Archaeologist to undertake a desktop assessment of the site's potential for archaeology of significance to be present.	According to the FMP, Cooper's Mill is currently subject to coastal inundation and is projected to be impacted from coastal erosion hazard by 2030. An Archival Record should be prepared to document the State Registered Place in its current condition; and its historical and physical evidence.

4.5 CONSERVATION CHALLENGES

Setting and Location
Due to its proximity to the water's edge of the Peel Inlet, Cooper's Mill is subject to the harsh coastal environment. Events such as coastal inundation, strong winds and storm surges are common at its location and will continue to impact the significant fabric of the Mill. The vulnerability of the place to erosion is also increasing significantly in line with climate change and is projected to be at risk of coastal erosion hazard by 2030.

For climate change impacts see section 7.2.7 Climate Change of the Foreshore Management Plan prepared by Water Technology, dated 2026.

Impacts
Although in fair condition, the existing building shows signs of overall wear and tear as well as deterioration.

Inundation
Efflorescence to the internal and external walls of the Engine Room indicate recent levels of salt water inundation to the building. The constant exposure to salty water has caused a significant loss of mortar joints to the base of the masonry walls. Should no repairs be undertaken or preventative treatments be put in place to mitigate the impacts of inundation, the brick walls will continue to deteriorate. Prolonged exposure to salty water can cause the bricks to become weak, porous and structurally inadequate over time.

Timber elements are showing signs of general wear and tear from exposure to the coastal environment and regular inundation.

Poor Ventilation
The external render appears to be in poor condition internally and externally. Rising and falling damp is evident to the internals, specifically to the section of the building where the Mill connects with the Engine Room. Mould to the base of the internal walls of the Mill; and to the internal wall of the Mill facing the Engine Room suggests that the building is not water tight at roof level and that there is poor ventilation through the building.

Wind
Further investigative works and monitoring of the site will be required to identify the cause of the damage to the external fabric. The external render to the Mill is friable and de-laminating in sections across the face of the building; whilst some timber shingles have been dislodged from both roofs. These issues may be a result of strong winds and rain impacting on the external of the building.

Overgrown Vegetation
There is overgrown vegetation to the base of timber posts and external walls of the building. Overgrown vegetation against these elements over extended periods of time can cause moisture to be trapped in the walls and contribute to the overall water damage to the building.

Issue
- Due to the location and site setting of Cooper's Mill, it is unlikely - without extensive interventions, that the regular inundation of the place or its exposure to the harsh coastal environment can be prevented.
- Currently, there are no plans or methodologies in place for conserving the significant fabric; monitoring the site conditions; or mitigating the damage to the Mill caused by the environment.
- Further investigative work is required to monitor and report on the conditions of the site to inform the appropriate conservation and maintenance of the place. Any repairs or interventions proposed to the place will be subject to the observed conditions. As the climate changes over time, these conditions will need to be reassessed and conservation and maintenance schedules updated.
- The primary recommendation of the Foreshore Management Plan to address the vulnerability of the Mill to flooding and erosion is the construction of a new seawall and associated hard landscaping. See section 10.1 Management Action Summary for more information on the concept design. With the introduction of a new seawall and associated landscaping, the impacts from the inundation events will be changed. These changes should be monitored and reported to inform future arrangements.

A

Building Condition Assessment Report

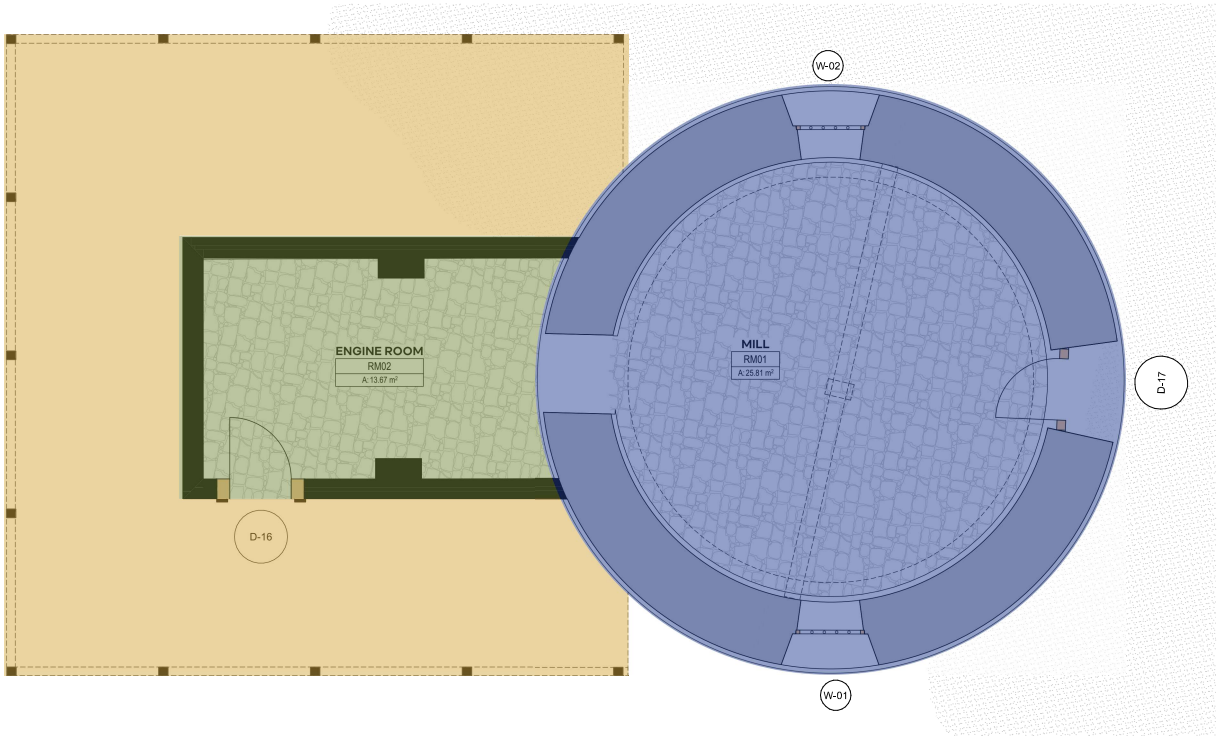
Place Name	Fmr Cooper's Mill
Place Number (HCWA)	01771
Address	Cooleenup Island, South Yunderup WA 6208
Date of Inspection	19 March 2025
General observation of the place	Fair

CONDITION RATING CODES

RATING	STATUS	DEFINITION OF RATING
A	Excellent	• No defects • As new condition and appearance
B	Good	• Minor deterioration • Superficial wear and tear • Major maintenance not required
C	Fair	• Damaged • Worn finishes require maintenance • Services are functional but need attention
D	Poor	• Failed but retrievable • Badly deteriorated • Potential structural problems
E	Very Poor	• Failed and not retrievable • Not operational • Unfit for occupancy or normal use

PRIORITY RANKING SCALE

RATING	STATUS	DEFINITION OF RATING
1	Immediate Attention	Works required to prevent serious disruption of activities and/or may incur higher costs if not addressed within 1 year.
2	Urgent	Works that need to be addressed between 1-2 years to prevent serious deterioration.
3	Medium Term	Works likely to require rectification within 3 years.
4	Long Term	Works that can be safely and economically deferred beyond 3 years.



** Indicative Diagram Only. N.T.S*

N

EXISTING PLAN

LEGEND:

- Mill (c.1843)
- Engine Room (c.1860, Reconstructed 1984)
- Verandah (c.1860, Reconstructed 1984)

ITEM/ LOCATION	CONDITION RATING	DEFECT	PROPOSED WORKS	PRIORITY	PHOTOS
EXTERNAL					
Note: These comments are based on observations from the ground level.					
MILL (1843)					
Roof - Timber Finial	B	• Minor weathering. • Signs of chipping and discoloration to paint. • Missing finial detailing.	• Retain and maintain. • Repaint as required. • Review timber detailing when overall roof conservation works are proposed.	4	
Roof - Timber Shingles	B	• Minor weathering.	• Retain and maintain. • Treat timber shingles to ensure longevity. • Part of investigation works. Observe at height.	4	
Roof - Eaves + Exposed Timber Rafters	B	• Minor weathering to timbers.	• Repair as required. • Treat timbers. • Review eaves detailing when overall roof works are proposed.	2	
Rendered Wall - Hard Render (3m high) + Render Band Top (3m to 4.5m high)	D	• Signs of damp and weathering. • Evidence of deterioration and flaking to render and paint. • Visible cracking and erosion to masonry.	• Remove hard cement. • Treat damp. • Repair, repoint or re-render wall surface. • Improve drainage and ventilation. • Reassess following investigation works.	2	
Rendered Wall - Layers (base of wall)	D	• Evidence of erosion. • At least 4 separate layers of render are evident.	• Remove render layers. • Investigate re-rendering with structural consideration.	2	

ITEM/ LOCATION	CONDITION RATING	DEFECT	PROPOSED WORKS	PRIORITY	PHOTOS
Windows - 1No. East + 1No. West	C	• Signs of weathering to metal and timber frame.	• Treat rust to metal bars. • Paint or replace metal and timber as required. • Remove infill as required. • Review window detailing when overall conservation works are proposed.	3	
Entry Door	C	• Signs of weathering to door leaf and timber frame. • Evidence of water inundation. • Door cannot be fully closed.	• Repaint or replace as required. • Repair and maintain hardware.	2	
Footing	C	• Gap between external wall and footing.	• Engage with structural engineer when overall conservation works are proposed. • Investigate subsurface condition.	1	
Stone Wall Base	B	• Minor deterioration.	• Repoint as required. • Retain and maintain.	3	
Junction to the Engine Room and Mill	C	• Evidence of deterioration to render and paint.	• Treat for rising damp. • Repair, repoint or re-render wall surface. • Clean as required.	2	
Vegetation and Silt	C	• N/A	• Remove debris and growth around the base of the building.	1	

ITEM/ LOCATION	CONDITION RATING	DEFECT	PROPOSED WORKS	PRIORITY	PHOTOS
ENGINE ROOM					
Brick Wall - East, West, and South	B	• Signs of water inundation. • Evidence of holes. • Visible erosion to brick.	• Treat deterioration due to water inundation. • Repair and repoint as required. • Clean as required.	2	
Brick Wall - Brick Infill (East and West)	B	• N/A	• Retain or remove as required.	4	
Brick Wall - Plaques	C	• Signs of surface rust and deterioration.	• Remove surface rust and coat with suitable anti-rust treatment.	4	
Brick Wall - Timber Framed Entry Door	C	• Minor chipping to paint. • Signs of weathering to timber frame and door leaf.	• Repaint or replace as required.	2	
Footing	C	• N/A	• Remove debris and growth around the footings. • Review when overall conservation works are proposed.	4	
Roof - Timber Barge Board to Gable	B	• Minor discolouration to paint and deterioration to timber.	• Repaint as required. • Maintain until overall conservation works are proposed.	3	

ITEM/ LOCATION	CONDITION RATING	DEFECT	PROPOSED WORKS	PRIORITY	PHOTOS
Roof - Timber Shingle and Fascia	B	• Evidence of deterioration to ridge shingles. • Some missing shingles.	• Repair or replace as required. • Maintain until overall conservation works are proposed.	4	
Roof - Skylight to East (2No.)	B	• N/A	• Retain or remove. • Review when overall conservation works are proposed.	4	
Verandah - Timber Shingle Roof	B	• Visible lifting to the corner. • Some missing shingles.	• Repair or replace as required. • Review when overall conservation works are proposed.	3	
Verandah - Timber Posts and Footings	B	• Minor surface weathering.	• Repair as required. • Retain and maintain. • Remove debris and growth around the base of timber posts and footings.	3	
Verandah - Timber Structures (batten and rafter)	B	• Minor weathering.	• Retain and maintain. • Replace as required.	4	
Verandah - Fixings	B	• N/A	• Retain and maintain.	2	

ITEM/ LOCATION	CONDITION RATING	DEFECT	PROPOSED WORKS	PRIORITY	PHOTOS
INTERNAL					
Note: These comments are based on observations from the ground level.					
MILL (1843)					
Floor - Silt covering Stone	C	• Signs of water inundation.	• Remove silt as required. • Repoint stone floor as required.	2	
Wall - Exposed + Rendered Stone (inside mill)	C	• Signs of rising damp up to 600mm. • Visible holes and missing stone to wall.	• Investigate treating rising damp. • Remove render as required. • Replace or re-mortar stone as required.	2	
Floor - Mill Stone	C	• Signs of erosion and deterioration.	• Investigate options for long term conservation. • Consider elevating raised mill stone above flood level.	2	
Wall - Embedded Horizontal Timbering	C	• Signs of burnt surface.	• Treat as required, following liaison with timber specialist.	3	
Wall - Windows	B	• N/A	• Retain or remove infill as required.	2	
Wall - Opening to Engine Room	C	• Signs of deterioration to timber frame. • Unsafe fieldstone overhang to timber frame.	• Repair as required. • Address overhang to ensure public safety.	2	

ITEM/ LOCATION	CONDITION RATING	DEFECT	PROPOSED WORKS	PRIORITY	PHOTOS
Wall - Rendered Masonry (wall facing engine room)	C	• Signs of damp with algae growth. • Visible deterioration to render.	• Treat damp. • Repoint or re-render stone wall where required.	2	
Ceiling - Exposed Timber Structures	B	• Minor defects and weathering.	• Repair as required. • Retain and maintain. • Investigate further when safe height platform is available.	3	
ENGINE ROOM					
Wall - Brick Wall and Engaged Piers	B	• Signs of water inundation with salt build up. • Evidence of erosion to mortar.	• Treat salt buildup. • Repoint brickwork as required.	3	
Roof - Steel Brackets	B	• Visible surface rust. • Some missing and defective steel brackets.	• Remove surface rust & coat with suitable anti-rust treatment. • Repair or replace as required.	2	
Roof - Timber Structure (batten, rafter truss and ridge)	B	• Minor defects and weathering to shingle roof. • Missing roof shingles evident. • Water ingress.	• Repair or replace timber roof elements and shingles as required to ensure water tightness.	2	
Floor - Stone flooring	C	• Minor deterioration.	• Repair or re-mortar as required.	2	

ITEM/ LOCATION	CONDITION RATING	DEFECT	PROPOSED WORKS	PRIORITY	PHOTOS
SETTING					
Path	B	• Vegetation and obstructions to path.	• Remove vegetation for safe access.	2	
Vegetation to Shore	B	• N/A	• Monitor and maintain native vegetation as required and in line with overall management plan recommendations.	3	
Sight Lines and Views to the Mill	B	• N/A	• Maintain significant sight lines to the heritage building.	3	

Remark:

- Long term conservation works are recommended to the external and internal.
- Prior to conservation works it is recommended that investigation works are carried out to inform the overall conservation approach and specific works.
- It is clear that there have been various works campaigns to the c.1843 and 1980s building fabric. It is recommended that a clear understanding of those campaigns and changes are understood prior to undertaking any major conservation works.

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