

Indiana Teahouse Conservation Management Plan

April 2021 | 21-029

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Cover image: **element**, 2021

WARNING

Aboriginal and Torres Strait Islander readers are advised that this document may contain the names and images of people that have passed away. In some communities this may cause sadness, distress or offence.

Note

The word Noongar is the generic term used today to define those people of Aboriginal descent whose ancestors occupied the whole of the south-western corner of Western Australia. Before the word Noongar was used as a group or linguistic term the southwest Aboriginal people recognised themselves, their language and culture, as Bibbulmun. The Bibbulmun nation is made up of fourteen different language groups for which the Perth region is the Whadjuk Noongar. Variations in spelling occur since the languages are oral, not written.¹ For this report we use the spelling Whadjuk Noongar, except when referencing an external organisation or source that uses alternative spelling.

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Indiana Teahouse, Cottesloe - Conservation Management Plan

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ACKNOWLEDGEMENT OF COUNTRY

‘Ngala kaaditjiny Whadjuk moort ngalang karlak Boodja’²

We acknowledge the Whadjuk Noongar of the Bibbulmun nation as the Custodians of the land on which our office is located. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders past, present and emerging.

Indiana Teahouse is built on Whadjuk Noongar country.

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Executive Summary

This Conservation Management Plan for Indiana Teahouse has been prepared by **element** for Fiveight who are the leaseholders of the **place**.

This CMP is the principal guiding document for the care and future development of Indiana Teahouse and provides the necessary knowledge and policy framework to ensure that the significance of the **place** is retained.

Indiana Teahouse, 99 Marine Parade, Cottesloe in Western Australia was designed by Scanlan Architects in 1995 and built in 1996 on top of a 1983 pavilion. It is a component of the *Cottesloe Beach Precinct*, which is entered in the State Register of Heritage Places.

The **place** has been in a constant state of evolution, with the Indiana Teahouse the latest iteration of a building serving a similar function on or adjacent to the site since c1913:

- Indiana Tea House (c1913-c1931)
- Centenary Pavilion (1929-1982)
- Cottesloe Beach Pavilion (1983-1994)
- Indiana Teahouse (1996-today)

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1. Introduction

This section sets out the purpose of this document, introduces Indiana Teahouse, its heritage listings, and the methodology that has guided the preparation of this Conservation Management Plan.



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1.1 Purpose

Indiana Teahouse at Cottesloe Beach, Western Australia was built in 1996 by the developer Greenport Nominees, where they proposed a new development to be built on top of the 1983 pavilion to a design by architect Laurie Scanlan. This Conservation Management Plan (CMP) has been commissioned for Fiveight as lessees of the Indiana Teahouse, who are seeking to gain a better understanding of the significance of the **place** and its **fabric** to inform its care and future development.

The Indiana Teahouse is managed by Fiveight and is situated on Crown Reserve land which is under Management Order to the Town of Cottesloe.

This CMP firstly presents information about the history and physical condition of the place. It then articulates the place's cultural heritage value and provides clear policies to guide future actions from conservation, adaptive re-use, and **interpretation** through to **conservation** works, routine **maintenance** and future development.

1.2 Study Area

The study area is located on the beachfront at Cottesloe, which is a suburb of Perth, Western Australia. It is approximately 7km north of the port of Fremantle, and 10km southwest from the Perth CBD. (Refer to Figure 1)

The study area is on Reserve 44617, Lot 382 of Survey Plan 219613 (Certificate of Title LR3109/778) an area of 2,504m² (0.250 ha). The study area is bounded by Cottesloe Beach and the Indian Ocean to the west; open grassed area to the north; Marine Parade to the east; and open grassed area to the south. Indiana Teahouse is the main structure within the study area, and has the street address of 99 Marine Parade, Cottesloe. (Refer to Figure 2)

1.3 Heritage Listings

Indiana Teahouse is not on any heritage lists in its own right. The Heritage Council of Western Australia (HCWA) is proposing to add the Cottesloe Beach Precinct permanently to the State Register of Heritage Places. The proposed listing includes 'portion of land on the western side of Marine Parade Cottesloe from Napier Street in the north extending southwards to Jarrad Street...', which includes the Indiana Teahouse. The interim listing dates from 2003, and this review is being undertaken to align all the places on the State Register with the requirements of the new *Heritage Act 2018* which only has permanent listing.

Indiana Teahouse is located within a proposed registered curtilage for the *Cottesloe Beach Precinct*, (P16637) which is currently on the Interim register, and as at March 2021 is in the phase of public consultation. A decision as to its permanent listing and what the registered curtilage will entail, is to be made by June 2021 by the Heritage Council. Pending this decision, the following legislation may be applicable to the study area:

1.3.1 Heritage Act 2018

The *Heritage Act 2018* (the Act) outlines the Heritage Council of Western Australia's functions and responsibilities. It also provides for a range of regulatory orders that the Heritage Minister may issue to provide special protection for a place. The study area is within the *Cottesloe Beach Precinct* that may be protected under the Act, should a permanent registration of the precinct be adopted by the Heritage Council.

The Act also requires the Local Government Authority (LGA) to compile and maintain an inventory of places (referred to as a Local Heritage Survey; previously Municipal Heritage Inventory) within its municipality which are considered of local heritage significance. The study area has not been included on the inventory of places of local heritage significance; however would be added as an automatic response under the Act should the *Cottesloe Beach Precinct* be added to the State Register of Heritage Places.



Figure 1. Location Plan. (MNG Access aerial survey with element overlay, 2021)





Legend

- Study Area
- 1 Access Driveway (1929)
- 2 Mature Norfolk Island Pines (c.1929)
- 3 Memorial Obelisk (1931)
- 4 Circular Landscape Features (c.1934)
- 5 Grass Terraces (1934)
- 6 Parking (1934)
- 7 Promenade (1934)
- 8 Retaining Wall (1934)
- 9 Courtyard (1983)
- 10 Plaque for 1983 Opening (1983)
- 11 Beach Access (1995)
- 12 Canary Island Date Palm (1995)
- 13 Indiana Teahouse (1995)
- 14 Plaque for 1996 Opening (1996)
- 15 Trellised Pergola (2003)

Figure 2. Site Plan. (MNG Access aerial survey with element overlay, 2021)

1.4 Methodology

This plan has been prepared in accordance with the requirements set out in ‘An Information Guide to Conservation Management Plans,’ Department of Planning, Lands and Heritage (DPLH), 2013, and developed in accordance with the following stages prepared in sequence:

1. understand the place’s cultural heritage significance
2. assess the place’s cultural heritage significance
3. identify opportunities and constraints
4. develop policies to guide the conservation, adaption and future development of the place

Terms included in this CMP are as defined in the *Burra Charter*. (Refer to Glossary Appendix 2)

1.5 Key Supporting Documents

Many reports and documents were used to inform this Conservation Management Plan. The below list points out the essential reports used in the preparation of this Plan.

- ‘An Information Guide to Conservation Management Plans,’ Heritage Council, 2013. <https://www.dplh.wa.gov.au/getmedia/4826138d-a744-4ef9-9b85-1d3c71fa2efc/HER-Guide-to-conservation-management-plans>
- *Australia ICOMOS Burra Charter*, 2013. <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>
- *Cottesloe Beach Precinct P16637*, Heritage Council of Western Australia draft assessment, September 2020.
- *Cottesloe Foreshore Redevelopment Masterplan 2016*, Town of Cottesloe.
- *Indiana Tea House Coastal Hazard Risk Management and Adaptation Planning (Draft)*, M. P. Rogers & Assoc, 2020.

1.5.1 Study Team

This report has been prepared by the following **element** staff members:

Name	Role
Flavia Kiperman	Principal Heritage
Nerida Moredoundt	Principal Architect - Heritage
Carmel Given	Senior Consultant – Heritage
Alana Jennings	Consultant - Heritage
Sharon Hughes	Consultant - Heritage
Marisa Santosa	Graphic Designer

1.5.2 Acknowledgements

This report would not have been possible to prepare without the assistance of the following people who attended a series of workshops to inform the content, including the policies:

Name	Role
Kate Stevenson	Fiveight Project Lead
Josh Grafton	Fiveight Project Manager
Matthew Scott	Town of Cottesloe Chief Executive Officer
Shane Collie	Town of Cottesloe Director Corporate and Community Services
Freya Ayliffe	Town of Cottesloe Director of Development and Regulatory Services
Ed Drewett	Town of Cottesloe Statutory Planning Coordinator
Wayne Zimmermann	Town of Cottesloe Senior Strategic Planner
Shaun Kan	Town of Cottesloe Director of Engineering Services

1.6 Explanatory Notes

This report has been prepared based on a visual inspection only and has been limited to those areas and sections of the **place** fully accessible and/or visible to the authors on the date of inspection. Where the condition of building **fabric** is described, this refers to the condition of significant architectural elements that can be ascertained by visual inspection. It is not a statement of structural condition unless otherwise noted.

This document is in no way a certification of the inspected structure to the requirements of any acts or regulations. It is a reasonable attempt to identify any significant physical defects apparent at the time of the inspection which does not include areas that are concealed or obstructed.

The assessment did not include site investigation or consultation regarding Aboriginal heritage values. However, Cottesloe Foreshore Masterplan Appendix 2 – Sites of Aboriginal Significance: Research and Consultation (Apparatus, 2016) provides comprehensive information about the place’s significance to Whadjuk Noongar people.

This is a heritage report solely. Plans included in this report are sketch plans only, and should not be relied on for dimensions or other contractual purposes.

Abbreviations used in this report:

The Act	<i>Heritage Act 2018</i>
CMP	Conservation Management Plan
DPLH	Department of Planning, Lands and Heritage
HCWA	Heritage Council of Western Australia
ICOMOS	International Council on Monuments and Sites
LGA	Local Government Authority
SLSC	Surf Life Saving Club
SLWA	State Library of Western Australia

Note that **bolded heritage terms** throughout this report relate to the Glossary: Heritage terms at Appendix 2.



Image courtesy Town of Cottesloe



Image courtesy Town of Cottesloe

2. Evidence

2.1 Documentary Evidence

This section is a summarised history of the place. It sets out the historical context of Indiana Teahouse with reference to the key periods associated with the *Cottesloe Beach Precinct*.

The **place** has been in a constant state of evolution, with the Indiana Teahouse the latest iteration of a building serving a similar function on or adjacent to the site since c1913:

- Indiana Tea House (c1913-c1931)
- Centenary Pavilion (1929-1982)
- Cottesloe Beach Pavilion (1983-1994)
- Indiana Teahouse (1996-today)



2.1.1 Chronology

Year	Event
Deep time	Noongar people of the Bibbulmun Nation lived in the South West for at least 50,000 years prior to British colonisation. Four family groups of Whadjuk Noongar lived in the Perth region whose territories were determined by the natural waterways of the Derbal Yerrigan.
1697	5 January, Dutchman Willem de Vlamingh landed on the coast of Western Australia in the vicinity of the area around North Fremantle or Cottesloe. The approximate location is marked by the Vlamingh Memorial. The Derbal Yerrigan was named the Swaene-Revier (Swan River).
1801	French ships 'Naturaliste' and 'Geographe' visited and examined the Swan River as far as Matagarup (the mud flats now infilled and called Heirrisson Island).
1829	Colonisation of Whadjuk Noongar lands and waters by British government. Swan River Colony established with three towns: Perth as the administrative centre, Guildford as the inland port, and Fremantle as the ocean port.
1850s	Importation of convicts assisted with improving infrastructure.
1860s	Perth-North Fremantle Road constructed using convict labour to quarry and level.
1881	Fremantle to Guildford Railway opened.
1892	Gold discoveries mark a decade of incredible growth in the economy and an influx of immigration. The population of the State tripled in ten years.
1896	Subdivision of crown land called Cottesloe.
1898	First refreshment stalls and bathing pavilions appear on Cottesloe Beach. The suburb becomes known as a seaside resort and has a prestigious reputation.
1904	A jetty was built at Cottesloe Beach. It was destroyed by storms in the same year.
1908	The new jetty was completed. It had a wide promenade with a rotunda over the water.

Year	Event
1909	Formation of the Cottesloe Surf Life Saving and Athletic Club; the first in the state.
1909	William Donovan opened the first permanent refreshment rooms on Cottesloe Beach.
1912	Cottesloe Life Saving and Athletic Club built.
1913	Miss Donovan launched the opening of the Indiana Tea House with a dance event.
1929	Centenary Bathing Pavilion was built adjacent to the Indiana Tea House on the north side.
1931	Drinking fountain erected as a memorial to J. Smith, who initiated the establishment of the Cottesloe Surf Life Saving Club.
c1931	Indiana Tea House and all other structures along the beach demolished.
1932	Perth-Fremantle Road renamed Stirling Highway; Swanbourne Terrace renamed Marine Parade.
1934	Beach landscaped with grassed terraces and stone retaining walls, and a promenade built along the front of Centenary Pavilion. Low walled semi-circular landscaped features and access driveway also formed at this time.
1935	Construction of shark proof enclosure commenced.
1936	A storm destroyed half built shark proof enclosure. All that remains today is a concrete pylon 80m offshore that was the north east corner support.
1940s	Repairs to Centenary Pavilion, damaged due to constant exposure to the elements.
1952	The jetty was demolished.
1958	The Centenary Pavilion upper level was enclosed.
1960	Present day groyne built at Mudurup Rocks.
1963	Concrete walkway and wading pool erected.

Year	Event
1978	Centenary Pavilion reported as having damaged concrete foundations, and maintenance costs noted to be excessive.
1979	Concrete walkway demolished.
1982	Centenary Bathing Pavilion demolished.
1983	Single storey, domed roof Besser block 'Cottesloe Beach Pavilion' built, comprising male and female changerooms, a kiosk, and boatshed. 30 October, Official opening by Mayor of Cottesloe.
1994	The 1983 pavilion domed roof was removed so a new development could be added on top.
1995-96	New two storey development by developer Greenport Nominees with architect Laurie Scanlan. Restaurant called Indiana Teahouse in a nod to the Indiana Tea House (c1913-c1931). Promenade modified with new curved steps and ramp down to the beach.
1996	10 November, Official opening by Mayor of Cottesloe.
2004	<i>Cottesloe Beach Precinct</i> entered in the State Register of Heritage Places (Interim Register). The curtilage includes the Indiana Teahouse.
2007	Wading pool mostly removed.
2009	Alterations and internal refit of Indiana Teahouse.
2017	Refurbishment of changerooms.
2019	New lessees for Indiana Teahouse. The restaurant was closed. Competition held to find proposals for redevelopment of the building.
2020	Sept, <i>Cottesloe Beach Precinct</i> draft assessment revised and proposed for Permanent Entry in the State Register of Heritage Places.

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2.1.2 Whadjuk Noongar ³

This report does not address the cultural significance of the site to the Whadjuk Noongar people and their more than 50,000 years of sole occupation of the Western Australian south west coastal plain. A brief explanation of their way of life is included here.

Up until British colonisation, Aboriginal people in the South West of Australia were able to sustain a continuous and harmonious lifestyle for over 50,000 years. They were a hunter, gatherer, fisher clan who maintained a small, environmentally sustainable population. Society was well established and structured with communities consisting of Elders both male and female, spiritual leaders, family groups and children. The Lore and Nyittiny (Dreaming) is to this day passed on through stories, dance, painting and song.

In the Perth region, the Whadjuk were one of the fourteen language groups of the South West still known today as Noongar (People) of the Bibbulmun nation. Their groups' territories were defined and divided by the natural waterways. Yellagonga's territorial domain was called Mooro which extended from the Gyngoorda (Moore River), south to the foreshore of the Derbal Yerrigan at Walyalup (Fremantle). The southern boundary was defined by the Derbal Yerrigan (Swan River). The eastern boundary was marked by the natural waterways of the Gynning (Ellen's Brook). The Wardan (ocean) was the western boundary of Yellagonga's Country. His principal headquarters was at Boorlo; the site later chosen to establish the administrative centre of the Swan River Colony.

The Noongar moved between the ocean and various lakes and wetlands, camping and hunting in different places depending on the seasons and what resources were readily available. Notable sites in Mooro include Galup (Lake Monger), Ngoogenboro (Herdsmen Lake), Garungup (Rocky Bay) and, of relevance to the study area, Mudurup Rocks. This is today registered as an Aboriginal Heritage site for mythological reasons and as an important camping and fishing site.⁴ It is an area west of the current Cottesloe Surf Life Saving Club (SLSC) and south of the groyne at present-day Cottesloe Beach.⁵

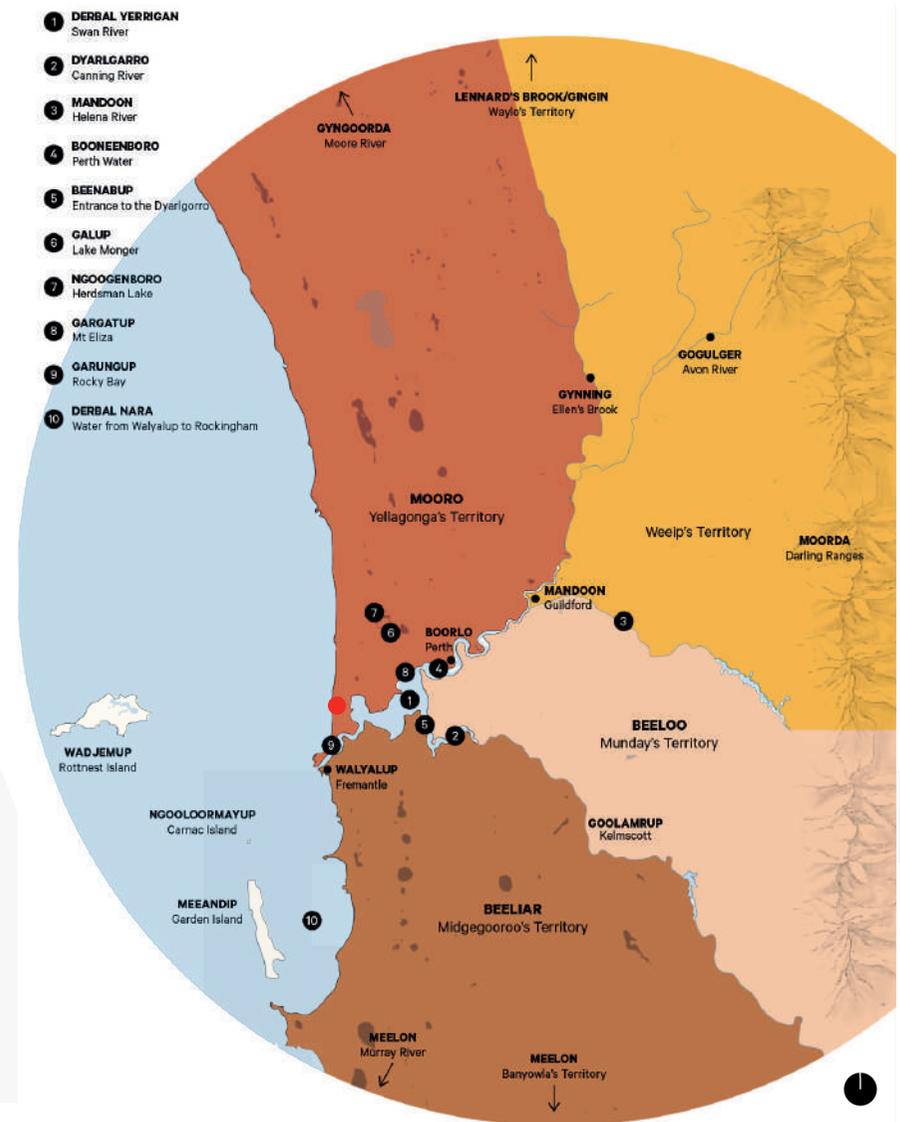


Figure 3. Patrilineal territories of Whadjuk Noongar bands in 1832 (derived from a series of articles in *The Perth Gazette and Western Australian Journal* in April 1833). (© element) The study area is marked in red.

2.1.3 Early development of Cottesloe⁶

Although the route for the Perth-Fremantle Road, which was constructed by convict gangs in the 1860s, went through Cottesloe, very little settlement occurred. Even the construction of the Fremantle to Guildford railway line in 1881 provoked no great surge of settlement. By 1893, there were still only six permanent residents living near the beach in Cottesloe.

In September 1896, a portion of crown land between Perth and Fremantle was subdivided and given the name 'Cottesloe' by the Governor Sir Frederick Napier Broome. The name originates from the title Baron Cottesloe of Swanbourne and Hardwick bestowed upon Thomas Fremantle, brother of Captain Charles Fremantle.

By this time, the Cottesloe Road Board had been established (1895), and the state government had allocated funds to improvement and ongoing **maintenance** of the Perth-Fremantle Road. This attracted more residents.

In the late 1890s, many elaborate residences and holiday cottages of the state's prominent families were constructed in Cottesloe, and it became known as a prestigious suburb. Houses that were built at this time include Le Fanu (1895), The Beach House (1896) and Belvedere (1897), all now State Heritage Listed properties, built for influential and prominent members of society at that time.



Figure 4. c1905. Auctioneer's promotional poster to sell beach front lots. (SLWA 33/14/25)

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2.1.4 Development of the Study Area ⁷

In 1898 requests were made to the Road Boards to erect bathing pavilions and sell refreshments on Cottesloe beach. This was an indication that ocean bathing had gained popularity, and Cottesloe was the most favoured beach resort, 'the mini Brighton of the West.' This was a result of several factors. The beach had protection from the strong summer sea breezes and the reefs offshore make the swimming at Cottesloe less dangerous than other beaches on the metropolitan coast. Good roads and the new railway stations made Cottesloe more accessible. The beach was also easily accessed by pedestrians, unlike the steep cliffs of some other beaches.⁸

Refreshment stands, kiosks and stalls began to make an appearance to service beachgoers. Most of them were temporary structures. The Roads Board built a row of stalls along the beach in 1904, and leased them out to give some sort of order and management to the beachfront.

The first jetty was built in 1904. It was destroyed by a storm soon after and another, much more substantial structure, commenced construction in 1906. It opened to the public in 1908. Extending out in line with Forrest Street, the jetty featured a wide promenade with a rotunda out over the water where a band played on Sundays and various other evenings. This was typical of the time. Seaside destinations traditionally offered musical entertainment as well as a space for 'promenading' along the beachfront. Changing facilities were added, as bathing was promoted as a sport and as recreation. At Cottesloe, along with the jetty and rotunda, 40 shelter sheds were built along the beachfront. (Refer to Figures 5 and 6)

In 1909 the Council erected a timber bathing pavilion on the beach below John Street. The Cottesloe Life Saving and Athletic Club was formed in 1909, the first club of its type to form in Western Australia. The organisation built a two storey wooden clubrooms to the north of the bathing pavilion in 1912. (Refer to Figure 8)

In 1909 William Donovan established a refreshment rooms on the beach, the first of many to come. He operated this until c.1911.⁹ In September 1913, a newspaper article stated:

Invitations have been issued by Miss Donovan for a dance to be held at the opening of her premises, "The Indiana." Swanbourne-terrace, Cottesloe, on Saturday, 12th inst. An enjoyable evening is anticipated.¹⁰

Whether this is the same building from where William ran his refreshment rooms, or a new building; and whether the two people are related, may be determined with further research.

Miss Donovan's Indiana Tea House was a large timber building situated below Forrest Street, just to the north of the entry to the jetty. Its name was painted in large letters on the roof. (Refer to Figures 7 & 9) It was a popular local destination, offering morning and afternoon teas, and music and dancing in the evenings.

Tessa Donovan seemed to be a successful as well as generous operator, often lending out her Tea House for charities and fundraising events. A 1920 newspaper report reveals her involvement in the local community as well as her successful business:

Just now some enterprising business people - Messrs. Eaton, Joe Walsh, Robinson, Stow, Miss Donovan, and others - are busy promoting sports meetings in conjunction with the Life saving Club and the council... A considerable amount of money is raised and distributed amongst charitable institutions.

...The Indiana Tea House is quite a modern institution, it is spacious and cool, and dainty teas and light refreshments are placed before you in a tempting manner by the Misses Simpson, who manage the business in the absence of the proprietress, Mrs. [sic] Donovan. Some very nice dances are held at the Indiana.¹¹

By 1915 tearooms, coffee palaces and changerooms dominated the shore. There were 200 bathing sheds, lockable, on the slope behind these buildings, in addition to the lattice roofed shelter sheds on the beach. (Refer to Figure 8)

Miss Donovan operated the Indiana until c1921, and after a series of proprietors, the name changed from the Indiana Tea House to the Kit Kat Tea Rooms in 1929, operated by Miss L. Hamersley. It was sometimes still referred to as the Indiana, having been called this for so long.



Figure 5. c1908. The image shows the newly opened jetty and rotunda, before Miss Donovan's Indiana Tea House was built. (SLWA 009745PD)



Figure 7. 1918. View from the jetty to Indiana Tea House at left and Lowick's Refreshment Rooms at right. (SLWA 304453PD)



Figure 6. c1910. View from the jetty looking north. (Postcard owned by C. Given)



Figure 8. 1921. Women at Cottesloe Beach. Note the tiers of cubicles in the background at left, the first surf club behind at right and the Surf Tea Rooms at far right. (SLWA BA2743/42)



Figure 9. c1925, view of the Indiana Tea House from the south. (Perth Reflects Facebook page, M. Thomas)

In 1927, it was proposed to replace the 1909 timber bathing pavilion, which was located in between the Indiana and Surf Tea Rooms. The Centenary Bathing Pavilion was constructed in 1929. It was designed by Powell and Chisholm architects, after winning an architectural competition. It was a three storey, rendered building, designed in the style of British seaside resorts such as at Brighton.

Two photographs from 1930 show that the west side of the Centenary Pavilion had four kiosks at ground level opening onto a seafront promenade. There were male and female changerooms in the centre and a central lookout observation tower with a clock. The second floor were set back behind the tower. The third floor had a roof top garden and open-air dance floor, called the Palais de Danse, flanked by turrets on the north and south portions of the building. The building was set back from and lower than Swanbourne Terrace (later Marine Parade). Steps from the street led down to what was the second storey as seen from the western side. This level housed a Refreshment and Late Supper Rooms, Fruiterer & Greengrocer, Delicatessen Cafe, Hairdresser & Tobacconist, and a popular café called the White Spot café. Also in the photographs, four young Norfolk Island pine trees are located along Marine Parade, suggesting they are newly planted. (Refer to Figures 10 and 11)

The new facility spelled the demise of smaller tea rooms. The government ordered their removal by the early 1930s. The Cottesloe SLSC moved to new premises at the northern end of the car park. After 1931 there is no listing of the Kit Kat Club in post office directories, which suggests it was demolished by 1932. Using the labour of the unemployed during the Depression years and locals who paid their rates by working for the Council, the beach was relandscaped with the distinctive grassed terraces and limestone walls that remain today. A stone retaining wall was also built along the beach in front of the Centenary Pavilion. On the western side, a low wall defined the landscape and driveway, and featured semi-circular formations and a curved access driveway to the south of the building. This work was completed by 1934. (Refer to Figures 12 and 13)

In April 1931, a drinking fountain was unveiled on the east side of the Centenary Pavilion by the Governor Sir William Campion as a memorial to the late Inspector Smith, who is regarded as the founder of the life-saving movement in the State. The fountain was made possible by donations from the Royal Life-Saving Society of Western Australia, the West Australian Amateur Swimming Association, The Western Australian Surf Life-Saving Association, The St. John Ambulance Association, The Western Australian Police Union, and the Municipality of Cottesloe.¹²

The jetty and the venues within the Centenary Pavilion were an integral part of life at the beach in the 1930s and '40s, not only for beachgoers but together with the Cottesloe foreshore strip, they were part of the nightlife for residents of the western suburbs.



Figure 10. 1930. Centenary Pavilion, west side. The first surf club and Surf Tea Rooms are at left, and the Indiana Tea House is at right. (SLWA 233080PD)



Figure 11. 1930, Centenary Pavilion, east side, Swanbourne Terrace (Marine Parade). (SLWA 233090PD)



Figure 12. 1934. Centenary Pavilion from the jetty, showing new landscaping either side. (SLWA 018328PD)

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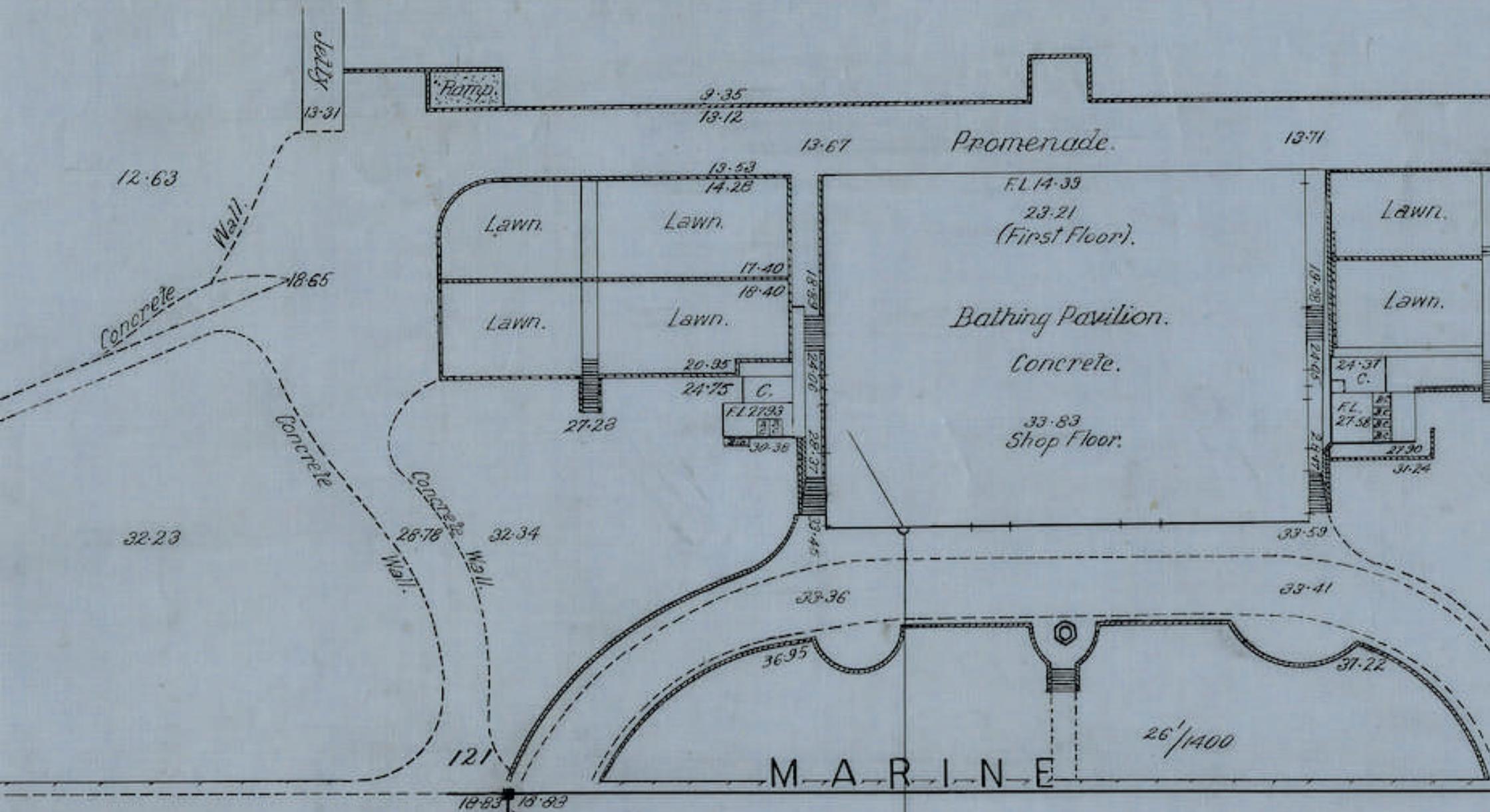
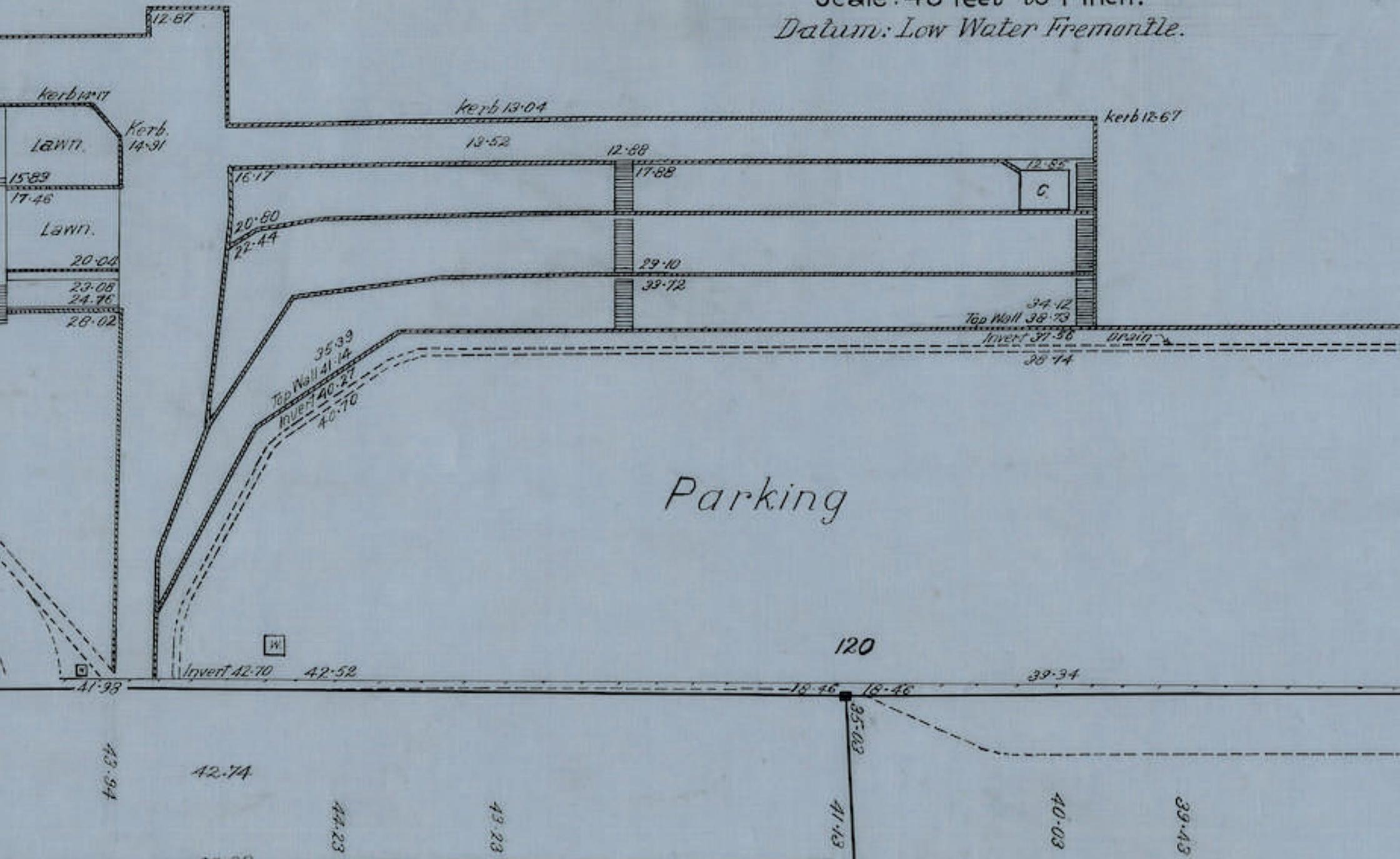


Figure 13. 1934 survey showing built structures. Note the limestone stairs, terraces, memorial fountain located in the forecourt, and the semi-circular walls; all still extant. (Cons 4156/1217, State Records Office)

METROPOLITAN SEWERAGE. MUNICIPALITY OF COTTESLOE.

Scale: 40 Feet to 1 Inch.
Datum: Low Water Fremantle.



In the 1940s, repairs were made to the Centenary Pavilion, which was showing severe damage due to its location on the beach and constant exposure to the elements, winter storms, salt spray and winds.

After World War Two, the Cottesloe SLSC occupied part of the second storey of the pavilion. Andrew Cameron, proprietor of the Bathing Pavilion, also occupied some of the second floor, living with his family in a small flat adjoining the Palais de Danse for much of the 1950s.

In 1952, the 1908 jetty was demolished after much of it was deemed unsafe due to constant storm damage, and damage by the teredo worm.

In 1958 the upper level of the Centenary Pavilion was enclosed. Amongst other restaurants, the building contained a new large function space called the Regency Room. The Council established a Beach Redevelopment Scheme to investigate ways to improve Cottesloe Beach, as it was increasingly popular. In 1961 the Cottesloe SLSC moved to new premises atop Mudurup Rocks, where it remains to this day. The Centenary Pavilion required major repairs, but only minor ones were carried out.

In 1963 an elevated concrete walkway, or boardwalk, was built along the beach from the Centenary Pavilion to the groyne at Mudurup Rocks. It provided much needed shade and at the southernmost end included a storage shed for the SLSC and a salt-water wading pool. The walkway was removed in 1979, although the wading pool structure remained until c2007. A portion of the north and eastern walls remain as evidence. (Refer to Figures 17-19)

Meanwhile, the Centenary Pavilion was becoming increasingly deteriorated and was earmarked for demolition. It was several years before current tenants' leases expired, after which the pavilion was demolished in 1982.

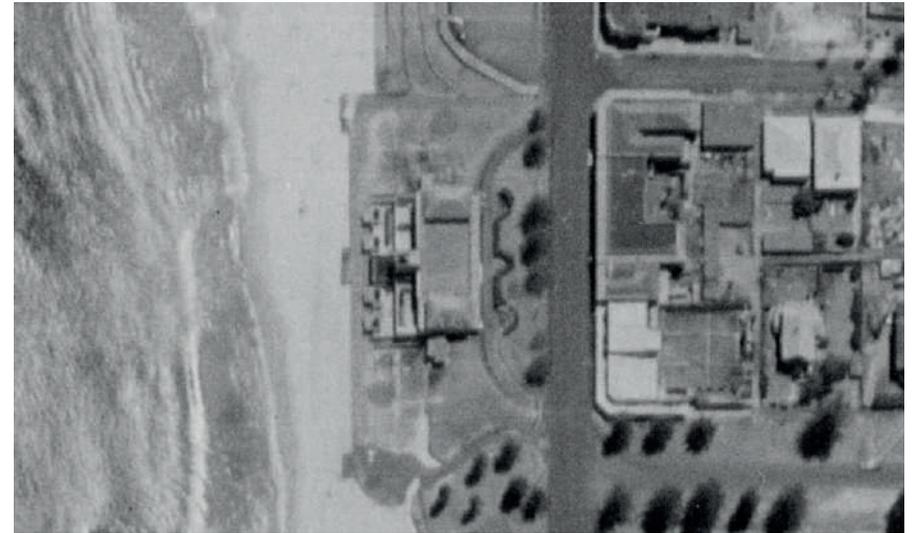


Figure 14. 1953 aerial photo, noting the landscaping and Centenary Pavilion before the roof was modified. (Landgate)



Figure 15. 1964 aerial, noting the southern service road is much as it appears today. (SLWA 258119)



Figure 16. Centenary Pavilion, with the upper floor roofed, and the concrete walkway. (SLWA 228152PD)



Figure 18. 1968. Concrete walkway looking south to Mudurup Rocks and groyne. (SLWA 143145PD)



Figure 17. 1964. Concrete walkway looking towards the Centenary Pavilion. (SLWA 133605PD)



Figure 19. Wading pool, built 1963, demolished c2007. (Susan Freeth, Lost Perth)

On 30 October 1983 the Mayor of Cottesloe, Lt. Col. J Anderson, opened a new building, the Cottesloe Beach Pavilion. It was a single story, Besser brick concrete structure which had changerooms and toilets at each end, and a SLSC boatshed in the centre, opening to the ocean. The architects were Brand, Deykin and Hay. The changerooms had an open roof, and the roof over the kiosk and boatshed was dome shaped, with an awning over a kiosk counter on the Marine Parade side. This was accessed via steps down from the street level to a circular courtyard. (Refer to Figures 20 and 21)



Figure 20. 1983. The new pavilion housed the boat shed and change rooms and a kiosk on the east side. (Town of Cottesloe, reproduced in Marchant James, p. 355.)



Figure 21. c1985. View from the south west of the boat shed and change rooms. (Glenn Eldon, via email)

2.1.5 The Indiana Teahouse (1996)

In 1994 developer Greenport Nominees proposed a new development to be built on top of the 1983 pavilion to a design by architect Laurie Scanlan. It was constructed of precast concrete, clad in reconstituted sandstone, with timber framed windows and a Colorbond custom orb roof. The design was based on the Centenary Pavilion (1929-1983) and intended to be reminiscent of the early British colonial architectural style.¹³

The new construction had corner turrets and a central turret. Such is the slope of the ground from Marine Parade down to the beach, that from the west, the new building appears to be three storeys. The beach front retaining wall and promenade was retained, except modified in the centre for curved steps and a ramp to the beach level. The promenade level gave access to the existing boatshed for the Cottesloe SLSC. This elevation was modified slightly with a fourth roller door on the southern end.

Access to the kiosk and changerooms from the ground level on the east side also remained the same, with stairs leading up from the promenade on the north and south sides of the building. Some timber clad and Colorbond storage sheds were added to the north and south sides, in a style reminiscent of beach huts. Steel framed glazed wind breaks were erected around the northeast and southeast corners and beside the stairs leading down to the promenade level.

The new construction retained the 1983 circular courtyard and a Canary Island date palm was planted in the centre. Two others were later planted in 1996 to create an entry statement to the restaurant, which was on the new upper level. They are located within the low level semi-circular walls that had been designed as part of the landscape project in 1934.

Inside, the restaurant had eating areas on open verandahs on the north and west sides. The central turret formed a lower eating area. There was a small loft accessed by stairs off the service area.

The new Cottesloe Beach Pavilion was officially opened on 20 November 1996 by the Mayor of Cottesloe Mr. Julian Donaldson. The building has become known by the name 'Indiana', as the restaurant on the upper floor was called 'Indiana Teahouse'. This was a nod to the first Indiana Tea House (c1913-c1931). (Refer to the series of plans at Figure 22, and Section 3.1 Sequence of Development plans)

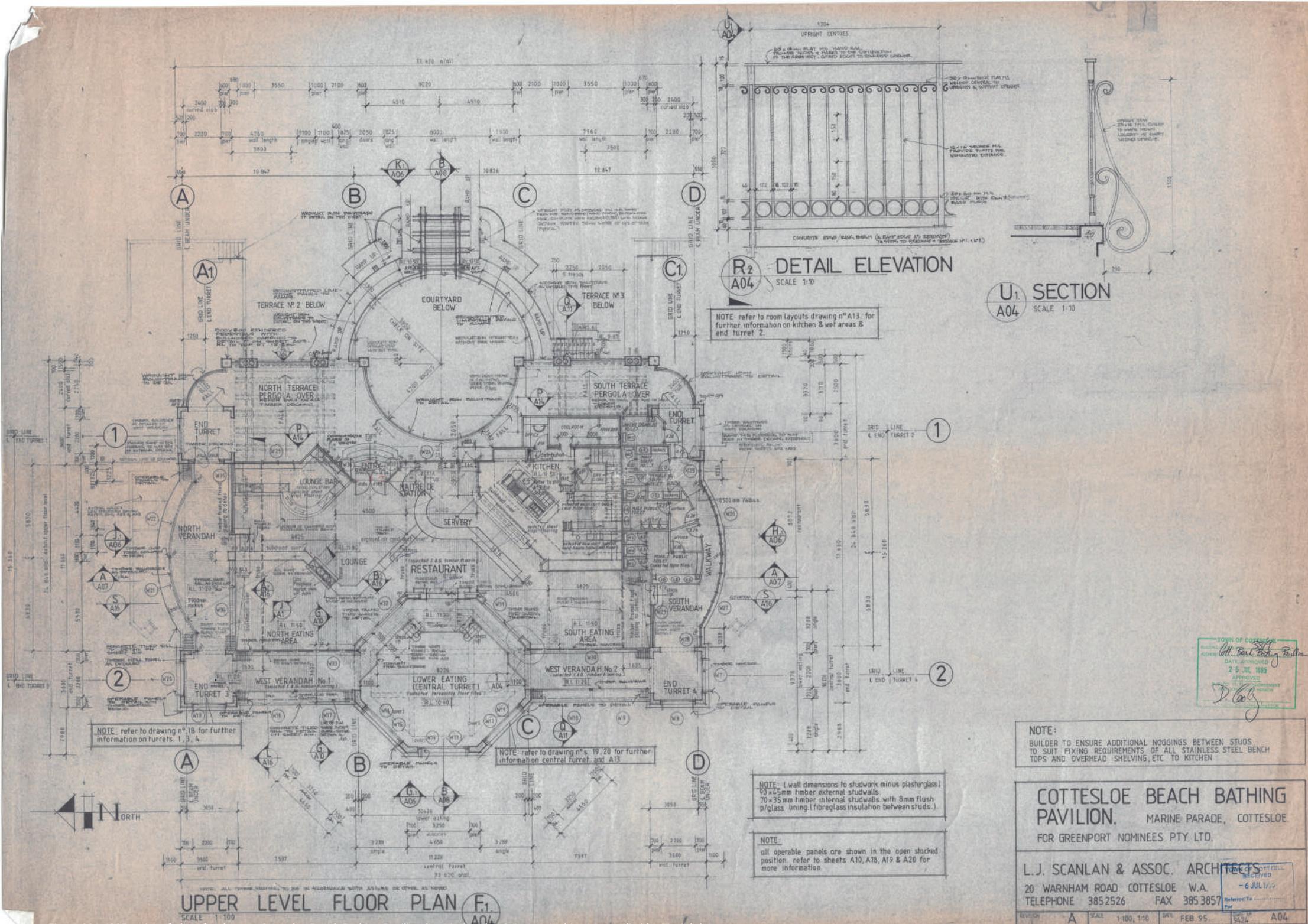
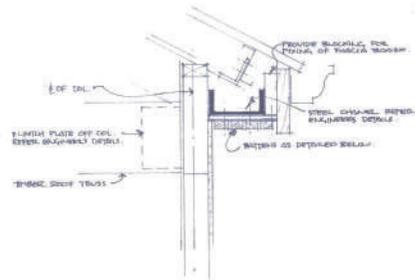
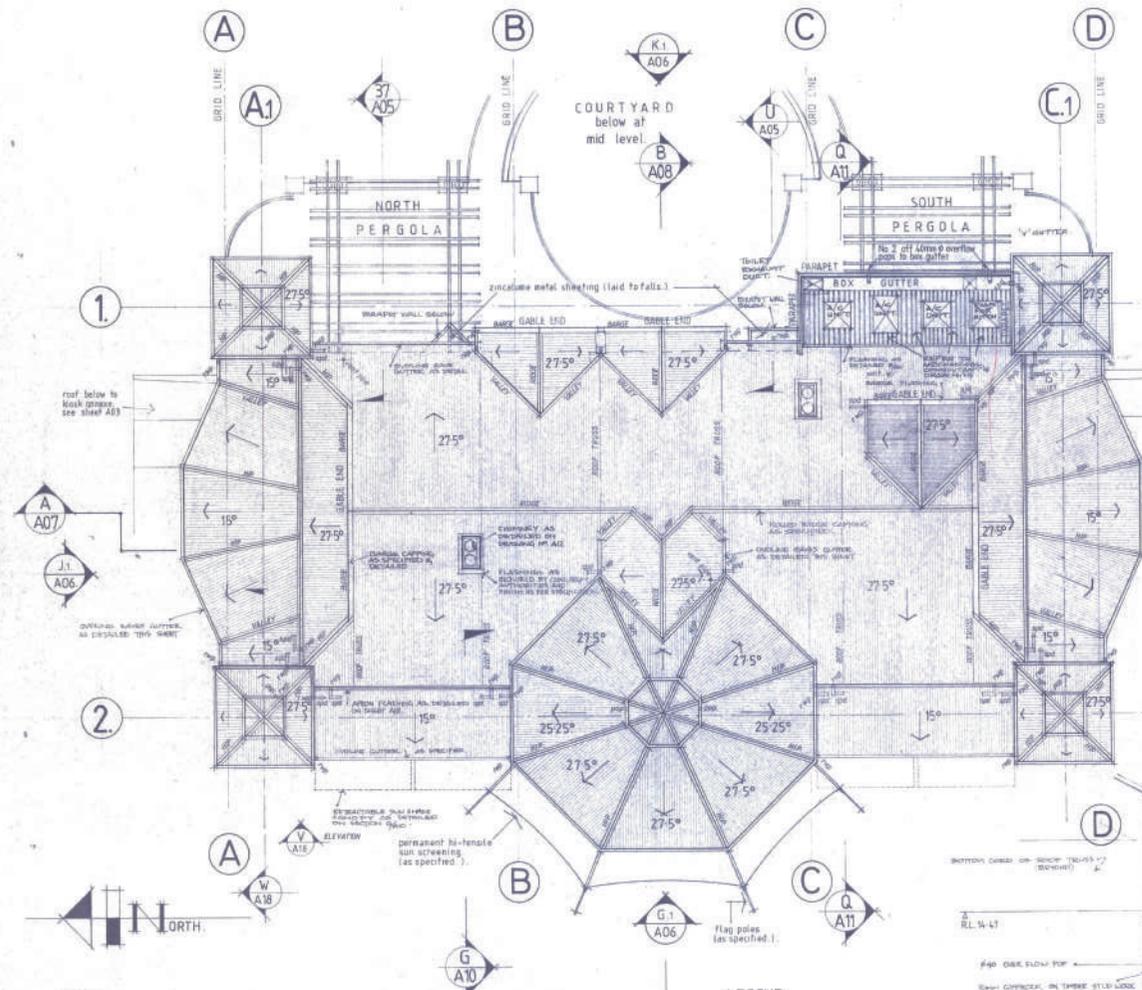


Figure 22. 1995 series of plans for the new Cottesloe Beach Bathing Pavilion (Laurie Scanlan & Assoc. Architects, supplied by Fiveight)



DETAIL 37 A05
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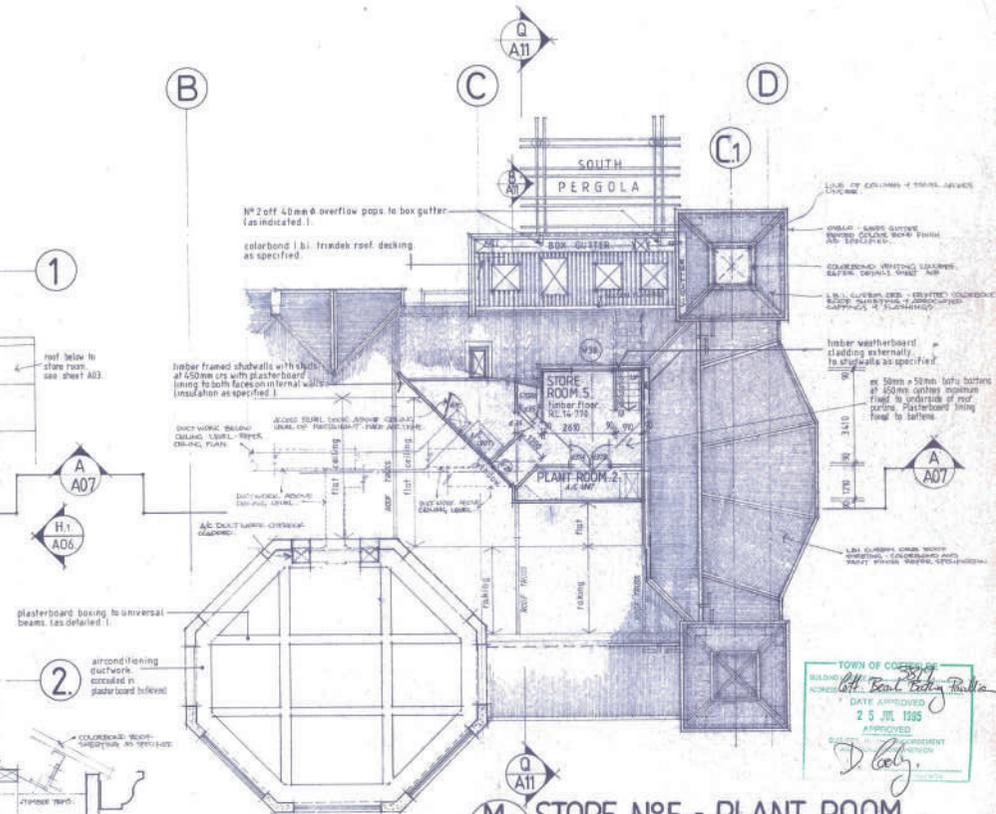


ROOF PLAN L1 A05
SCALE 1:100

- NOTES:
1. ALL ROOF SHEETING TO BE L.I. CUSTOM-ORB COLORBOND (selected colorbond colour) & PREPARE FOR PAINT FINISH WITH SELECTED COLOUR (refer to specifications).
 2. ALL FLASHINGS, CAPPINGS AND THE LIKE TO BE COLORBOND A PAINTED AS PER ROOF SHEETING IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE WHERE NECESSARY.
 3. PROVIDE 50mm ANTI-CORR INSULATION DIRECTLY TO INSIDE OF ALL ROOF SHEETING SUPPORTED ON WIRE MESH AS SPECIFIED.
 4. REFER TO HYDRAULIC DRAWINGS FOR VENT PIPE SIZES.

- LEGEND
- OPERABLE - 50mm LAMB WITH 25P BRICKWORK
 - RAIN WATER PIPE
 - ALL OVERFLOW ROOFS
 - ALL OVERFLOW ROOFS TO BE PAINTED AS PER SPECIFICATIONS
 - ALL OVERFLOW ROOFS TO BE PAINTED AS PER SPECIFICATIONS
 - ALL OVERFLOW ROOFS TO BE PAINTED AS PER SPECIFICATIONS

SECTION U A05
SCALE 1:10



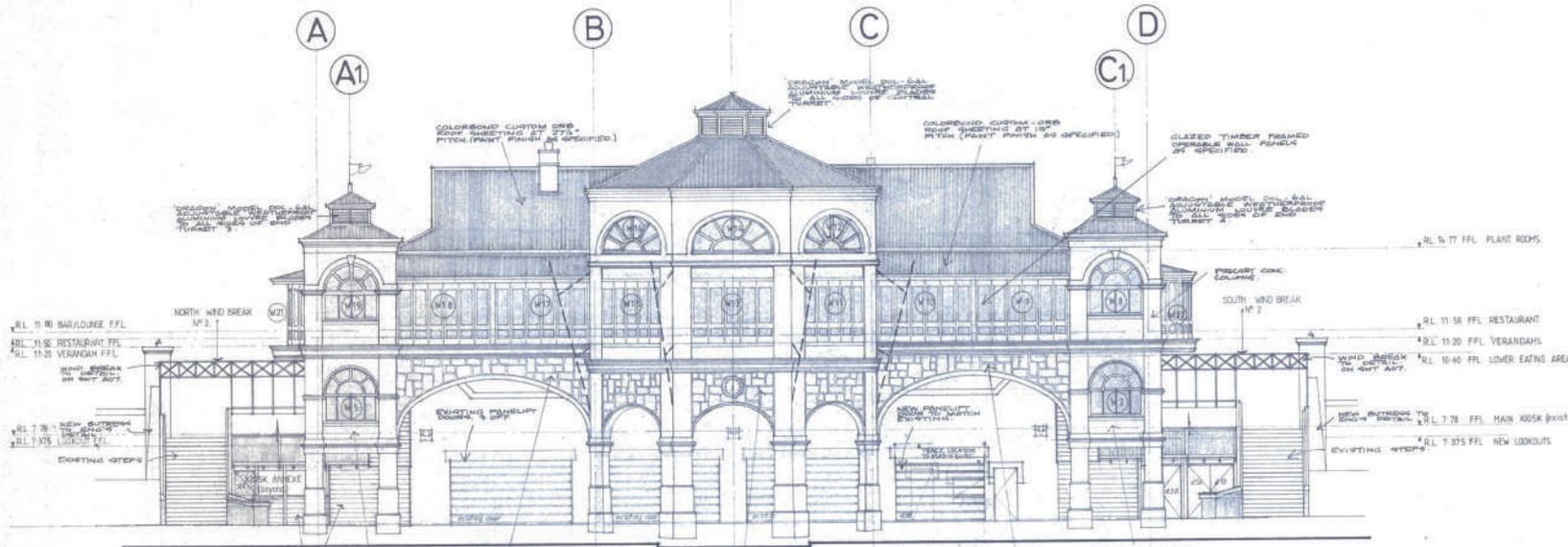
M.1. STORE N°5 - PLANT ROOM
A05 SCALE 1:100

TOWN OF COTTESLOE
RECEIVED
25 JUL 1995
APPROVED
D. Colby

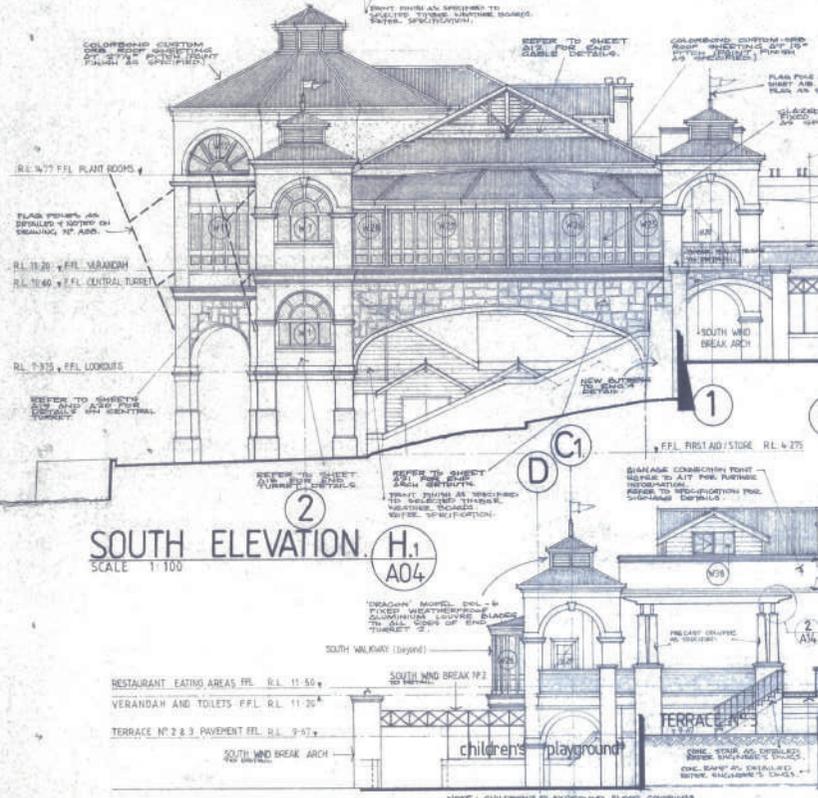
COTTESLOE BEACH BATHING PAVILION.
MARINE PARADE COTTESLOE.
FOR GREENPORT NOMINEES PTY. LTD.

L. J. SCANLAN & ASSOC. ARCHITECTS
20 WARNHAM ROAD COTTESLOE W.A.
TELEPHONE 385 2526 FAX 385 3857
REVISION A SCALE 1:10, 1:100 DATE MARCH 95

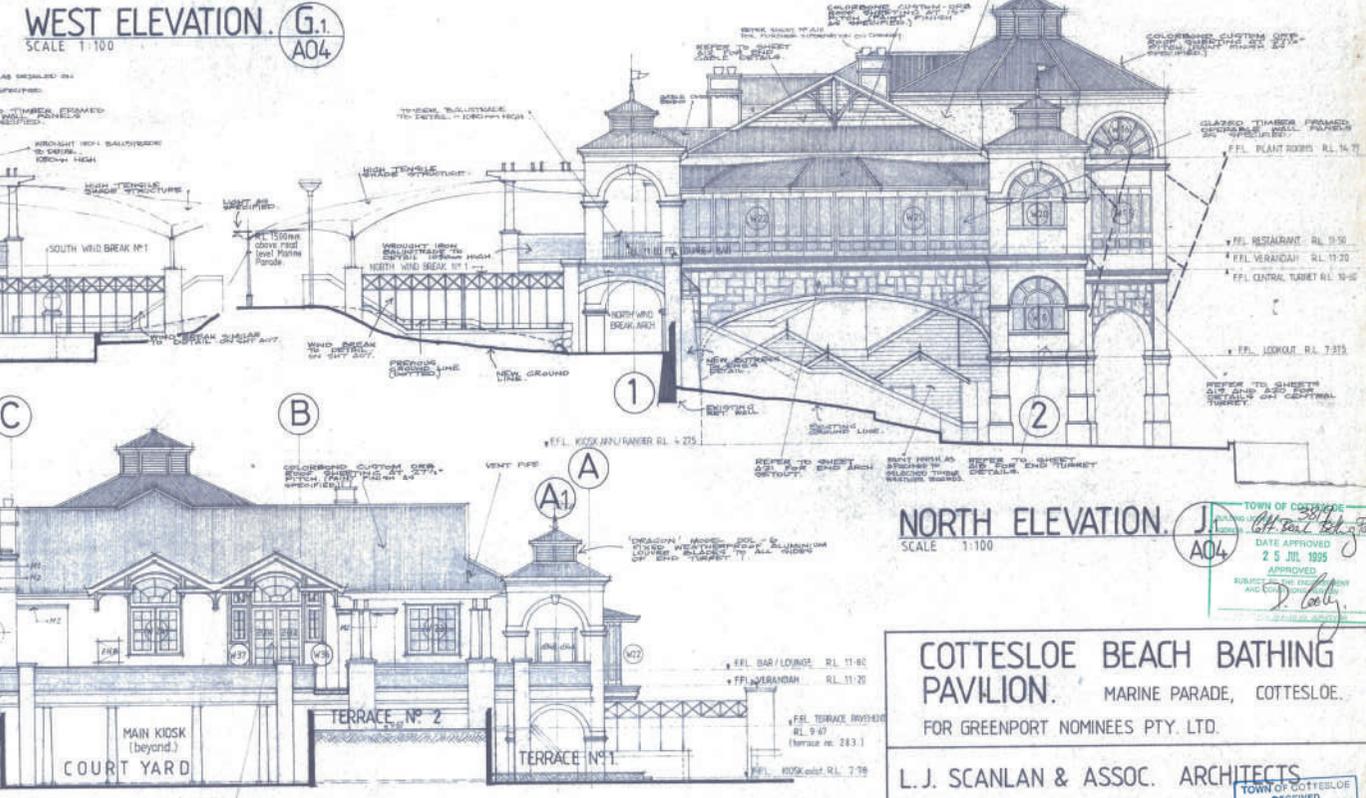
TOWN OF COTTESLOE
RECEIVED
- 6 JUL 1995
A05



WEST ELEVATION. G.1. SCALE 1:100 A04



SOUTH ELEVATION. H.1. SCALE 1:100 A04



NORTH ELEVATION. J.1. SCALE 1:100 A04



EAST ELEVATION. K.1. SCALE 1:100 A04

LEGEND:
 FFL: FINISH FLOOR LEVEL AS SPECIFIED.
 RL: REDUCED LEVEL AS SPECIFIED & UNLESS OTHERWISE STATED.
 RL: REDUCED LEVEL AS SPECIFIED & UNLESS OTHERWISE STATED.
 RL: REDUCED LEVEL AS SPECIFIED & UNLESS OTHERWISE STATED.

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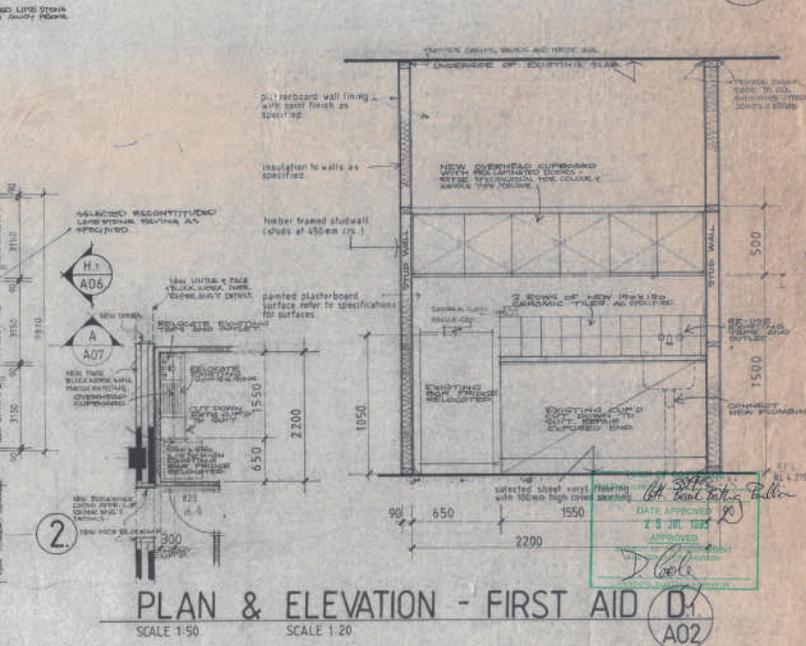
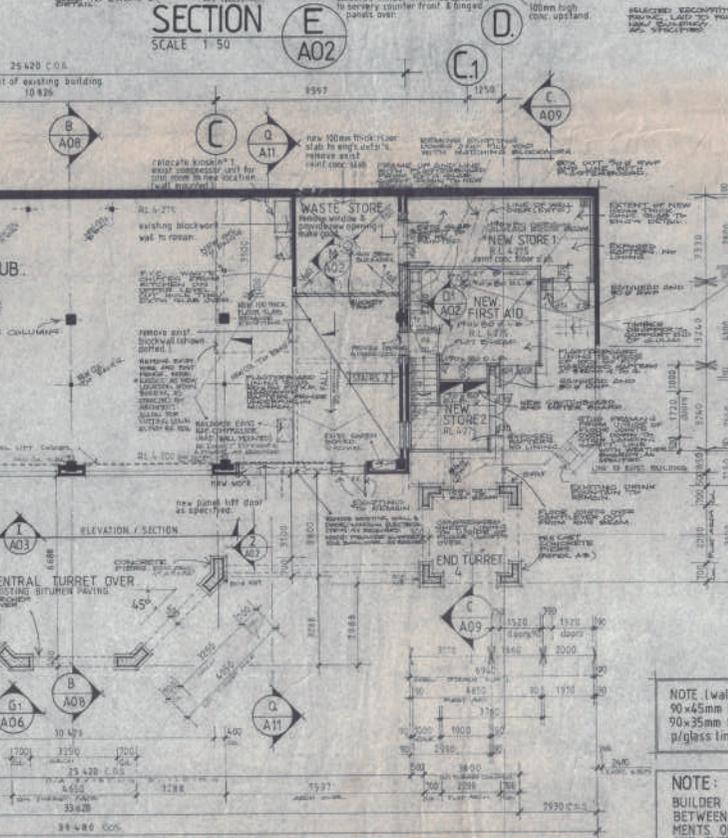
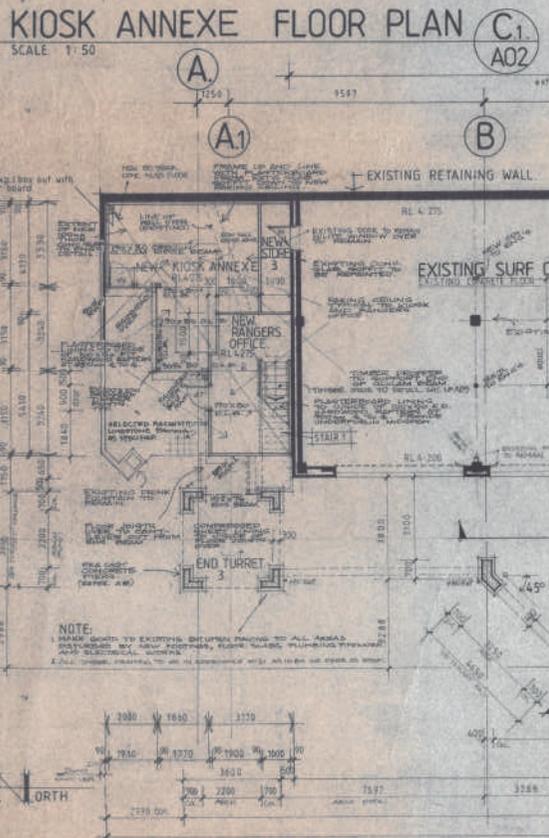
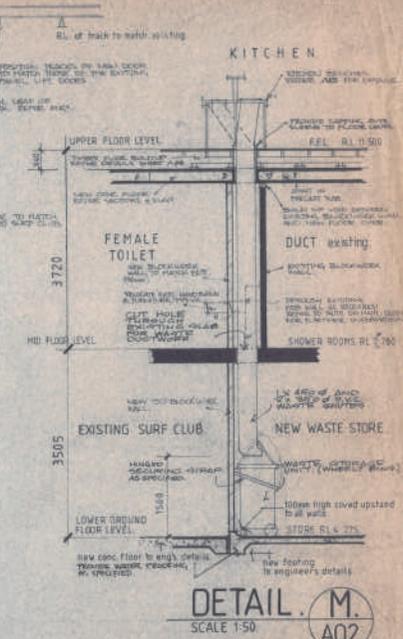
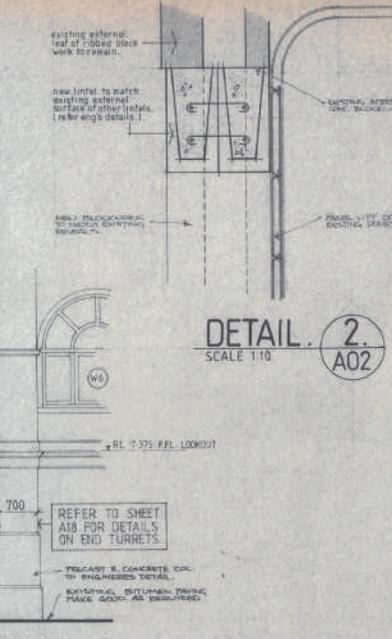
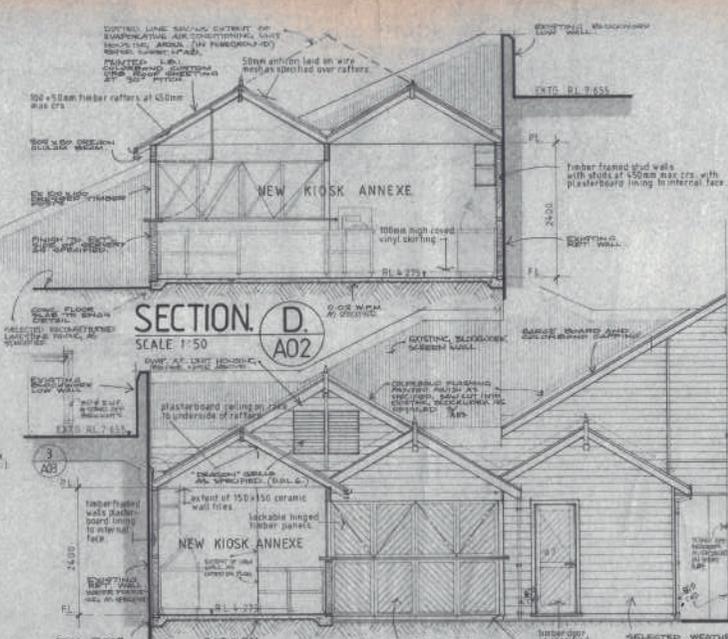
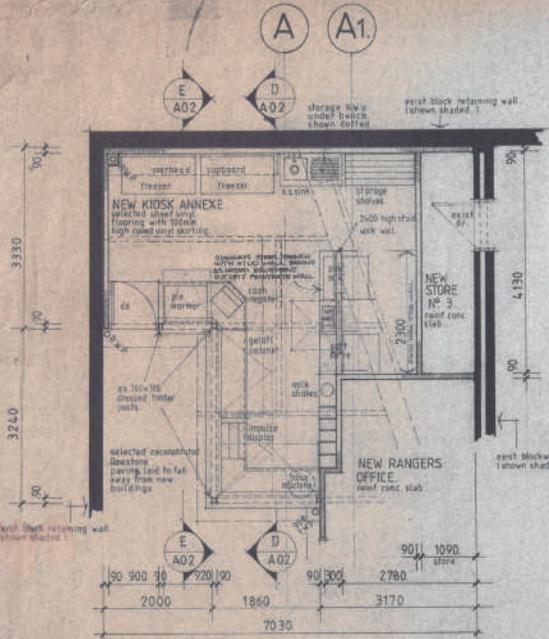
TOWN OF COTTESLOE RECEIVED
 DATE APPROVED 25 JUL 1995
 APPROVED
 SUBMITTED TO COTTESLOE TOWN AND LOCAL GOVERNMENT
 J. Scanlan

COTTESLOE BEACH BATHING PAVILION. MARINE PARADE, COTTESLOE.
 FOR GREENPORT NOMINEES PTY. LTD.

L. J. SCANLAN & ASSOC. ARCHITECTS
 20 WARNHAM ROAD, COTTESLOE W.A.
 TELEPHONE 385 2526 FAX 385 3857

REVISION: A SCALE: 1:100 DATE: FEB 95

TOWN OF COTTESLOE RECEIVED
 -6 JUL 1995
 Returned To: [Signature]



NOTE: (Wall dimensions to studwork minus plaster/glass)
90x45mm timber external studwalls.
90x35mm timber internal studwalls with 8mm flush p/glass lining (fibreglass insulation between studs).

NOTE:
BUILDER TO ENSURE ADDITIONAL NOGGINGS BETWEEN STUDS TO SUIT FIXING REQUIREMENTS OF ALL STAINLESS STEEL BENCH TOPS AND OVERHEAD SHELVING, ETC TO KITCHEN (KIOSK ANNEXE).

COTTESLOE BEACH BATHING PAVILION. MARINE PARADE COTTESLOE.
FOR GREENPORT NOMINEES. PTY. LTD.

L.J. SCANLAN & ASSOC. ARCHITECTS
20 WARNHAM ROAD, COTTESLOE W.A.
TELEPHONE 385 2526 FAX 385 3857

DATE APPROVED: 23 JUL 1995
APPROVED: [Signature]

REVISION A SCALE 1:10, 1:50, 1:100 DATE FEB 95

In 1996, when as the Mayor of Cottesloe, I opened the new Indiana Teahouse I wrote the following to be inscribed on the commemorative plaque:

This building stands on the site of the original Cottesloe bathing pavilion. It is a place that has long been at the heart of Cottesloe for those who enjoy surf lifesaving, swimming and beach recreation.

This statement still resonates as it reflects the importance of the beach experience and points to the transitional nature of the built structures occupying the site where the current Indiana Teahouse stands.

For me, the heritage values at Cottesloe beach are expressed through the sum of the features of the landscape.

(Julian Donaldson, 2021)¹⁴

Aerial photographs show that the trellised pergola leading to the memorial obelisk was erected in 2003.

In 2004 the *Cottesloe Beach Precinct* was added to the State Register of Heritage Places with 'Interim' status. The Statement of Significance included the following:

While the Indiana Teahouse represents the continuation of a historic use, the present building has little significance.

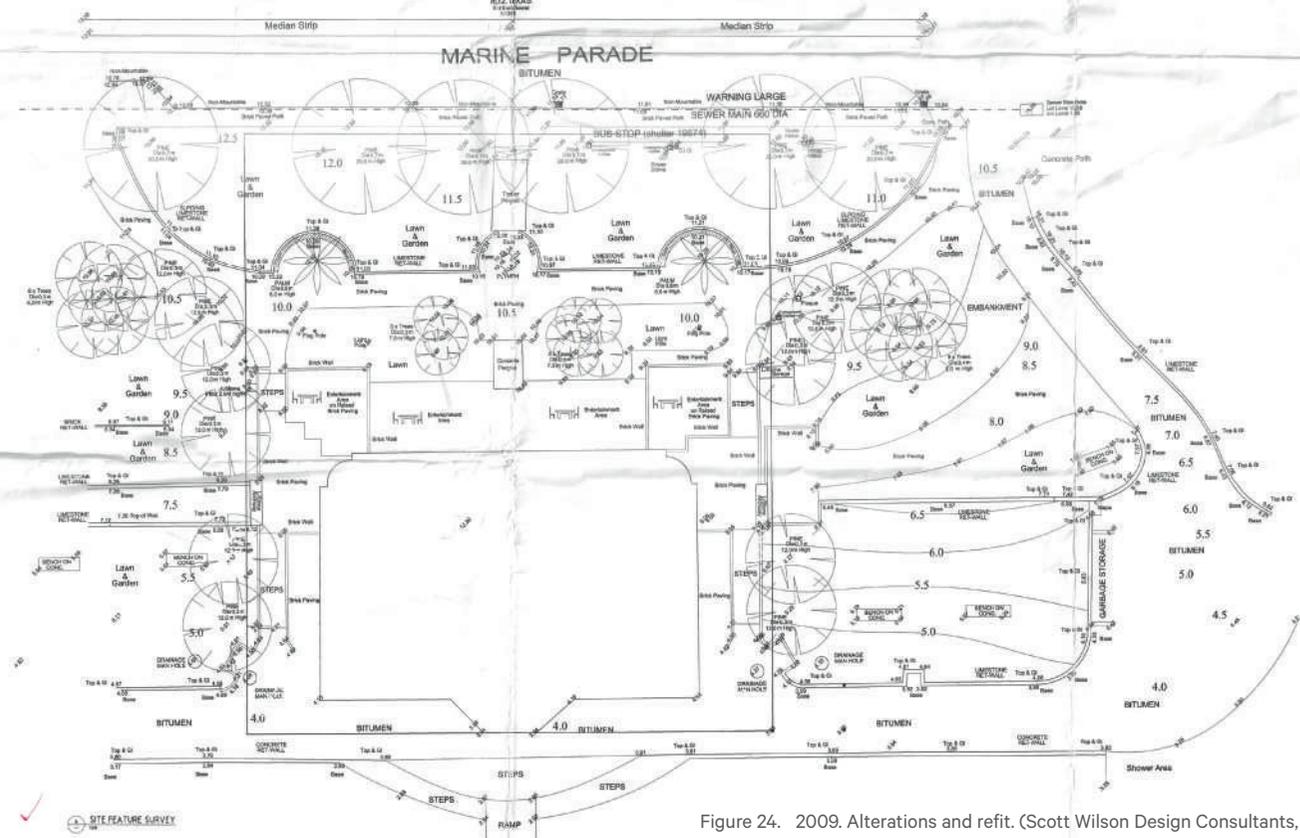
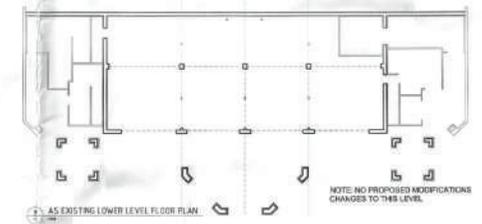
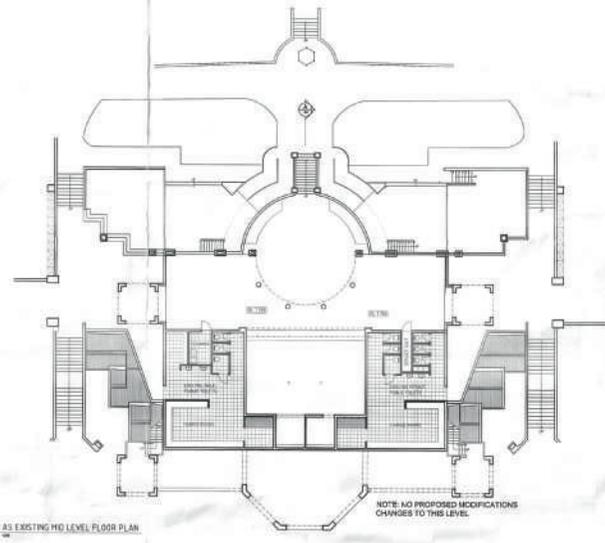
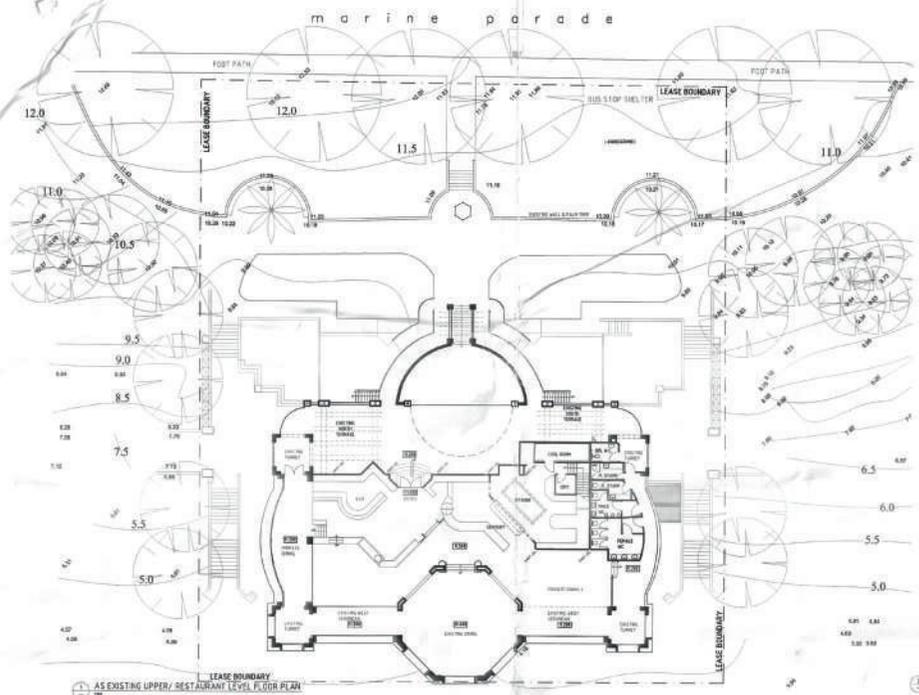
In 2009, the restaurant was refitted internally to design Consultant Scott Wilson at which time the central entry was moved slightly further north to accommodate a maître de station and a larger kitchen. Outdoor pergolas were erected over the terraces on the east elevation. The north and west verandah eating areas were modified and doors inserted to close off areas for **use** as separate function spaces. (Refer to plans Figure 24)



Figure 23. 2010. Indiana Teahouse. (inHerit, HCWA database)

DRAFT

REV	DATE	AMENDMENT	CHK



18 AUG 2009

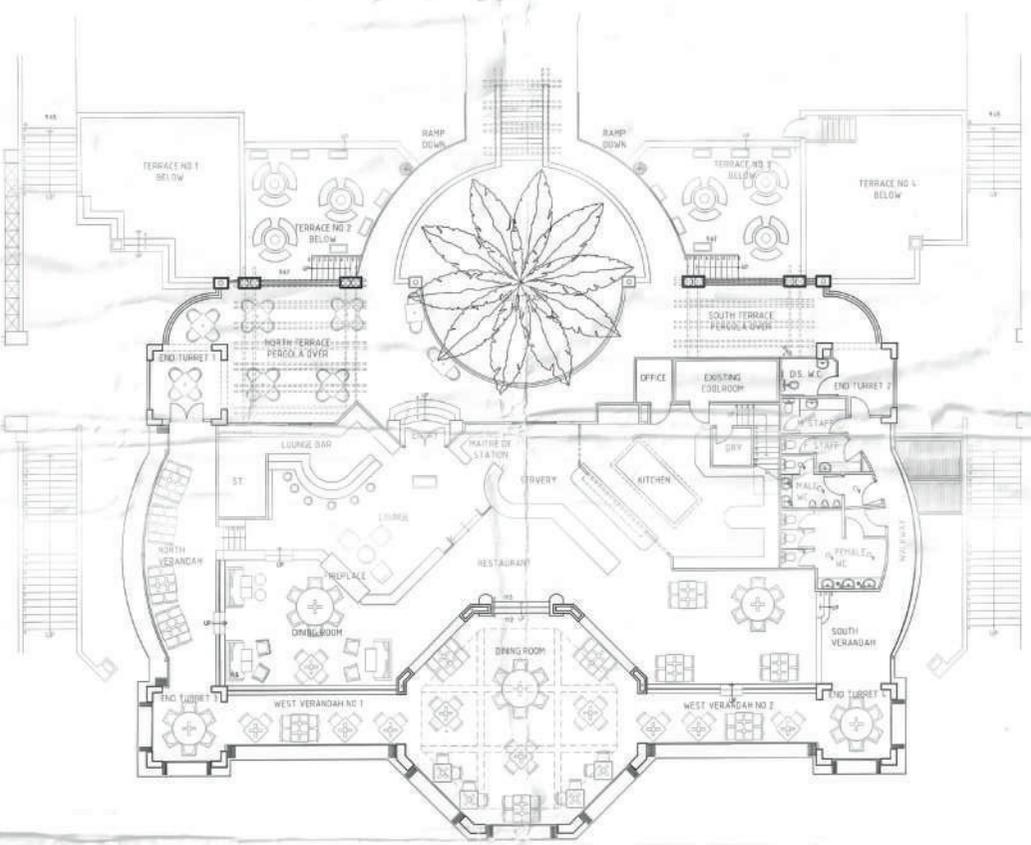
FOR BUILDING LICENCE



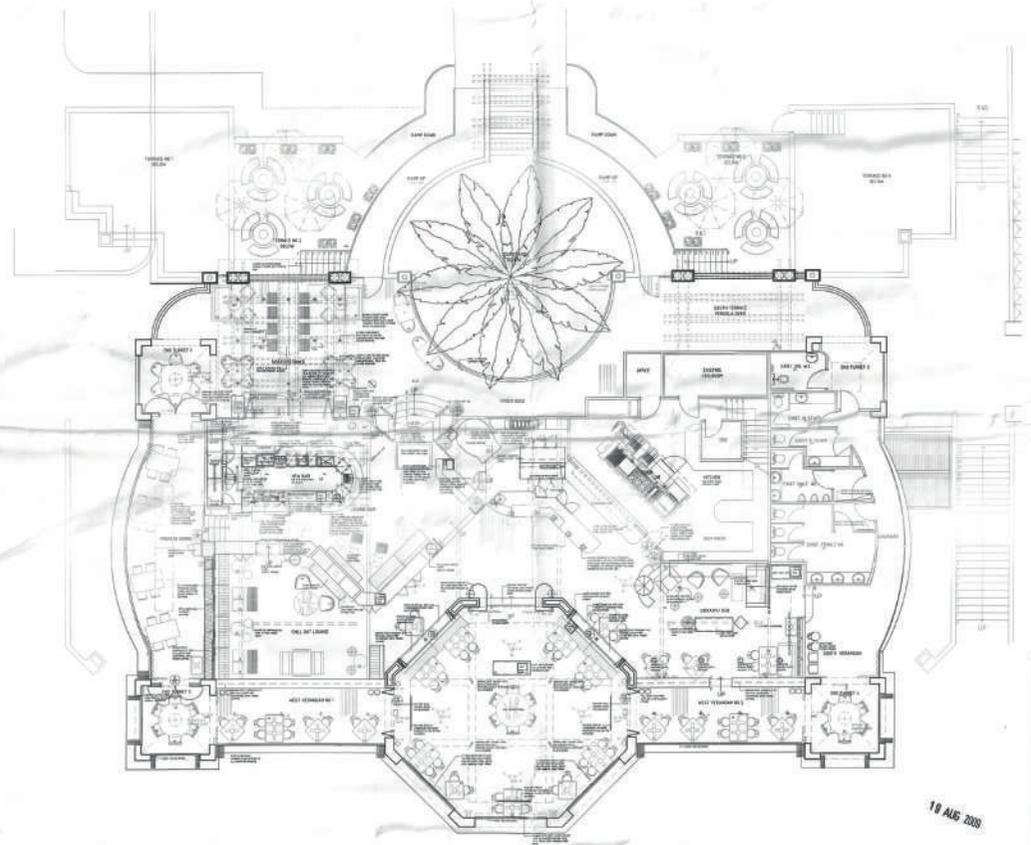
SCOTT WILSON
design consultants

Project: INDIANA, COTTLESLOE BEACH MARINE PARADE, COTTLESLOE
 Drawing Title: EXISTING UPPER/ RESTAURANT LEVEL MID LEVEL & LOWER LEVEL FLOOR PLANS & SITE FEATURE SURVEY
 Scale: 1:200 @ 91 Date: 18.08.09
 Drawn: [Signature] Approved: SW
 Verify all dimensions before commencing work and stop drawings if you find any errors.
 SWS Project No: [Blank] Drawing No: [Blank] Revision: [Blank]
 09-12 001
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 This is a CAD Drawing - Do Not Amend Manually

Figure 24. 2009. Alterations and refit. (Scott Wilson Design Consultants, supplied by Fiveight)



AS EXISTING UPPER/ RESTAURANT LEVEL FLOOR PLAN



AS PROPOSED UPPER/ RESTAURANT LEVEL FLOOR PLAN

18 AUG 2008

FOR BUILDING LICENCE



SCOTT WILSON
design consultants

Project
INDIANA, COTTESLOE BEACH
MARINE PARADE, COTTESLOE

Drawing Title
AS EXISTING & AS PROPOSED UPPER/
RESTAURANT LEVEL FLOOR PLANS

Scale	1 : 100 @ 91	Date	18.08.08
Drawn	BL	Approved	SW

NOTE: All dimensions include centring and wall strip drawings.
SAC Prepared by: Drawing File: Revision:

REV	DATE	BY	REVISION
01	18-12	002	

SYD CARD File: Projects/2008/

This is a CAD Drawing - Do Not Amend Manually



REV. DATE	REVISION	BY
1	ISSUE	SCOTT WILSON ARCHITECTS

RL 11.400
 RL 11.200
 RL 10.800
 RL 10.500
 RL 10.000

1 AS PROPOSED EAST FRONT ELEVATION

2 AS PROPOSED SECTIONAL ELEVATION THROUGH NORTH TERRACE LOUNGE, NEW BAR & DINING



SCOTT WILSON		<small> An Equal Opportunity Employer M/F/V/D/AAE The City and County of Chicago Equal Opportunity Commission </small>
Project: MIDWINTER COTTAGE BEACH MARINE PRINCE, COTTAGE BEACH		
Drawing No: AS PROPOSED EAST FRONT ELEVATION & SECTIONAL ELEVATION THROUGH NORTH TERRACE LOUNGE, NEW BAR & DINING		
Scale: 1/8" = 1'-0"	Date: 08/27/08	
Author: RL	Checked: BJR	
Drawn: BJR	Reviewed: BJR	
Client: 08/12	Sheet: 008	Project: 0000

FOR BUILDING LICENCE

In 2017 the changerooms were refitted to their current layout, by Saleeba Adams architects. In 2018, the Indiana complex found itself at the centre of storm of negative headlines after Melbourne based Red Rock Group as the owner/operator put a lock on the changerooms, forcing the Cottesloe Council to resort to hiring unsightly portaloos to place on the beach to service locals and tourists.

In 2019, Fiveight took over the lease for Indiana Teahouse.¹⁵ It was closed and a competition held to find proposals by leading architects for redevelopment of the place. This brought to the attention of many that the Indiana Teahouse is valued by the community not only in WA but at an international level as a landmark building. The new owners assured the public that demolishing the Indiana Teahouse was not a certainty, and a refit remained an option. The competition jury reaffirmed a commitment to listen to the wishes of the WA public.¹⁶

As at March 2021, the Indiana Teahouse restaurant remains closed. The kiosk and changerooms remain in use, as does the boatshed for the Cottesloe SLSC.

2.1.6 The Power of Social Media

The *Heritage Act 2018* required registration of *Cottesloe Beach Precinct* to be finalised. When the DPLH officers revisited the assessment documentation, the Statement of Significance was amended to read as follows:

The Indiana Teahouse is an iconic landmark in the precinct that is well recognised by the local and wider community as well as international tourists, and is the most recent manifestation of the distinctive tradition of built form in this location on the beachfront.

The rise of smart phone technology from 2008 and the popularity and use of social media to share photographs may have elevated the social value of the building for its location on Cottesloe Beach.

Social media activity around the Indiana Teahouse reached a peak in August 2019 when American pop singer Taylor Swift, who has 121 million Instagram followers, released some of her personal diary entries to promote her new album. In an entry dated 2 March 2012 she wrote of her visit to Cottesloe Beach. She mistakenly thought the building dated from 1910, however this was not corrected by the media, who picked up the story. In part the diary entry read:

We went to this restaurant right on the beach called Indiana. It was built in 1910 [sic] and looked like an old fancy hotel. It's one of the most beautiful places I've been with old world arches and moldings, antique tables and big French doors opening out to views of azure blue ocean.¹⁷

In 2019, *Built*, a Fremantle Press publication listed Perth's 50 most iconic works of architecture, and it states that 'Few buildings on this list can claim to have achieved the icon (sic) status that Indiana has in such a relatively short space of time. [It] has fronted many a postcard and tourism campaign.' Indiana was not the only structure in *Built* whose case for inclusion was made for symbolic and cultural reasons. London Court, a mock Tudor style modern building built in 1937 and the Dingo Flour Mill in North Fremantle, built in 1922, were also included for their landmark value. Author of the book, Western Australian architect Tom McKendrick states:

In the architectural world, we're not usually into things designed to look like they were built in an earlier time. But architecture has to be about more than bricks and mortar. It's always site specific, about the building's interaction with the public and with history, the part it's played in Western Australian life. Indiana is a prime example of that ... it's more than what it's made of.¹⁸

Cottesloe Beach is promoted as a premier Western Australian tourist destination and it is rare to see images of it that do not include the Indiana Teahouse sitting within the Cottesloe Beach Precinct, including its significant Norfolk Island Pines, its terraces and grassed areas. For example, Tourism Australia's Guide to Perth has a list of 'Don't Miss' things to do, of which the first is to 'Take a dip in the glassy waters of the Indian Ocean at Cottesloe Beach,' accompanied by an image of the beach taken from the Indian Ocean looking back to the Indiana Teahouse.

The value of Indiana Teahouse in this context is that it acts as a recognisable landmark. Indeed it is the only built form on the iconic beach. Many tourism websites feature the western elevation, as it is the most recognisable aspect of the Teahouse. It is most often photographed from Mudurup Rocks, the end of the groyne, the northern grassed terraces, or by drone photography, as seen in the following images.



Figure 25. Tourism Australia's image for Cottesloe Beach – a 'must see, must do' destination for international visitors. (<https://www.australia.com/en/places/perth-and-surrounds/guide-to-perth.html>)



Figure 26. In Planetware's list of 11 Top-Rated Tourist Attractions in Perth, 'Beaches' is number 3, with this image. (<https://www.planetware.com/tourist-attractions-/perth-aus-wa-p.htm>)



Figure 27. Trip Advisor's 'Best of Perth 2021' shows this panorama and reads: 'Family-friendly Cottesloe is brimming with swimmers, surfers and snorkelers.' (https://www.tripadvisor.com.au/Tourism-g255103-Perth_Greater_Perth_Western_Australia-Vacations.html)

2.1.7 Associations

Miss Donovan

William Donovan established the first permanent refreshment rooms on Cottesloe Beach, but it is not known whether he built the structure that we know as the Indiana Tea House. He was the proprietor until c.1911.¹⁹ The building seen in photographs (Refer to Figures 7 and 9) was operated by Miss Tessa Donovan (most likely a relative) from 1913.²⁰

Tessa Donovan seemed to be a successful as well as generous operator, often lending out her facility for charities and fundraising events. She operated the Indiana Tea House until c1921.

Inspector J. Smith

In 1909, Inspector J. Smith, a Sergeant in the Western Australian Police Force, and a Royal Life Saving Society (RLSS) instructor, convened a meeting of swimming enthusiasts to form the Cottesloe Life Saving and Athletic Club. The RLSS's initial involvement mirrored that in New South Wales (1906-07). Smith was involved in establishing at least two other clubs besides Cottesloe.²¹

Inspector Smith was the first honorary instructor to the West Australian Surf Life Saving Association and his efforts were largely responsible for the number of efficient instructors who followed his steps. In commemoration of that and other similar humanitarian services which he rendered, a memorial in the form of a drinking fountain was erected in front of the Centenary Bathing Pavilion in 1931.²² (Refer to Figure 36)

Cottesloe Surf Life Saving Club

Cottesloe SLSC was formed in 1909. As part of the broader life-saving movement it provided beach safety for the burgeoning seaside suburb but fitted the purposes of an athletics club too. The clubhouse building was completed in 1912, located on the beach below Swanbourne Terrace (now Marine Parade) approximately between Warnham Road and John Street. The clubrooms were enlarged in 1924 as the club grew, with the addition of a lookout platform at roof level. (Refer to Figure 8)

After 1931 this building was removed when Cottesloe Beach was landscaped. The Club moved to premises on Marine Parade, north of the car park.

In 1959 Cottesloe SLSC was granted the land on which its clubhouse is currently built, moving from the Marine Parade base.

In 1983 when a new kiosk and changerooms was built to replace the Centenary Bathing Pavilion on Cottesloe Beach, the Cottesloe SLSC was provided with boatsheds and storage on the ground floor accessible from the beach. This facility is still used today.

Lawrence Scanlan Architect

Lawrence Scanlan registered as an Architect and admitted to the Royal Australian Institute of Architects in 1974. He worked for the architects R. Hanlin and Montague Grant in Perth before forming the Horner Scanlan Partnership, working on residential, commercial, industrial and mining projects. Now Scanlan Architects, his practice is committed to economic design excellence by detail, and strongly motivated towards the effective integration of passive solar energy control principles in building projects, whilst maintaining innovative design principles to achieve the most satisfying design outcomes.

In 1995 Lawrence Scanlan's design for Indiana Teahouse was the winning entry from Expressions of Interest called by the Cottesloe Council to provide a new pavilion to incorporate a restaurant/café, kiosk and improved public amenities. The design was based on the original Centenary Pavilion and intended to be reminiscent of the early British colonial architectural style.²³

2.2 Physical Evidence

The description of the **place** is set out to articulate the key considerations of place, its site and **setting**, current function, and the **fabric** of the building, including a general understanding of the condition.

2.2.1 Current Functions

The area in which the Indiana Teahouse is located has long been utilised for recreational bathing, hospitality and surf lifesaving functions with a variety of structures occupying the site over time. In its current form, the promenade and boatsheds continue to be utilised by the Cottesloe SLSC, with the changerooms at ground level also open for public use. The 'Cott Beach Kiosk' operates at ground level, fronting the courtyard space off Marine Parade. While this business offers light takeaway refreshments to Cottesloe Beach visitors, the upper level and main internal spaces of the Indiana Teahouse have been vacant since the closure of the restaurant in 2019 pending a decision as to the redevelopment of the place.

2.2.2 Context of the Building within the Setting

The Indiana Teahouse sits within the *Cottesloe Beach Precinct*, the stretch of coastline on the west side of Marine Parade, running between Napier Street in the north and Jarrad Street in the south. The precinct also comprises the beach, groyne, pylon, changerooms, Norfolk Island pines, remains of the wading pool, landscaping, and the Cottesloe Reef extending into the Indian Ocean.

The area between Marine Parade and the Indiana Teahouse is predominantly landscaped outdoor space, containing a number of mature trees, public access pathways, limestone retaining walls, a timber entry statement, a trellised pergola, outdoor furniture, lighting and signage elements. A memorial obelisk (formerly a drinking fountain) is also located within the forecourt to the Indiana Teahouse. A number of plaques are attached to this memorial, recognising Inspector J. Smith as a founder of the surf lifesaving movement in Western Australia. Noted in the landscape on the eastern side of the Indiana Teahouse is the two low level semi-circular walls which have been a feature element since 1934. They currently surround Canary Island date palms.

The Indiana Teahouse itself is set within open grassed terraces on what was once a sloping coastal dune, a contextual **setting** which is reflected in the levels of the building and arrangement of external and internal spaces.



Figure 28. Aerial view of the Indiana Teahouse and surrounding context (element 2021)



Figure 29. Indiana Teahouse from the north at carpark level (element 2021)



Figure 30. Indiana Teahouse from the north at promenade level (element 2021)



Figure 32. Indiana Teahouse viewed from the beach noting the promenade and boatsheds, with grassed terraces beyond (element 2020)



Figure 31. From the promenade looking north, noting staircase at right, grassed terraces, and stairs to carpark (element 2021)



Figure 33. From north side stairs looking west towards the ocean and pylon (element 2021)



Figure 34. Marine Parade frontage noting mature plantings and timber entry statement to the Indiana Teahouse, which is set back into the landscape (element 2021)



Figure 37. Looking south at Marine Parade level noting trellised pergola and steps down to memorial obelisk (right) (element 2021)

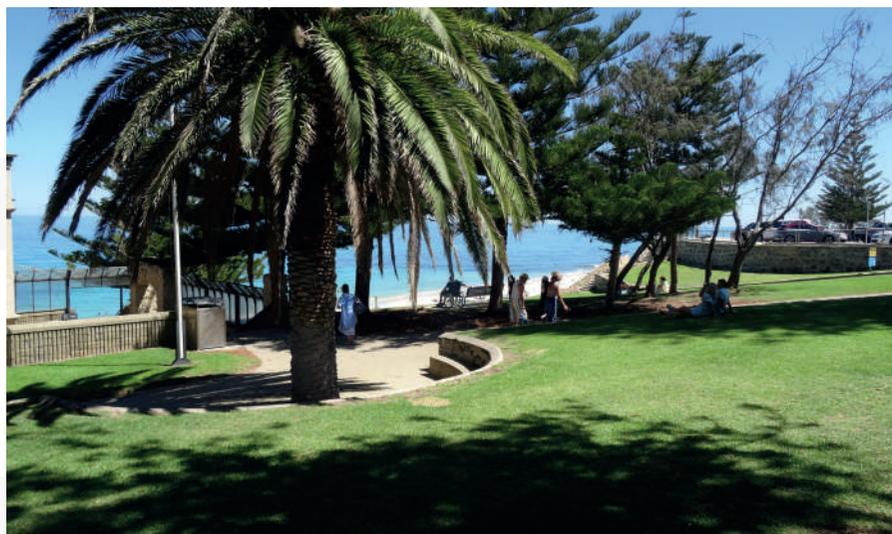


Figure 35. Low walled semi-circular landscape feature in eastern forecourt (element 2021)



Figure 36. View from south side of Indiana Teahouse at promenade level, looking north (element 2021)

2.2.3 Pedestrian movement

The Indiana Teahouse can be approached from a variety of levels and access points. The *Cottesloe Beach Precinct* is accessed by pedestrians from Marine Parade. The main carpark is at street level, and there are steps leading down to the grassed terraces below. A main pathway at the lowest terrace level in a north-south alignment is used to access the ground level undercroft, kiosk, changerooms and Marine Parade courtyard.

Stairs down either side of the building provide access from the promenade which runs along the front of the building and acts as a retaining sea wall. Circular steps allow access directly on to the sand, and a central ramp provides for the surf lifesaving facility. East-west pathways from the street with two sets of stairs lead down to the beach on the north and south of the study area.

Adjacent to the main stairs on the south side is an area set aside for a line of rubbish bins, which are access by collection vehicles from the south driveway. This access is also important for emergency response vehicles to the beach level.

Pedestrian access to the Indiana Teahouse restaurant space is from the Marine Parade approach, with the ramps and stairs designed to encircle the kiosk and courtyard space below.



Figure 38. Aerial view noting the pathways running north-south and pathways to promenade running east-west (element 2021)



Figure 39. Looking west from the southern side of Indiana Teahouse towards the stairs to the promenade and ocean beyond (element 2021)



Figure 40. View from the kiosk undercroft to the pathway heading south. (element 2021)



Figure 41. Approach from the north on the lowest terrace level. (element 2021)



Figure 42. Approach from the south showing rubbish bins near access driveway. (element 2021)

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2.2.4 Views and Vistas

The Indiana Teahouse is noted as an iconic landmark building within the *Cottesloe Beach Precinct*, being distinctly recognisable to both local and international visitors. The most well-known view to the **place** is from the waterfront. In contrast, the Marine Parade frontage is set back from the street and lower within the landscape and is largely obscured by surrounding structures and the significant Norfolk Island pines which line the street front and north/south edges of the study area.

The views from the Indiana Teahouse to the east towards Marine Parade are non-descript due to the various pergola structures and trees. The views from the restaurant space to the ocean north and west are uninterrupted, with the pylon approximately 80m offshore the only structure in view. Views to the south show the groyne and Mudurup Rocks.



Figure 44. View from Indiana Teahouse to the north (element 2021)



Figure 43. View looking east from outside Indiana Teahouse main entry to Marine Parade (element 2021)



Figure 45. View from Indiana Teahouse to the north west (element 2021)



Figure 46. View from Indiana Teahouse due west to the pylon (element 2021)



Figure 48. Cottesloe Beach from the promenade looking north west (element 2021)



Figure 47. Cottesloe Beach from the promenade looking south west (element 2021)



2.2.5 Description of the Fabric - External

The Indiana Teahouse building in its current form is a dominant form in the beach front of the *Cottesloe Beach Precinct*. It displays evidence of different periods and programs of construction which have occurred on the site over time, with the building being described as *an exuberant mix of the eclectic elements of the Late Twentieth Century Post-Modern and Australian Nostalgic styles*.²⁴ The surrounding dune formation steps down under the Indiana Teahouse building resulting in the eastern side of the building being two storeys high while the more prominent western facade is three storeys.

Archival evidence indicates that the oldest portion of the existing Indiana Teahouse **fabric** is the promenade and beachfront retaining wall which was construction in 1934. The majority of this **fabric** sits outside of the Indiana Teahouse lot boundary; however the rough bluestone concrete surface finish extends from the edge of this beachfront retaining wall on an increasing gradient until it reaches the recessed undercroft area and threshold to the surf lifesaving storage sheds. Cuts and patches across this surface suggest it has been altered and resurfaced at varying points throughout its life.

The Indiana Teahouse was erected in 1996 and incorporates portions of the 1983 pavilion at the ground and promenade levels. This earlier building had changerooms at the upper level and boatshed facilities below, which remain as part of the current structure. The 1983 building is constructed of beige toned Besser ribbed concrete blocks. At the promenade level there are four roller door openings and one standard access door facing west towards the ocean. Each of these openings conceal a storage space utilised by the surf lifesaving club for the storage of boats and equipment. The 1996 Indiana Teahouse sits over the 1983 structure, extending at varying points between three and seven metres further west, and creating an open undercroft area covering the entry to the boat storage facilities. A series of stepped precast concrete piers designed to look like large limestone blocks support the end and central turrets above, with the curved blockwork spans between the piers providing shelter to the undercroft below. These elements and the majority of the 1996 structure are finished with a yellow, sand toned render to all levels. To both the east and west of this undercroft space, concrete staircases edged with the same Besser block material provide access to the ground level and Marine Parade side of the building. Nestled between the boatsheds and these staircases are a series of timber clad storage sheds. These structures have pitched green Colorbond rooves in keeping with the primary roof form materiality and have been designed to resemble traditional beach bathing huts.

At the ground level landing of both the east and west access stairs, transparent paneling has been installed to act as a wind break for the courtyard beyond. An accessway connecting the carpark and grassed terraces to the north of the Indiana Teahouse with the gentler gradient grassed areas to the south passes under the upper floor, bisecting the eastern forecourt of the building and providing direct thoroughfare access past the Beach kiosk which opens out to the central circular courtyard space. The kiosk is centrally located within this eastern ground floor façade and opens out to the partially covered courtyard space, with roller shutters providing closure for after-hours security. Four Doric columns support the semi-circular structure above. The men's and women's changerooms and toilet facilities are located to either side of the kiosk. The courtyard is circular in plan and enclosed by storey high walls with a set of steps on the eastern side providing access to Marine Parade and the pathways leading to the upper terrace. Located centrally within the ground floor courtyard is a mature Canary Island date palm (*Phoenix canariensis*).

The upper eastern terrace of the Indiana Teahouse building is semi-circular in plan and can be accessed via a mirrored pair of both ramps and stairs which encircle both edges of the courtyard below. The central portion of the upper terrace is uncovered, with a timber framed pergola structure to the northern and southern sides. This structure is open in parts with a mix of shade sail and opaque sheet covering to the remainder. Small open turrets are found to both the north and south of this terrace, mirroring those found on the western face. Entry to the Indiana Teahouse main upper floor is via this façade, located off centre from the axis of the semi-circular plan, towards the northern end. Entry is gained via four curved steps followed by a set of timber framed double doors each of which have eight glazed panels to the upper two thirds and moulded detailing with feature hinges below. Timber framed six glazed panel hinged windows sit to either side of the double doors finishing at mid height with a moulded timber sill below. A series of feature glazed fanlights are located above. Other openings to this façade include pairs of timber framed, eight glazed panel double hung windows with arched fanlight above, and a secondary entry further to the north consisting of four bi-fold doors with a glazing pattern to match the main entry door. This secondary access point also has four steps leading up to the threshold.

The western frontage at this upper level consists of the central and two corner turrets, connected by two horizontal sections. All of these elements have timber framed single panel glazed windows fronting the ocean views. The turret sections also feature multi-panel fixed arch windows above the rectangular glazing to all ocean fronting edges. The central turret has a series of shade sail structures projecting from its western

faces. A curved facade of single pane folding windows connects the corner turrets on both the northern and southern edges. Timber window and door framing to all external faces have been painted white.

The roof is a series of planes organised around the central pitched roof with gable ends at both the north and south. All the roof is covered with the same green Colorbond sheeting other than a small flat roof section to the east which houses the plant equipment and is surrounded from external views by sections of raised parapet wall. Each of the corner and central turrets have a two-layer roof covering system with a smaller turret section extruded from the roof covering below. Each of these extruded sections appear to be clad with timber boarding painted white and the green Colorbond covering above. Other than three minor pitched gable end rooves projecting to the eastern terrace, the remainder of the roof forms are simply designed to fall away from the centre of the building. Rainwater goods have been designed to disperse water across the various roof faces and drain via large downpipes located to the corners of the façade turrets.



Figure 50. Surf lifesaving shed from the promenade looking north east noting the pier supports for the central turret and the interior space (element 2021)



Figure 49. West elevation of surf lifesaving shed from the promenade (element 2021)

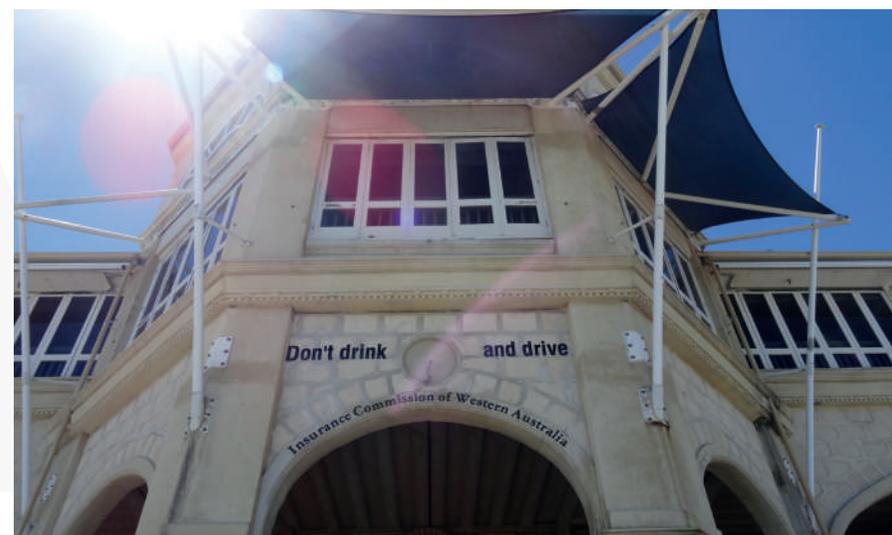


Figure 51. Central turret viewed from the west noting blockwork arches with inlaid clock feature to the central arch, folding windows and shade sail structures above (element 2021)



Figure 52. Timber and Colorbond stores to the south inserted between the 1983 structure and external access stairs. Original inset signage for the women's changeroom is visible above (element 2021)



Figure 54. Indiana Teahouse southern façade noting arched feature windows and curved bay, and moulded banding delineating the ground and upper levels (element 2021)



Figure 53. Layers of external construction noting 1983 Besser block external stairs and changerooms, with 1996 building and timber stores below (element 2021)



Figure 55. South eastern turret with kiosk and courtyard beyond and semi-circular upper terrace above (element 2021)



Figure 56. Ground level courtyard looking northeast, with feature columns supporting the upper floor and terrace above (element 2021)



Figure 58. View from ground floor central courtyard noting mature Canary Island date palm to the centre, supporting column arrangement and upper level entry point offset to the north of the courtyard arrangement (element 2021)

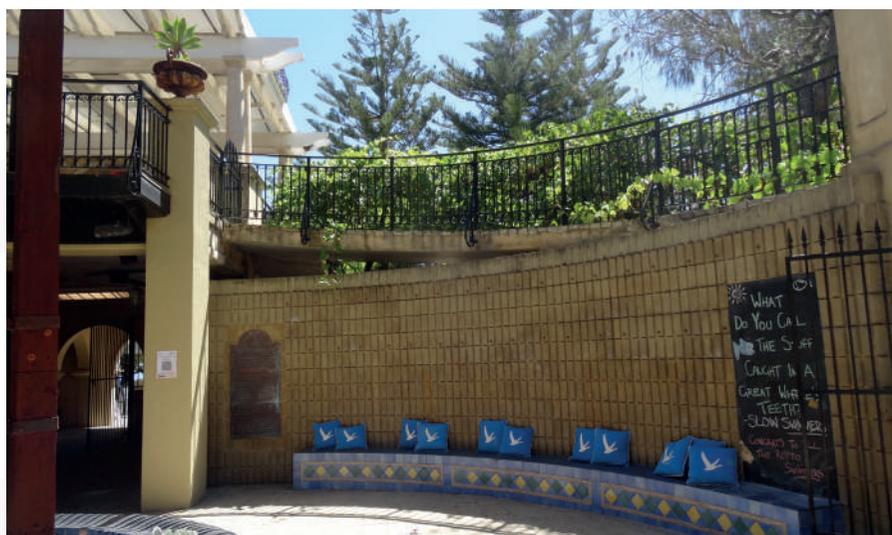


Figure 57. Central ground floor courtyard noting surrounding full height walls and ramp access to upper terrace. Note 1983 plaque inset into wall to left of seating. (element 2021)



Figure 59. View from the ground floor courtyard looking east towards Marine Parade. Note 1996 plaque inset into wall to right of steps. (element 2021)



Figure 60. Kiosk set into the eastern façade of the ground floor, opening out to the external courtyard (element 2021)



Figure 62. Upper terrace looking east towards Marine Parade noting timber entry statement (element 2021)



Figure 61. Entry to women's changeroom on the south end of the building. The men's facilities are mirrored on the northern side (element 2021)



Figure 63. Main entry to the upper level restaurant (element 2021)



Figure 64. Looking south across the upper terrace with the secondary and main entry doors on the right (element 2021)



Figure 66. Looking north from the upper terrace noting mature Canary Island date palm to the centre of the courtyard beyond (element 2021)



Figure 65. Southern end of the upper terrace looking south (element 2021)



Figure 67. Looking down from the upper terrace to the central courtyard below (element 2021)



Figure 68. Pitched roof forms to the eastern façade with some plant equipment visible beyond (element 2021)



Figure 69. Roof form aerial view from the south noting main roof form with gable ends, corner turrets and shade sails to the western face of the central turret (element 2021)

2.2.6 Significant Plantings

Landscaping features including the mature Norfolk Island pines (*Araucaria heterophylla*) and open spaces are recognised in the statement of significance for the *Cottesloe Beach Precinct*. Mature Norfolk pines roughly line the extent of the Indiana Teahouse lot boundary to the northern, eastern and southern extents.

Other planting worth noting within the Indiana Teahouse study area is the mature Canary Island date palm (*Phoenix canariensis*) situated within the centre of the external eastern ground floor courtyard. Archival imagery suggests that this tree was planted at some point after the construction of the 1983 facilities, likely as a feature of the 1996 Indiana Teahouse development. Two additional Canary Island date palms are located on the Marine Parade corners of the Indiana Teahouse forecourt, also aligning with the landscaping design layout of the 1996 building.

Other plantings found within the vicinity of the Indiana Teahouse building include mature She-oaks (*Allocasuarina sp.*) and various types of low-lying planter bed foliage. A climbing vine has also been allowed to grow unrestrained across much of the support railing, currently impeding access of the upper terrace level.



Figure 71. Mature plantings of Norfolk Island pines, Canary Island date palms and She-oaks on the east side of the place. (element 2021)



Figure 70. Mature Norfolk Island pines on the north side of the Indiana Teahouse (element 2021)



Figure 72. Mature She-oaks to the eastern forecourt of the Indiana Teahouse with planter boxes, climbing vines and the centrally located Canary Island date palm beyond (element 2021)



Figure 73. Canary Island date palm within the central circular courtyard viewed from the upper terrace (element 2021)



Figure 75. Access stairs to the upper terrace noting overgrown vine plantings and mature Canary Island date palm beyond (element 2021)



Figure 74. Typical low level planter boxes found throughout the eastern courtyard (element 2021)

2.2.7 Plaques, memorials and decorative features

There are features found throughout the external **fabric** and contextual surrounds of the Indiana Teahouse. Some of these elements serve a memorial function, while others are recognisable decorative features of the place.

Memorial obelisk

The 1931 memorial fountain dedicated to J. Smith for his contributions to surf lifesaving and other humanitarian services is located in the area between Marine Parade and the Indiana Teahouse. This fountain is no longer functional, but the obelisk base remains, and features several plaques noting organisations who donated towards its erection including the Royal Life-Saving Society of Western Australia, the West Australian Amateur Swimming Association, The Western Australian Surf Life-Saving Association, The St. John Ambulance Association, The Western Australian Police Union, and the Municipality of Cottesloe.²⁵



Figure 76. Memorial obelisk within the context of the Indiana Teahouse forecourt (element 2021)



Figure 77. Memorial obelisk dedication plaque (Monument Australia; Graeme Saunders / Bryan Hardy)

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Plaques

Within the circular ground floor courtyard adjacent to the kiosk, two brass plaques have been inlaid into the surrounding full height retaining walls. Both plaques relate to the official openings of the Cottesloe Beach Pavilion in 1983 and 1996. Included are the names of the mayor and councillors at the time of opening, and the key officers, architects and contractors involved in its design and construction. The text has weathered over time but is still generally readable.



Figure 78. 1983 Plaque (element 2021)



Figure 79. 1996 Plaque (element 2021)

Clocks

Clock faces are a notable feature on the western frontage of both the 1983 and 1996 Indiana Teahouse structures. Both instances remain extant today and are recognisable external features for beachgoing visitors.



Figure 80. Clock face and Cottesloe signage to 1983 built form (element 2021)



Figure 81. Clock face and signage to 1996 built form (element 2021)

Animal Sculptures

A series of animal sculptures denote the forecourt and entry spaces to the Indiana Teahouse from the Marine Parade approach. A pair of elephant sculptures are located to the street fronting side of the entry to the upper terrace, while a pair of lion sculptures flank either side of the main entry doors to the upper level internal space.



Figure 82. Elephant sculptures to the Marine Parade frontage (element 2021)



Figure 83. Lion sculptures to either side of the upper level entry doors (element 2021)

2.2.8 Description of the Fabric - Internal

Predominately, the internal **fabric** of the Indiana Teahouse building relates to the 1996 program of construction and its recent contemporary use.

At promenade level the four individual roller shutter doors provide access to one large storage boatshed space with simple durable internal concrete finishes. The main furniture elements within this space are a series of large racks to house boats and other surf lifesaving equipment.

At ground level the men's and women's changerooms are utilitarian in nature with the primary feature being the separation provided between the surrounding walls and 1996 addition above. While the kiosk is in the centre of this level, a high level gap on either side provides some external exposure and natural ventilation to the changerooms on either side. The kiosk was in operation at the time of this survey and was not accessed or photographed.

At upper level the main internal restaurant space is an open plan floor with flexibility to close off individual spaces such as the central turret area for functions and group use. A verandah extends around the northern, western and southern edges of the building, with windows throughout providing significant outlook towards the Indian Ocean.

Floors internally are timber, with timber batten clad feature ceilings the predominant finish throughout other than in areas such as the bathrooms where lower flat plasterboard ceilings are evident. Significant effort has been made to incorporate feature detailing such as moulded cornices and skirtings which are even evident within service areas such as the kitchen. Windows and doors are timber framed. The remaining fitout including fixtures and fittings relates to the **use** of the **place** as a hospitality venue with kitchen equipment, bar and dining furniture still in place throughout.

An upper loft level is located above the kitchen with a single set of timber stairs providing access via the cool room and storage passageway. Due to safety concerns this area was not accessed as part of this survey, however the space is understood to be a small office space with a high level window to the east, likely previously utilised as a secure area by managerial staff for cashing up duties and related operational tasks.



Figure 84. Women's changerooms looking towards the entry noting some rusting and deterioration of the fabric (element 2021)



Figure 86. One of two original arched doorway openings to the eastern ground floor side of the 1983 structure which have been retrofit to house servicing and storage facilities (element 2021)



Figure 85. Men's changerooms looking towards the entry noting utilitarian internal fitout (element 2021)



Figure 87. 'Cott Beach Kiosk' (not assessed internally). (element 2021)



Figure 88. Internal fitout, main bar (element 2021)



Figure 90. Internal fitout, main dining area (element 2021)



Figure 89. Internal fitout, main dining area and kitchen pass beyond (element 2021)



Figure 91. Internal fitout, dining area within north western turret (element 2021)



Figure 92. Internal fitout, curved northern face dining verandah space (element 2021)



Figure 94. Internal fitout, main dining area and verandah from the central turret looking north (element 2021)



Figure 93. Internal fitout, main dining area from the central turret looking south (element 2021)



Figure 95. Internal fitout, main dining area from the central turret looking east (element 2021)



Figure 96. Corridor to bathroom area (element 2021)



Figure 98. Kitchen fitout and equipment (element 2021)



Figure 97. Central turret ceiling (element 2021)



Figure 99. Typical bathroom fitout (element 2021)

2.2.9 Assessment of Physical Condition

This report has been prepared based on a visual inspection only and has been limited to those areas and sections of the **place** fully accessible and/or visible to the authors on the date of inspection. Where the condition of building **fabric** is described, this refers to the condition of significant architectural elements that can be ascertained by visual inspection. It is not a statement of structural condition. This document is in no way a certification of the inspected structure to the requirements of any acts or regulations. It is a reasonable attempt to identify any significant defects apparent at the time of the inspection which does not include areas that are concealed or obstructed.

Whilst the survey was thorough, access into the roof spaces, loft level, some service and underfloor areas was not possible at the time of inspection. This report is unlikely to identify all the potential defects in the building. Therefore, the assessment of physical condition may be considered provisional only. A hazardous materials report has not been prepared as part of this body of work.

Generally, the Indiana Teahouse building is in a good condition with no major indications of significant visual defect. Externally there are some signs of rust and general deterioration particularly to the older **fabric** of the 1983 section of the building, which are due to the effects of its coastal location. Overall however, **maintenance** of the **place** appears to have been generally sufficient to ensure its ongoing longevity. Further inspection would be required to ascertain whether there are any underlying structural concerns to **fabric** exposed to the harsh coastal conditions. Internally the **place** has remained relatively unchanged since the closure of the restaurant. The loft space was not accessed due to some concern with the structural integrity of the internal timber staircase, but otherwise internal areas appear to be in a relatively stable condition.

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3. Analysis of Evidence

This section provides a sequence of development based on the evidence. It also provides a comparative analysis between Indiana Teahouse and other similar places at the local, State and national level based on heritage values and thematic **associations**.

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3.1 Sequence of development



Figure 100. The site as at 1913 (element 2021)

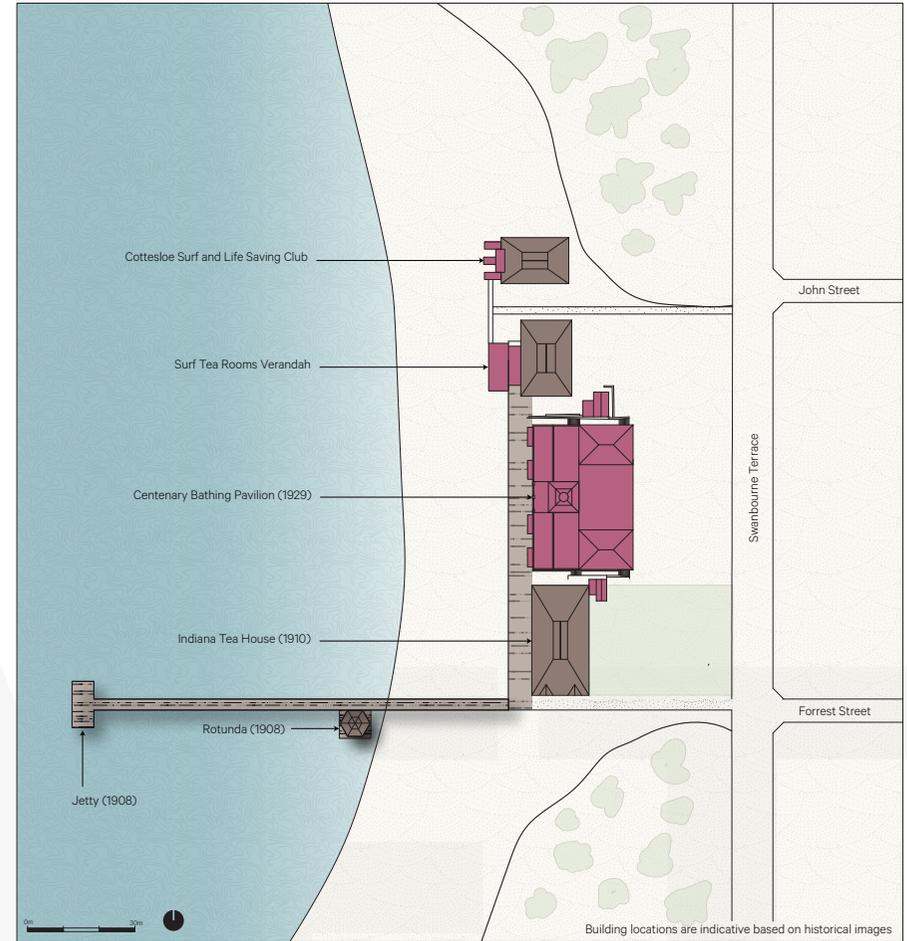


Figure 101. The site as at 1929 (element 2021)

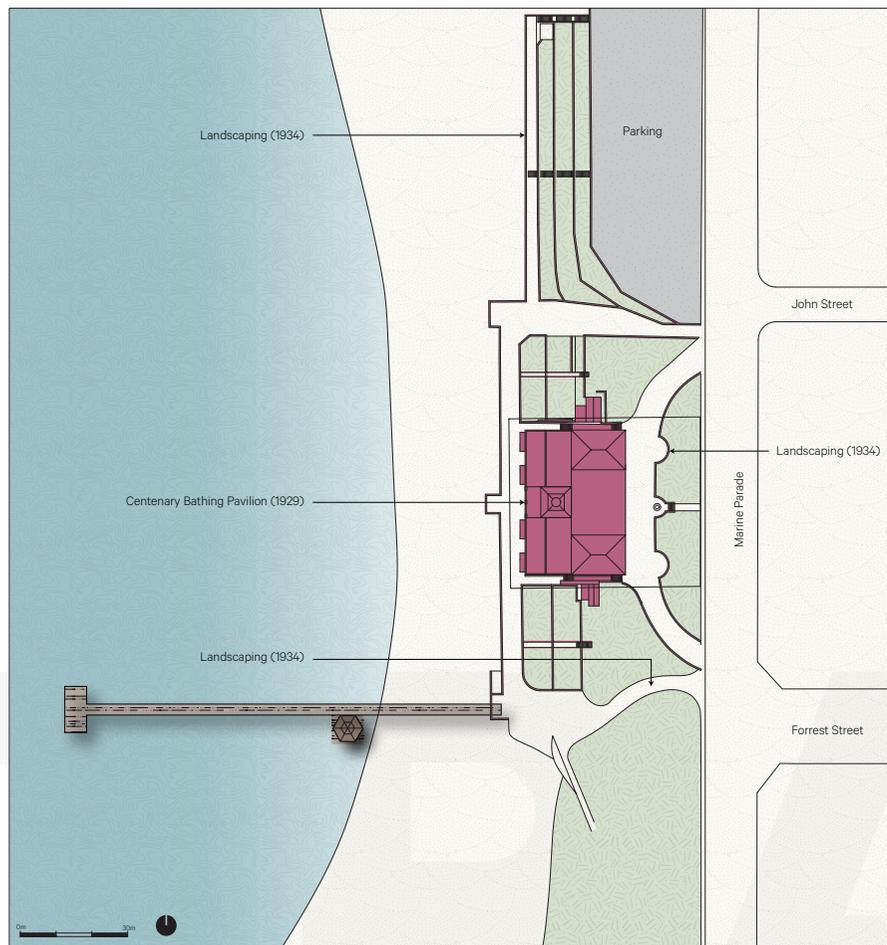


Figure 102. The site as at 1934 (element 2021)

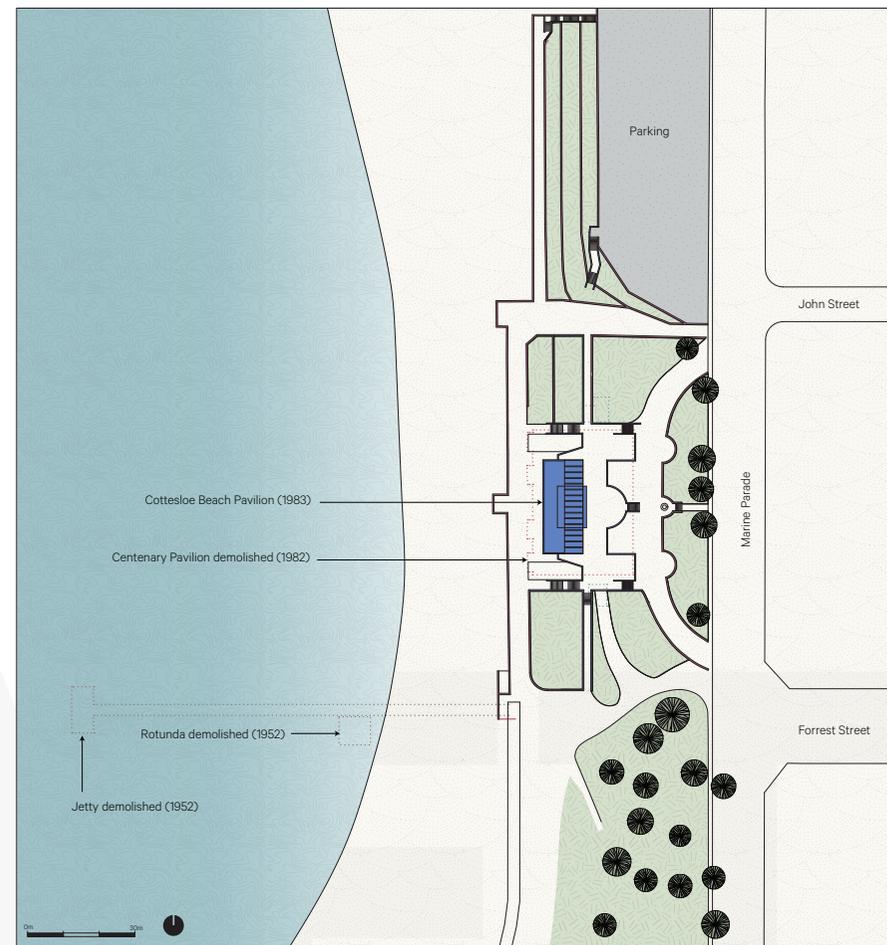


Figure 103. The site as at 1983 (element 2021)

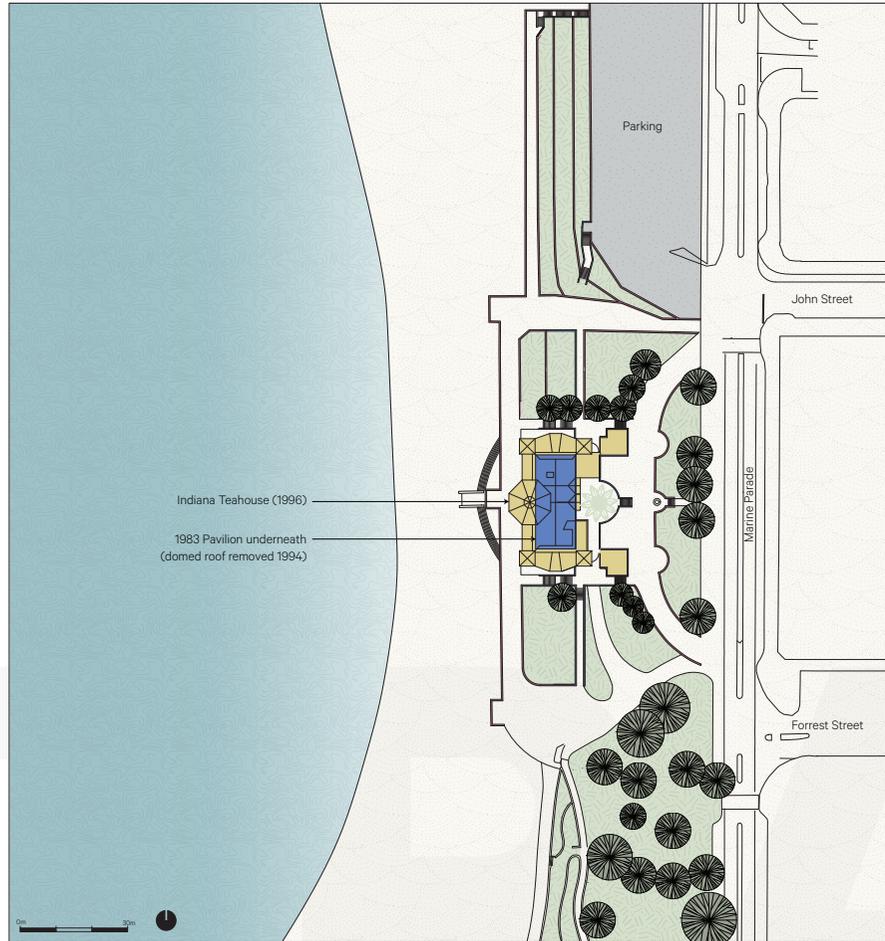


Figure 104. The site as at 1996 (element 2021)

3.2 Comparative Analysis

3.2.1 Heritage Themes

Comparative analysis primarily considers other places with similar use, period, region, style and/or **associations** to the subject place. In order to determine the basis for the selection of comparable places, it is useful to identify the principal historic themes associated with the place. The following themes are the most relevant to Indiana Teahouse:

Ref	Theme
Heritage Council of WA Heritage Themes ²⁶	
311	Hospitality industry and tourism
Australian Historic Themes Framework ²⁷	
3.23	Catering for tourists
8.2	Going to the beach
8.3	Going on holiday
8.4	Eating and drinking

A key area for comparison derived from the above themes relates to distinctive tea rooms or pavilions built on a beach, primarily to serve holidaymakers and tourists. Given that the architect of Indiana Teahouse (1996) acknowledges the design as intended to be reminiscent of the early British colonial architectural style, comparisons to follow also include places in the United Kingdom.

3.2.2 State Comparison

Busselton Jetty, WA

Not a pavilion or tearooms, however the iconic boatshed style Interpretive Centre with its four gables and distinct blue weatherboard profile walls at the entrance to the Busselton Jetty is known across the state and immediately locates the viewer in Busselton. The structure was built in 2001. It is in the State Register of Heritage Places as part of the *Busselton Jetty* (P00423)



Figure 105. Busselton Jetty (element 2020)

3.2.3 National Comparisons

Bondi Pavilion (1928), Bondi Beach, NSW

Built in 1928 on Bondi Beach, the Bondi Pavilion remains today. It was designed by architect Leith McCredie when a partner at Robertson & Marks. The firm had won a design competition for the new pavilion in 1924, but what was eventually built was somewhat different, due to funding restrictions. It was, however, a large ambitious structure, with dining room, ballroom and accommodation, two levels of promenade, tunnels underground from the lower level bathing sheds to the groynes on the water, and an arcaded loggia along the entire beach frontage.



Figure 106. Bondi Pavilion (<https://www.afar.com/places/bondi-beach-sydney>)

Brighton, Victoria

South of Melbourne's Central Business District is Brighton Beach. This beach is commonly represented on postcards or pieces of artwork because of the Brighton Bathing Boxes - 96 colourful beach huts that sit in a neat row along the shore, each one painted a different design. The Brighton Beach Bathing Boxes 'hold a key place in Melbourne's heritage, providing a rare and unique glimpse into Brighton's origins.' Their presence dates back to 1860. In the 1950s many similar bathing boxes on beaches around Port Philip Bay were removed, however the Brighton community fought to retain theirs. To this day the boxes are exclusively owned by Bayside residents, who maintain them for their tourism value.²⁸ The Brighton Bathing Boxes are entered in the Victorian Heritage Register. Part of their significance reads:

Images of the Brighton Bathing Boxes, in many cases with Melbourne's skyline featured in the background, are iconic to the State.²⁹



Figure 107. Brighton Beach bathing boxes, Victoria (<https://www.tripsavvy.com/top-beaches-in-melbourne-4774160>)

3.2.4 International Comparison

Brighton, UK

The Brighton Palace Pier is a 525m long Victorian pier, built as 'a people's palace above the sea' in 1899. It comprises restaurants, fairground attractions and arcades, and remains a popular tourist attraction and destination, and a landmark structure. It has a Grade II listing.



Figure 108. Brighton Pier, UK (<https://www.visitbrighton.com/things-to-do/brighton-palace-pier-p60603>)

3.3 Summary of Comparative Analysis

While Indiana Teahouse is a contemporary building, it has in a short space of time become a landmark for its preeminent location within the iconic *Cottesloe Beach Precinct*.

Bondi is arguably a more famous beach than Cottesloe at an international level, and it is noted that Cottesloe Beach was promoted as both the 'Bondi of the West' as well as the 'Brighton of the West.' The Conservation Management Plan for Bondi Pavilion (2018) states that the Bondi Pavilion stands out from its contemporaries across NSW because the image of the building was used in artworks, most particularly photographs, and illustrations in books and promotional literature for Bondi. "In this sense, then, the building can be seen as exemplifying a lifestyle of sun, sand and beach activity."³⁰ The same can be said for Indiana Teahouse due to the use of its image in photographs, promotional material about Perth and Western Australia, and the popularity of repetition of its image across social media platforms. However, the Bondi Pavilion is significant for its integrity and authenticity.

Like Bondi Pavilion, the Centenary Pavilion included refreshment rooms in several buildings, and integration of the pavilion with a promenade, and when the Indiana Teahouse (1996) was developed, elements such as those were attempted to be retained.

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4. Assessment of Significance

The assessment of the cultural heritage values of the Indiana draws from the cultural heritage values identified in *P16637 Cottesloe Beach Precinct* (Heritage Council of Western Australia draft assessment, September 2020).



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4.1 Cultural Heritage Values

The **place** has the following cultural heritage values as part of the *Cottesloe Beach Precinct*:

4.1.1 Events and Processes

(The **place** has importance in demonstrating the evolution or pattern of Western Australia's history)

The Indiana Teahouse is the most recent manifestation of the distinctive tradition of built form in this location on the beachfront at Cottesloe.

4.1.2 Social Value

(The **place** has strong or special meaning for the community of Western Australia because of its cultural **associations**)

The Indiana Teahouse is an iconic landmark in the *Cottesloe Beach Precinct* that is well recognised by the local and wider community as well as international tourists.

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5. Statement of Cultural Heritage Significance

The section defines the cultural heritage significance of Indiana Teahouse in a succinct statement of significance and forms the basis for the **conservation** management policies.

The Indiana Teahouse, a three story building comprising a ground floor, mostly dating from 1983, and two upper floors built in 1996, has cultural heritage significance for the following reasons:

It is an iconic landmark within the Cottesloe Beach Precinct that is well recognised by the local and wider community as well as international tourists;

It is the most recent manifestation of the distinctive tradition of built form in this location on the beachfront at Cottesloe.





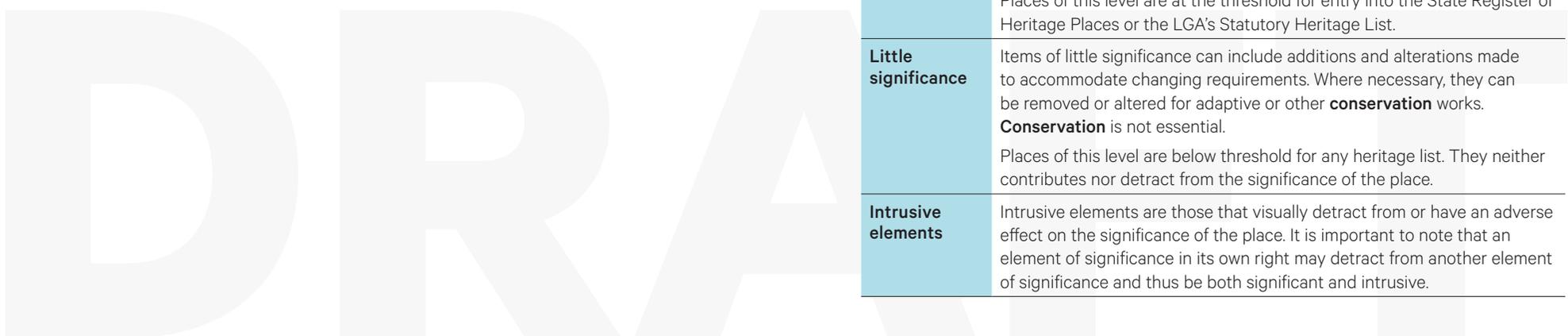
6. Graded Zones and Elements of Significance

The Heritage Council’s ‘An Information Guide to Conservation Management Plans’ Heritage Council (2013)³¹ outlines a five tier grading system to identify zones, sections and elements of significance within a heritage **place** as a means to assist in management. It should be noted that:

- These grades are considered in a State context and all five tiers may not apply to each place. This will depend on the nature of the **place** and the assessment of significance.
- All parts of the study area, including landscape, archaeological potential, **setting**, buildings, physical features and elements are assessed.
- Areas and elements within each grading are managed differently. In general, the higher the level of significance of the **place** or element, the greater care needs to be taken in determining actions which may affect its heritage values.

The significance levels are:

Level	Explanation
Exceptional significance	Places or items of exceptional significance would warrant inclusion on any register of heritage places. Conservation is essential. This ranking is within a National context.
Considerable significance	Places or items of considerable significance have a high sensitivity to change and conservation is essential with ‘like for like’ repairs if required. Minimal aesthetic alteration is recommended to sustain the fabric . Places of this level warrant inclusion for entry in the State Register of Heritage Places.
Some significance	Items of some significance are important in terms of the place as a whole and conservation is recommended. There is the ability to accept some sympathetic alteration to suit contemporary requirements. Places of this level are at the threshold for entry into the State Register of Heritage Places or the LGA’s Statutory Heritage List.
Little significance	Items of little significance can include additions and alterations made to accommodate changing requirements. Where necessary, they can be removed or altered for adaptive or other conservation works. Conservation is not essential. Places of this level are below threshold for any heritage list. They neither contributes nor detract from the significance of the place.
Intrusive elements	Intrusive elements are those that visually detract from or have an adverse effect on the significance of the place. It is important to note that an element of significance in its own right may detract from another element of significance and thus be both significant and intrusive.



6.1 Overall Significance of the Place

Indiana Teahouse has high authenticity, as it remains as built in 1996. It has high integrity, as having the potential to continue in **use** for the function for which it was built.

Within the *Cottesloe Beach Precinct*, the Indiana Teahouse has **Some Significance**.

6.2 Zones and Elements of Significance

Indiana Teahouse demonstrates various phases of change, and there is a varied relationship between the historic and contemporary built **fabric** and the tangible and intangible heritage values. It is therefore useful to further grade the elements of the building in accordance with their sensitivity to change.

Elements of Considerable Significance:

- Promenade and retaining wall
- Norfolk Island pines

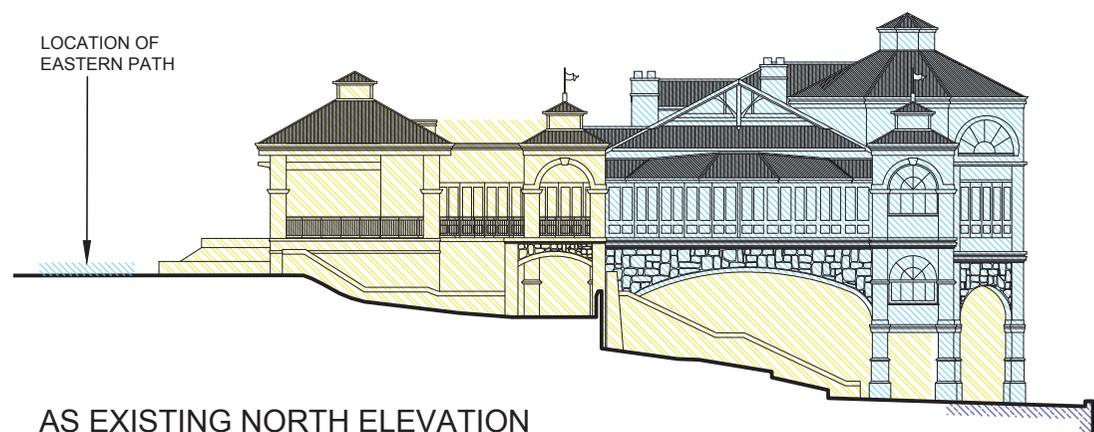
Elements of Some Significance:

- All external **fabric** of Indiana Teahouse's western elevation and western portion of south and north elevations
- Vehicle access driveway on eastern side of the Indiana Teahouse
- Roof shape and form
- Memorial obelisk (former fountain)
- Plaques and memorials

Elements of Little Significance:

- All external **fabric** of Indiana Teahouse's eastern elevation and eastern portion of south and north elevations
- All interiors
- Remnants of the 1983 pavilion
- Plantings, trellised pergolas, timber entry structure and animal sculptures in the eastern forecourt
- Canary Island date palms and She-oaks
- Cottesloe SLSC boatshed
- Beach access curved stairs from promenade

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AS EXISTING NORTH ELEVATION

SIGNIFICANCE LEGEND

N/A **AREAS OF EXCEPTIONAL SIGNIFICANCE**
 Items of exceptional significance would warrant inclusion on any register of heritage places: conservation is essential. The ranking is within a national context.

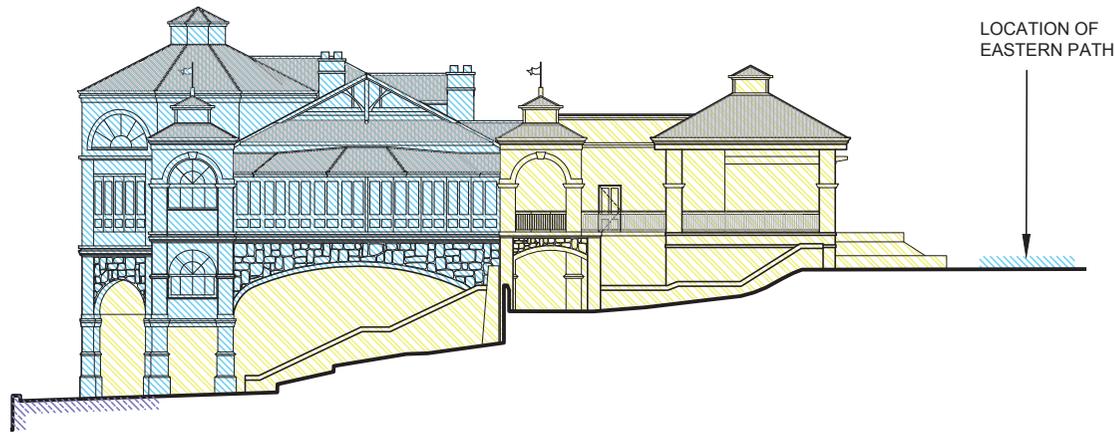
 **AREAS OF CONSIDERABLE SIGNIFICANCE**
 Items of considerable significance would warrant inclusion on local and state register of places of significance. Fabric that is of considerable significance has a high sensitivity to change and conservation is essential.

 **AREAS OF SOME SIGNIFICANCE**
 Items of some significance are at the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places or the City's local heritage list. These areas are important in terms of the place, and should be conserved if the place is to retain its meaning and significance; conservation is recommended but adaptation to suit modern requirements is acceptable if undertaken in a sensitive manner that considers the buildings cultural heritage value holistically.

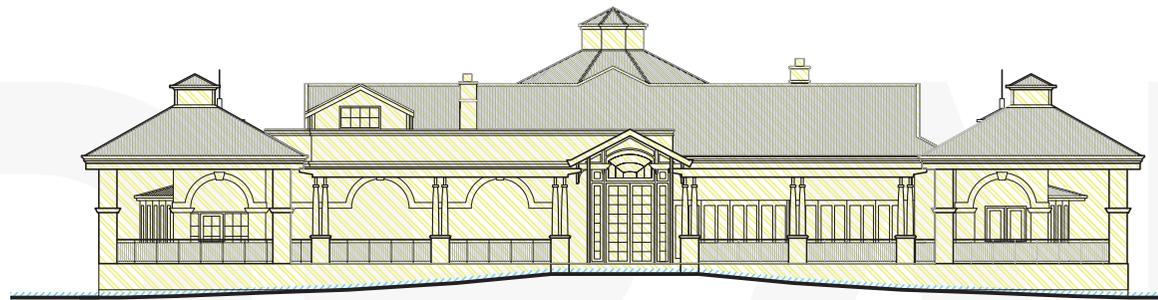
 **AREAS OF LITTLE SIGNIFICANCE**
 Items of Little Significance means that the zone or elements neither contributes nor detracts from the significance of the place. Sensitivity to change is low. Items of little significance tend to be non-original and their value to the place ranges from neutral to moderately intrusive. Where necessary, they can be altered for adaptive reuse; conservation is optional.

N/A **AREAS OF INTRUSIVE**
 Intrusive items are those, which, in their present form, have an adverse affect upon the significance of the place. These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter.

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AS EXISTING SOUTH ELEVATION

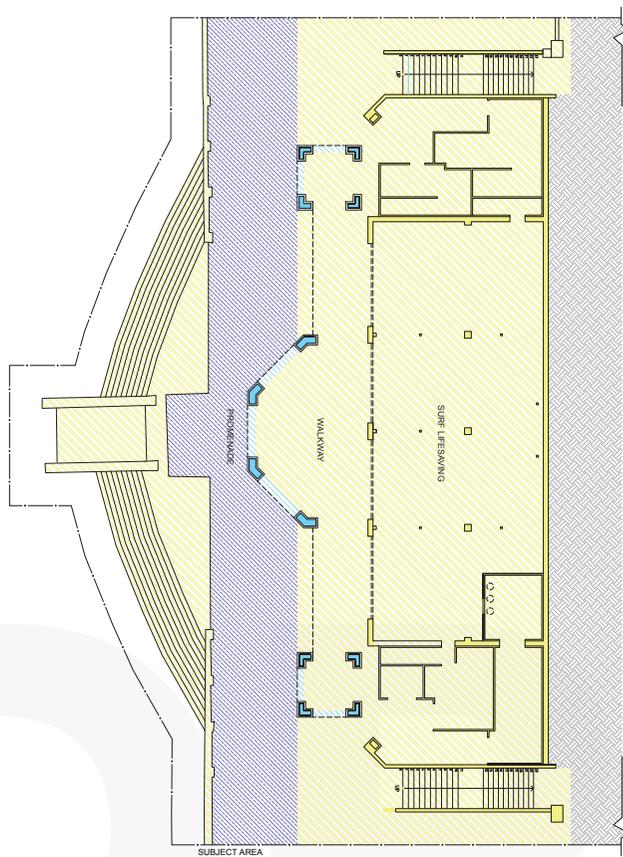


AS EXISTING EAST ELEVATION



ELEVATIONS ARE FOR INFORMATION ONLY.
PINE-TREES ARE OF CONSIDERABLE
SIGNIFICANCE - EXCLUDED FROM
ELEVATIONS.

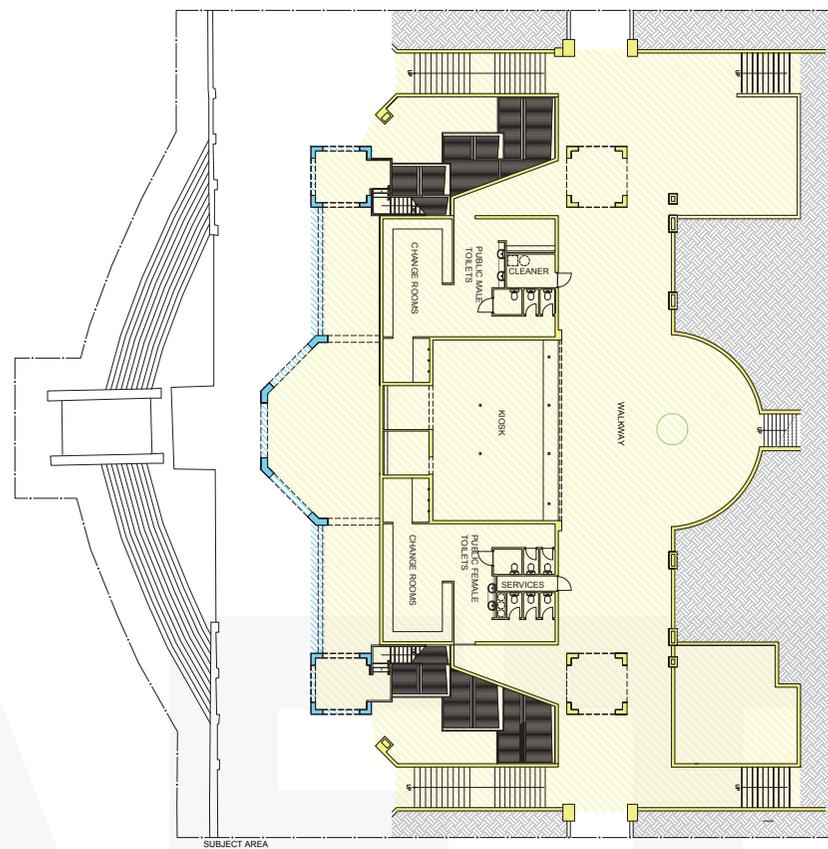
Figure 109. Significance Plans Elevations (element 2021)



AS EXISTING PROMENADE



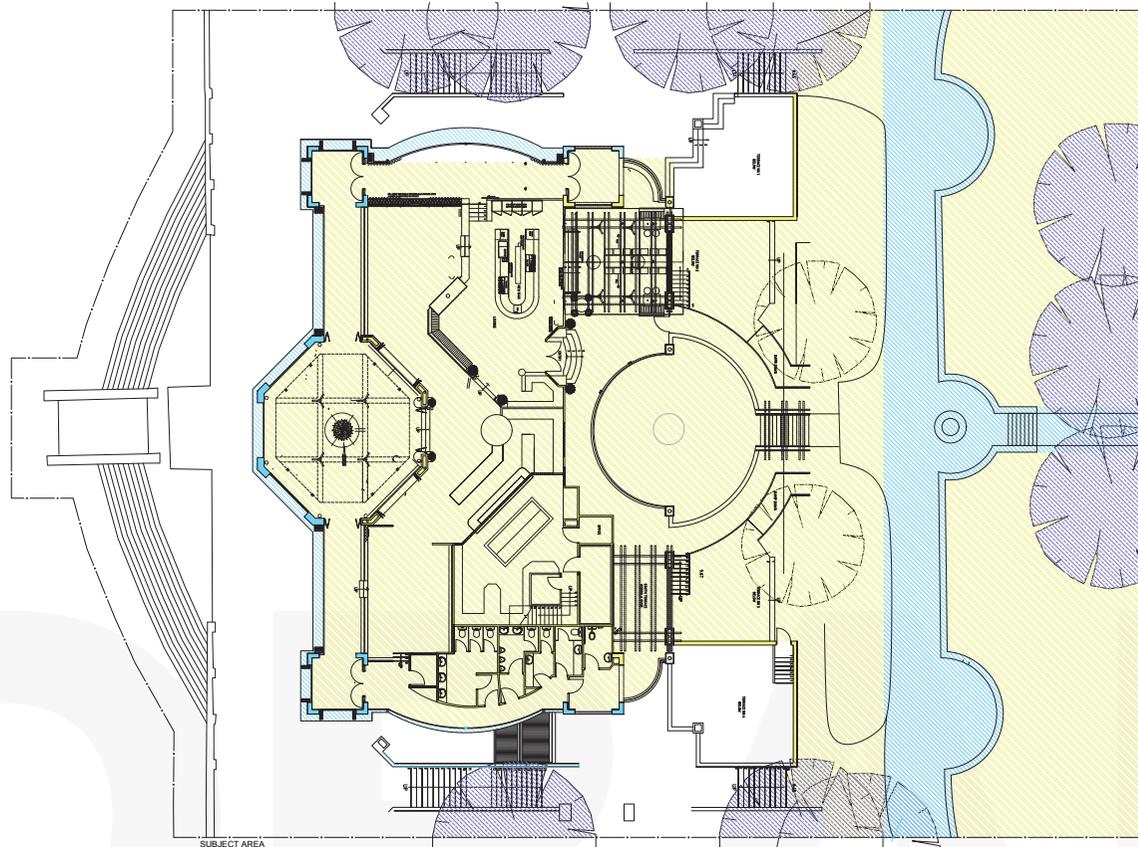
Figure 110. Significance Plans Promenade (element 2021)



AS EXISTING GROUND



Figure 111. Significance Plans Ground (element 2021)



AS EXISTING UPPER



Figure 112. Significance Plans Upper (element 2021)

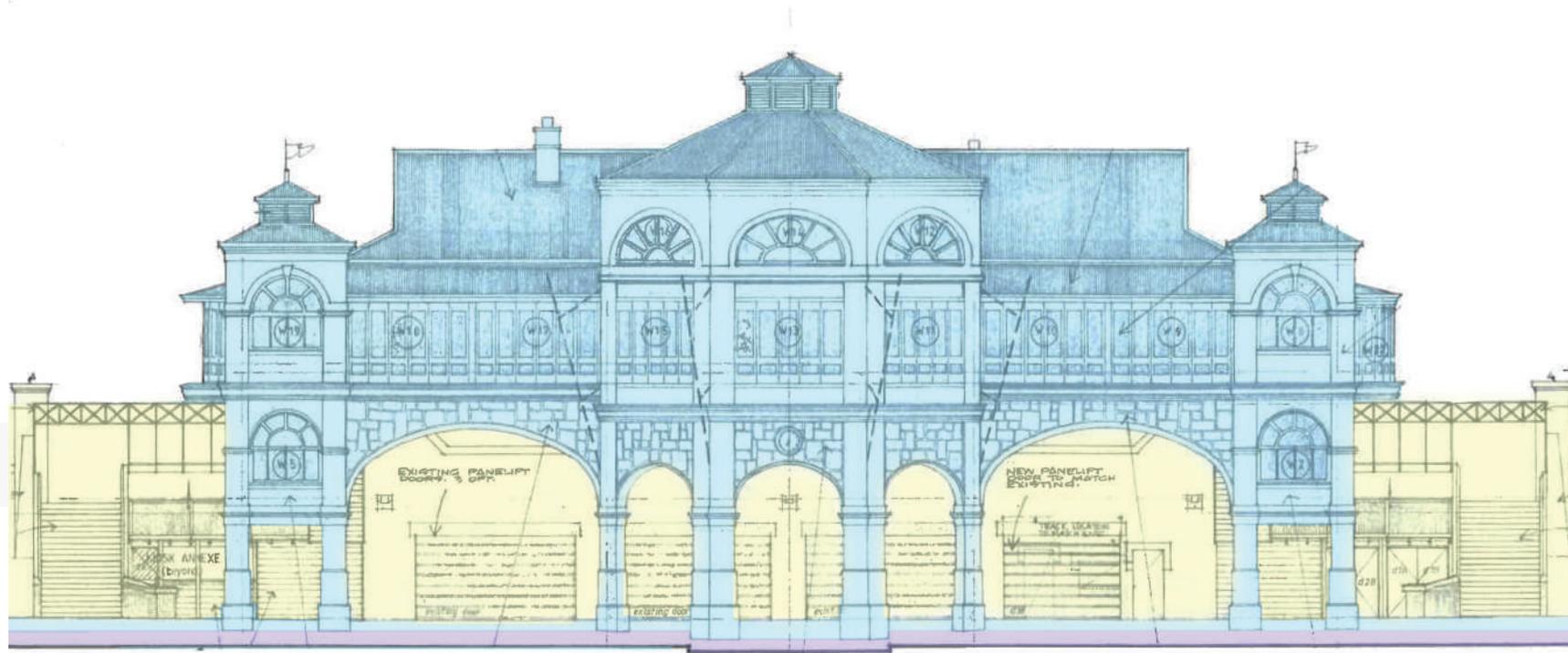


Figure 113. Significance Plans West Elevation (element 2021)



7. Conservation Policy

This section provides an overall guiding framework for the **conservation** and retention of the **cultural significance** of the Indiana Teahouse within the *Cottesloe Beach Precinct*. Indiana Teahouse is a component of the precinct that includes the beach, groynes, pylons, change rooms, Norfolk Island pines, landscaping, remnant of the wading pool and adjacent Cottesloe Reef extending into the Indian Ocean. Together they constitute an iconic **place** that is emblematic of the Western Australian beach experience.

The policies in this section establish courses of action in consideration of care, change, development and cultural management of the site. Based on the Statement of Significance and the evidence presented in the previous sections, the following policies address how to:

- Retain and reveal significance
- Guide future development
- Recognise and meet statutory requirements
- Understand the current constraints and opportunities

7.1 Key Policy Statements

7.1.1 Overarching Principles

Indiana Teahouse has Some degree of heritage significance to the people of Western Australia. The following overarching principles will apply:

- The management and implementation of the policies set out in this plan is the responsibility of the Town of Cottesloe and the current leaseholder.
- Where further change might occur, it must be in accordance with this document and policies and be sympathetic to the heritage values of the Indiana Teahouse and the *Cottesloe Beach Precinct* as a whole.

7.1.2 Acceptance of Approach

The following **conservation** policies are guided by the assessment of significance of the **place** as outlined in this Conservation Management Plan.

- 1 The assessment of significance for the **place** as outlined in this document should be accepted as the basis for the **conservation** and planning for Indiana Teahouse.
- 2 All future decisions relating to **use** or any other matters likely to affect the heritage value of Indiana Teahouse should be made with reference to this Conservation Management Plan.

7.1.3 General Approaches to Zones and Levels of Significance

The levels of significance as outlined earlier in this document provide a guide to **conservation** actions. Greater care is to be taken for **fabric** and elements of more significance. Adaption, and in some cases, removal of **fabric** is possible for elements of lesser significance.

- 3 The greater the significance of a **fabric** or a feature of a place, the more care should be taken in actions which may affect it.
- 4 Items identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overall aims of the **conservation** policy.

5

Items identified as having some significance should be retained and conserved where possible. If removed, their significance should be recognised through an archival record.

6

Items identified as having little significance may be modified or removed.

7.1.4 Use of the Burra Charter

The Burra Charter sets out the principles for the **conservation** of heritage places in Australia. It forms an important reference document for the present and future custodians of Indiana Teahouse and may assist in resolving any issues relating to the **conservation** of the **place** that are not explicitly dealt with in this Conservation Management Plan.

7

In addition to this CMP, the principles and processes set out in the Burra Charter should be used to inform decisions relating to the **conservation** of the place.

8

Article 3.1 of the Burra Charter (AICOMOS 2013) states that '**conservation** is based on a respect for the existing **fabric**, use, **associations** and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.'

7.1.5 Expert Advice

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

9

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

10

Structural investigation should be undertaken with due priority with advice provided by a structural engineer with heritage expertise.

11

The preparation of any reports, guidelines, or technical management plans for Indiana Teahouse should be informed by this CMP, and an integrated approach is recommended.

7.1.6 Records

The need to keep publicly available records about places of **cultural significance** is guided by the Burra Charter. It is recommended that a record of the building containing relevant documentation and places is kept by the owners. If maintained and added to over time, the records will continue to be of **use** to future generations.

- 12 A record of actions that have affected the **place** should be maintained by the owner.
- 13 The preparation of archival records prior to any major change provides an invaluable research tool for future generations and should be undertaken with care
- 14 A copy of this CMP should be placed in the Battye Library of Western Australian History at the State Library (WA), City of Cottesloe History Centre and the Heritage Council of Western Australia's library.

7.1.7 Review of Conservation Management Plan

New documentary and physical evidence may come to light after the development of this Conservation Management Plan. This may afford a different **interpretation** of the place, its significance and the way it should be managed. Circumstances relating to the custody, management and **conservation** of the **place** are also likely to change over time. For this reason, the periodic updating of the Conservation Management Plan for Indiana Teahouse will be necessary.

- 15 The Conservation Management Plan should be reviewed every ten years to take into account the effects of the passage of time, **conservation** and adaption works, the applicability of the **Conservation** Policies and to assess the manner in which they have been implemented.

7.1.8 Management

This Conservation Management Plan should be adopted by the owner and leaseholders. The owner and leaseholders should be committed to ensure management arrangements and resources to the extent that they are available and provide support and processes to facilitate the effective implementation of this CMP.

- 16 A clear management and implementation framework for owners and leaseholders at Indiana Teahouse is important for the co-operative long-term management of the site and to ensure effective implementation of this CMP.
- 17 The management of Indiana Teahouse should be holistic towards its individual components and the broader *Cottesloe Beach Precinct*, to include previous, existing and subsequent layers of history.



7.2 Compatible Future Use

7.2.1 Future Development

The Burra Charter does not seek to prevent new development. The goal of the Burra Charter is to set out the way in which new work “should respect the significance of a **place** through consideration of its siting, bulk, form, scale, character, colour, texture and material.” Potential exists for new development on the Indiana Teahouse site, or the potential redevelopment of the Indiana Teahouse involving full demolition and replacement with a contemporary building of equal landmark value. It is important for any future development to respect the identified aspects of significance that remain within the Indiana Teahouse site.

New work will become part of the history of the **place** and therefore it is important not to confuse the story by depicting new work as old. Whilst contemporary design approaches are appropriate, it is important that such designs do not dominate or draw focus away from the landmark values of Indiana Teahouse.

Indiana Teahouse is a relatively intact building, nevertheless what is visible today is an interpretive version of the history of the place, with design inspired by the Centenary Building which once existed on the same site. There is an opportunity to retain the existing building, partially retain it, or rebuild it observing its landmark values.

- 18 Future development can consider (a) conserving the existing building, (b) partially retaining it or (c) full demolition provided any replacement is of equal landmark value.
- 19 Future development must be informed by this CMP and have due regard for the relevant statutory planning and heritage framework.
- 20 Any proposed major changes should be accompanied by a heritage impact statement and an Archival Record in a manner that is consistent with the Heritage Council of WA’s guidelines.
- 21 Adaptive re-use of all internal spaces is acceptable.

(a) Conserving existing building

- 22 If conserving the existing building, areas of Considerable and Some significance should be retained and conserved.
- 23 Roofs should be retained and conserved and height should not be increased.
- 24 The original materials, proportions and colour palette of Indiana Teahouse should be used as a point of reference for any change, particularly at any point where it interacts with the existing **fabric**. Modern materials can be used if their proportions and detailing are harmonious within the surrounding significant **fabric**.
- 25 Development to the east of the existing building (within the setback area to Marine Parade) is possible but should be minimal and of a low scale, and this area should be publicly accessible. Low walled semi-circular landscaped features (1934) and vehicular access drive to be retained and conserved.

(b) Partially retaining the existing building

- 26 If partially retaining the building, areas of Considerable significance should be retained and conserved. Areas of Some significance can be modified to suit modern requirements; the low walled semi-circular landscaped features (1934) and vehicular access drive can be demolished, interpreted and an archival record prepared. Areas of Little significance can be modified to suit modern requirements or demolished to make way for a new development. Any future development should avoid potential negative heritage outcomes.
- 27 Roofs above the facades of Some significance should be retained and conserved in consideration of key views and vistas.
- 28 With consideration of the assessed cultural heritage significance of Indiana Teahouse, areas for new development include the eastern portion of the site (the setback area to Marine Parade). Due care must be given not to damage or impact upon the significant **fabric** and the *Cottesloe Beach Precinct*.

- 29 Detailed analysis of height is required for any new development, to take into consideration the key views and vistas, the height of the Norfolk Pine trees, and new development shall be located east of the existing roof ridgeline.
- 30 New development in the eastern portion of the site (within the setback area to Marine Parade) should consider north - south visual permeability and a public thoroughfare. Bulk and scale should be ameliorated through landscaping treatment, traditional materials, articulation of the facades and architectural features informed by the history of the place. The low walled semi-circular landscaped features (1934) and vehicular access drive can be demolished, interpreted and an archival record prepared.

(c) Full demolition of the existing building, and replacement with a contemporary building of equal landmark value

- 31 If demolishing the existing iteration of the Indiana Teahouse, areas of Considerable significance must be retained and enhanced.
- 32 The replacement building must have landmark values and its design should be informed by the history of the site.
- 33 New development should sit within the historical footprint, respect historical heights, should not overpower the cultural heritage values of the *Cottesloe Beach Precinct* and should acknowledge the scale, design and materials of buildings historically on the site. Any future development should avoid potential negative heritage outcomes.
- 34 Above policies 28, 29 and 30 apply.

7.2.2 Compatible Use

The area where the Indiana Teahouse is located has seen a range of uses since its first development. Indiana Teahouse has **associations** with the Surf Life Saving Club, housing its boatshed and other functions since 1983. The place's physical development reflects the increasing popularity of beach swimming in the early twentieth century, with remnant and replacement amenities illustrating changes in beach usage.

- 35 The significance of the **place** relates primarily to its role as a component of a greater precinct. Future **use** should respect this important relationship and improve its accessibility and the relationship between the **place** and its context.
- 36 Opportunities to interpret past uses of the building should be encouraged and explored. Any change of **use** should ensure that the original use/s and associated significance are interpreted to provide an ongoing link with the history of the place.
- 37 There are opportunities for alternative uses of Indiana Teahouse, such as those of a public or tourism-focused nature. The compatibility and feasibility of any alternative uses should be tested against the significance of the place.

7.2.3 Tourism

Indiana Teahouse is a focal point within the *Cottesloe Beach Precinct*, representing a popular image taken from either the groyne or using drone photography. As it has been vacant since 2019, site activation has the potential to enhance the amenity of the place, increase activities and attract more visitors to the place.

- 38 Future **use** of the site should look to engage with the broader *Cottesloe Beach Precinct* and provide opportunities to incorporate cross-cultural interpretations of the place.
- 39 Encourage the growth of the site as a tourism destination by enhancing connections to wider cultural and environmental values, whilst reflecting contemporary practices and expectations.
- 40 Digital presence of the existing Indiana Teahouse or new landmark development should be encouraged by tourism opportunities.

7.3 Policies Relating to the Physical Setting

The heritage significance of Indiana Teahouse involves a range of responsibilities to ensure that the heritage values of the **place** are conserved, managed and interpreted for current and future generations. There is a need to manage the relationship between the historic and contemporary built **fabric** of the **place** and the tangible and intangible heritage values, so cultural values are understood, celebrated and cared for by site managers, users and all stakeholders involved. As guiding principles, the following **conservation** policies relate to conserving the **setting**, the buildings and associate infrastructure.

7.3.1 Site and Surrounds

Indiana Teahouse is part of a combination of components within the landscape that represent man-made features redeveloped over time, such as the grassed terraces, beach structures and various buildings that represented the beach lifestyle for generations of Western Australians. While the Teahouse has been modified and replaced over time, a building in that location reinforces the **cultural significance** of the broader *Cottesloe Beach Precinct*.

- 41 Indiana Teahouse is valued today for its social and landmark values. Any new additions to the existing building, or new replacement building, should be appropriately designed to reinforce the building's visual prominence in the landscape and to respect the *Cottesloe Beach Precinct*.
- 42 The *Cottesloe Beach Precinct* is a significant landscape, and any proposal should be assessed for its heritage impact.

7.3.2 Views

The Indiana Teahouse is a significant landmark of the many views that are available from vantage points around the wider *Cottesloe Beach Precinct*. Its prominence is particularly notable when is viewed from tip of the groyne to the south and from the grassed terraces and footpath to the north. Expansive views to the west, south and north across the landscape are also available from the place.

43 New development, including any replacement building, must recognise the heritage significance and values associated with the **place** and the broader *Cottesloe Beach Precinct*; and should not intrude on important views and vistas to the Precinct.

44 Visual clutter should be avoided within the important views and vistas to the site.

7.3.3 Landscaping

Indiana Teahouse is the culmination of the ongoing evolution of tea houses and other constructions at Cottesloe Beach from the beginning of the twentieth century. Landscaping features such as the grassed terraces to the north of Indiana Teahouse and the mature Norfolk Island pines (*Araucaria heterophylla*) on the eastern boundary of the site are recognised in the Statement of Significance for the *Cottesloe Beach Precinct*.

45 Public street furniture, signage in the road reserve, verge landscaping and footpaths outside the lease area are in the control of the LGA. Any future or additional street furniture/signage/etc should consider the cultural heritage significance of Indiana Teahouse, ensuring that additional elements are not intrusive and do not obscure sightlines to the building.

46 Visual clutter should be avoided within the Precinct.

47 The Norfolk Island pines are listed as having significance within the broader *Cottesloe Beach Precinct* landscape. Other plantings found within the vicinity of the Indiana Teahouse such as the mature She-oaks (*Allocasuarina* sp.), the Canary Island date palm (*Phoenix canariensis*), and various types of low-lying planter bed foliage are not of significance and can be removed.

48

Low walled semi-circular landscaped features (1934) and vehicular access drive are of Some significance. They are located away from significant views and vistas of Indiana Teahouse and their removal will not detract from the landmark values of the place. If demolished, they must be interpreted, and an archival record prepared.

7.3.4 Pedestrian and vehicle access

Paths and the promenade are a significant component of the formal landscaping. Four public thoroughfares running north and south ensure pedestrian connection through the broader *Cottesloe Beach Precinct* with the promenade at beach level the most significant path. Vehicular access to the beach runs east-west on the southern side of Indiana Teahouse. This access is important for waste management bin collection and emergency response vehicles to the beach level.

49

The promenade and retaining wall along with the grassed terraces are the oldest part of the precinct and should be conserved and enhanced. The removal of the 1996 curved steps beach access and reinstatement of the original shape and format should be encouraged.

50

Although not permanent fixtures, there is opportunity to enhance the visual **setting** of the *Cottesloe Beach Precinct* as a whole through the installation of well-designed rubbish bin rooms and areas for bin collection within the new development.

7.4 Policies Arising from the Physical Condition of the Place

The current Indiana Teahouse is noted as an iconic landmark structure within the *Cottesloe Beach Precinct*, being distinctly recognisable to both local and international visitors. The most well-known views to the **place** are from the waterfront and terraced landscaping space to the north. This iconic landmark’s popularity is partially due to tourism and marketing campaigns that include Cottesloe Beach. The building is overall in good physical condition. Considering Policy 18, where new development options are proposed, if any retention of the existing building is considered, then the following policies will apply. They are:

- 51 If the building is being retained, the areas of Considerable and Some significance of Indiana Teahouse should be conserved with changes limited to those which enhance the cultural heritage value of the **place** through addressing building and **maintenance** issues.
- 52 A structural engineer and hazardous material reports should be prepared at the earliest opportunity.
- 53 Regular building **maintenance** should be applied to Indiana Teahouse until it is altered or demolished. If repair and **maintenance** are necessary compatible materials to the existing structure should be used.
- 54 The **place** is in overall good condition, however there is an opportunity for upgrading and adapting extant structures to bring it up to modern standards and codes.
- 55 Any change to the building for contemporary development should look to utilise existing connection points and limit new penetrations to the original **fabric**.
- 56 Existing colour schemes should be retained and any new colour schemes should reflect historic precedence for beachfront buildings.
- 57 Modernisation of windows, shade sails and other façade elements is acceptable in order to reflect current standards and materiality. Overall shape and aesthetic look should remain and any proposal should be assessed for its heritage impact.

The ongoing **maintenance** of Indiana Teahouse is important to ensure water is appropriately shed from the building and does not impact upon the significant **fabric**.

- 58 Rainwater disposal systems including gutters, downpipes, hoppers and drainage sumps should be checked and regularly maintained to ensure they are sufficient for purpose and capacity and are functioning appropriately.
- 59 Window framing elements should be inspected and repaired where required with due regard for the significance of the place. Framing should be resealed as required to prevent water ingress and inspected every five years. Windows may be modified to suit modern requirements.

7.4.1 Signage

- 60 Signage on Indiana Teahouse should speak to the different iterations of buildings that once existed on this site and the history of the place.
- 61 New signs should be readily removeable. Fixings for new signs should not damage the significant **fabric** of Indiana Teahouse.
- 62 All new and temporary signage is to be designed and located in accordance with a purpose-written signage strategy for the place.

7.4.2 Building Name

The Indiana Teahouse (1996) is located on the same site as the Centenary Pavilion (1929-1983) and immediately north of the location of the Indiana Tea House (c1913-c1931).

- 63 Names for the building should be drawn from historical **associations** of teahouses and pavilions that once existed on this site.

7.4.3 Security

Heritage places were often developed without particular consideration for security, which can present challenges when trying to retrospectively address these issues. Security measures are important for protecting the significant **fabric** from vandalism, however intrusive security elements should be avoided where possible as they can detract from the significance of a place.

- 64 Should security features be necessary at Indiana Teahouse they should be specified to minimise the visual intrusion on the landmark values of the place.

7.4.4 Maintenance

As noted in this report the condition of the **place** is considered to be good overall. Once works in the Conservation Works Schedule have been attended to, **maintenance** should be an ongoing undertaking.

- 65 **Maintenance** of the **place** should be the single most important part of the **conservation** program.
- 66 **Maintenance** of the **place** includes informed supervision of minor and major works and vigilant attention to reduce the deterioration of the physical **fabric**.

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7.5 Policies relating to Archaeological Potential

Given their many thousands of years of occupation of the Whadjuk Noongar people, there is the potential that archaeological items may exist from this period. Mudurup Rocks is registered as an Aboriginal Heritage site for mythological reasons and it was an important camping and fishing site, located within the proposed curtilage of the *Cottesloe Beach Precinct*, but away from Indiana Teahouse.

Although the site has undergone extensive redevelopment it may still have some archaeological potential and any future development that involves excavation should be mindful of the potential to uncover features or artefacts that relate to earlier uses of the site.

- 67 Future additions are likely to require excavation for construction of new structures, site infrastructure and landscaping. Ensure that contractors are aware of their obligations to protect items of potential **cultural significance** that may be discovered during the course of any ground disturbing works.
- 68 The advice of an archaeologist should be sought if footings of early buildings or clusters of artefacts are uncovered during ground disturbing works.
- 69 Records of projects and artefact collections from site works and disturbances should be prepared and if appropriate catalogued and curated as evidence of the earlier **use** of the site.

7.6 Policies Arising from External Requirements

7.6.1 Heritage Listings

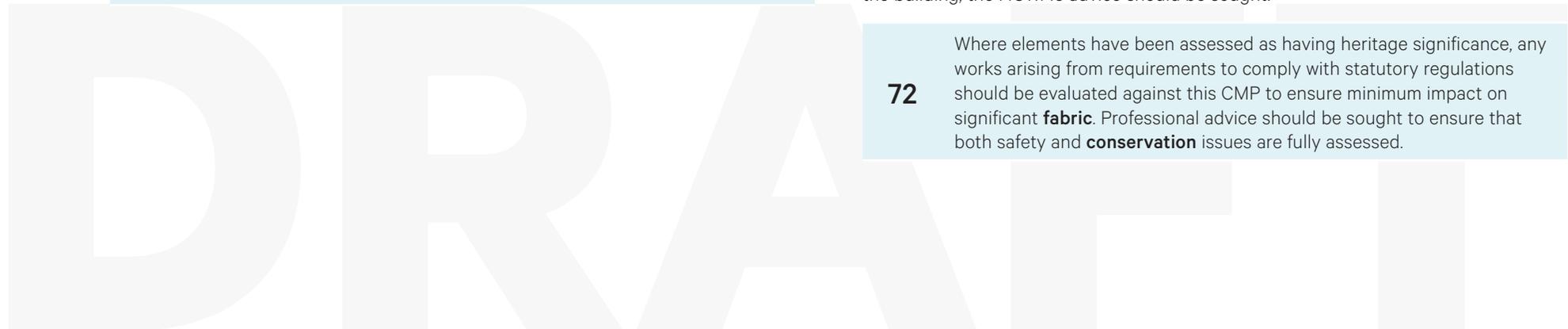
The study area is located on the beachfront at Cottesloe, which is a suburb of Perth, Western Australia. It is owned by the State Government of Western Australia, and under a Management Order to the Town of Cottesloe. Therefore, any proposed change or work considered as ‘development,’ i.e. work that is not maintenance, will require planning and/or building permit approvals from the LGA, which will be referred to the HCWA for advice.

- 70 Any proposal concerning Indiana Teahouse is to be referred to the Heritage Council of Western Australia for advice.
- 71 Engagement with the LGA, the Heritage Council of Western Australia and any other relevant decision making body should be undertaken in the early design development stages of any major development of the site, well before the lodgement of a development application.

7.6.2 Other Statutory Requirements

The provisions of health and fire regulations, the Building Code of Australia, and all other relevant Acts, Regulations and Local Laws, including the provision of access and facilities for people with disabilities will influence any future **use** of Indiana Teahouse. Where compliance with a regulation or by-law would compromise the heritage value of the building, the HCWA’s advice should be sought.

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



7.6.3 Heritage Impact Statement

An appropriate means of reviewing the effect proposed changes may have on the **cultural significance** of a **place** is to obtain a professionally prepared Heritage Impact Statement. Such statements can be valuable for **conservation** planning, as they can be project specific in ways that this CMP, or other **conservation** plans, cannot be. They are also required to be submitted as part of any development application for changes to the place.

73 Heritage Impact Statements specific to proposals for major works or new development, either at the **place** or in the vicinity of its **setting**, should be prepared and proposals modified in light of the findings.

74 A Heritage Impact Assessment should consider the impact of any proposal on the heritage listed *Cottesloe Beach Precinct* and the landmark values of the place.

7.7 Policies Relating to Services and Renewable Energy Systems

7.7.1 Services

If any retention of the existing building is considered, and should upgrading of electrical, mechanical, plumbing services be required or new services installed, this should be limited to areas of Little significance and care should be taken to minimise the potential impact to surrounding significant **fabric**.

75 Any required new services should be installed sympathetically and should not have an adverse visual impact upon the landmark values of the place. The installation of services should not be visible from the significant views of the place.

76 Future works should be cognisant of environmental sustainable design to reduce greenhouse gas emissions, decrease mains water demands, maximise waste recycling and improve waste management procedures.

7.7.2 Renewable Energy

The installation of renewable energy systems on existing buildings is becoming common practice and needs to be carefully considered in relation to its potential impact upon the **setting** and building **fabric**.

77 Solar panels are only to be installed on the roofs of new built elements and hidden from pedestrian view, key views and vistas.

78 The provision of new services should be installed inconspicuously and should not have an adverse impact on the landmark values of the place.

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7.8 Policies Relating to Interpretation

It is important to provide visitors and the local and wider community with an appreciation of the history of Indiana Teahouse so that they can understand, respect, appreciate, and enjoy its heritage values and the role the **place** has played in the economic and social development of the area.

- | | |
|----|--|
| 79 | The history and significance of Indiana Teahouse should be conveyed to a wider audience. Key messages to disseminate include: the history of buildings and associated structures on the beachfront, construction periods, associations /business/institutions, events and people. |
| 80 | The potential for new Aboriginal archaeology finds is low in the site of Indiana Teahouse. However, the right of Aboriginal People to preserve and promote their cultural heritage should be acknowledged and site-specific Aboriginal stories promoted. |
| 81 | When funding opportunities arise, an Interpretation Strategy should be prepared to inform the design, content and location of interpretation initiatives to be installed in and around Indiana Teahouse. This Conservation Management Plan provides a valuable source for interpretation of the place and should be used to inform future interpretation. |
| 82 | Digital presence of the existing building or new landmark development should be encouraged though a digital strategy that would encourage the place to continue its positive online impression through content, websites, search engine optimisation, social media and other digital platforms. |

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8. Policy Implementation

This section is concerned with the implementation of the **conservation** policy, primarily relating to the **conservation** and **maintenance** works to be undertaken by the current and future users of the **place**.

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The owner and leaseholder of the **place** are responsible for carrying out the schedule of works outlined below, and all works should be carried out in accordance with the Conservation Policies outlined in this Conservation Management Plan. Works to the **fabric** may vary in nature, depending on the future **use** of the place, however they should generally be undertaken in order of priority.

The works are divided into five types:

- **Urgent Works** - Works required to prevent serious disruption of activities and/or may incur higher costs if not addressed within one year.
- **Short-Term Works** - Works that need to be addressed between one to two years to prevent serious deterioration.
- **Medium-Term Works** - Works likely to require rectification within five years.
- **Long-Term Works** - Works that can be safely and economically deferred beyond three years.
- **Desirable Works** - These items address desirable actions that will assist in enhancing the heritage values of the **place** and its ongoing use. While they could be carried out at any time, they are more likely to be achieved as part of redevelopment proposals for the site.

Following the Conservation Works Schedule is a Maintenance Works Schedule, which sets out the ongoing works that should be undertaken, as the title suggests, as part of a **maintenance** regime.

8.1 Recommended Conservation Works

The following **conservation** works should be carried out by the owners or, through agreement, the occupiers of the place. Any repairs should be undertaken in accordance with **conservation** policies, informed by this plan. The conservation works schedule was prepared based an inspection of the **place** carried out in February 2021 and relates to all original **fabric** in the current existing form of the building as well as being applicable to any **fabric** identified for retention as part of future redevelopment schemes.

8.1.1 Building Condition Assessment

The following table notes the condition of general elements and areas of the Indiana Teahouse building as identifiable by visual inspection only during the site visit undertaken in February of 2021. Where the condition of building **fabric** is described, this refers to the condition of significant architectural elements that can be ascertained by visual inspection. It is not a statement of structural condition. This document is in no way a certification of the inspected structure to the requirements of any acts or regulations. It is a reasonable attempt to identify any significant defects apparent at the time of the inspection which does not include areas that are concealed or obstructed.

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Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Building surrounds	Variety of finishes including limestone walling, bitumen and planted/natural surfaces	B	N/A	Integrity of the beachfront retaining wall and promenade surface should be inspected regularly due to its highly exposed condition and any necessary rectification works undertaken to ensure any defects do not detrimentally impact the structural integrity of the teahouse building	100%	2
Roof and under roof	Colourbond custom orb roof sheeting with timber and steel structure below	A	N/A	No specific water ingress noted and integrity appears sound however the whole ceiling/roof requires regular inspection to prevent damage and repair any minor defects. No internal roofspace inspection was undertaken as part of this assessment.	100%	3
Rainwater goods	Colourbond gutters and downpiping to match roofing materiality. Colour finishes vary by location.	A	N/A	Elements appear generally sound but require regular inspection to prevent damage.	100%	3
Walls	Besser ribbed concrete blocks to earlier changeroom. Precast concrete panels with sandstone finish and blockwork to later teahouse addition. Timber framed partitions internally.	A	N/A	Walls to all elements appear generally sound. Regular inspection and attention to any instances of minor cracking or degradation of finishes should be undertaken to prevent damage	100%	3
Doors	Timber framed, painted.	A	N/A	Elements appear sound, however regular inspections should be undertaken to prevent damage. Oil hinges to ensure working order and repaint to match existing finishes as required by weathering	100%	3
Windows	Timber framed, painted.	C	Minor deterioration noted to all external timber elements	Undertake a detailed inspection of all elements. Repair and refinish as required with reference to Conservation Works section 8.1.5 below.	100%	2
Ceilings	Combination of timber panelled with exposed beams and flat plasterboard.	A	N/A	Generally sound condition. Inspect regularly and report any noted defects to ensure ongoing integrity.	100%	3

Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Stairs	Timber construction	C	Minor deflection noted upon attempted upper floor access.	Inspect underside and refix to ensure safe access.	100%	2
Floors	Timber boards, matt finish.	A	N/A	Generally sound condition. Inspect regularly and report any noted defects to ensure ongoing integrity.	100%	3
Fixtures	Various.	A	N/A	No noted missing or degraded fixings. Inspect as part of a regular maintenance schedule	100%	3
Services	N/A	A	N/A	Generally sound condition. Inspect regularly and report any noted defects to ensure ongoing integrity.	100%	3

8.1.2 Principles of Conservation

Generally

The conservation works within this Schedule relate to the existing significant **fabric** that is to be retained and conserved. The approach adopted in any conservation work is based on the *Burra Charter*, Article 3.1: to do ‘as much as necessary, but as little as possible’ and this will form the basis of all works suggested.

- Use reversible processes wherever possible
- Retain as much of the existing material as possible by repairing, reinforcing and consolidating rather than replacing
- Use additional materials to strengthen, reinforce, prop, tie or support
- Use traditional materials and techniques wherever possible
- New work should be distinguishable from old on close inspection
- Make a record of the element or area before, during and after works

Re-use

The first priority when undertaking any repairs should be to re-use as much of the existing **fabric** as possible. **Preservation** of the authentic **fabric** should take precedence over cosmetic considerations. This principle recognises that some of the original **fabric** will appear different from the expected and available today. It also recognises that the age of the original **fabric** may remain obvious and that it is not the intent to return the **fabric** to ‘as new’ appearance.

Like for Like

As a general principle, **maintenance** works should be carried out on the basis that any material items that need to be replaced should be done so on a ‘like for like’ basis. If an item is so degraded that it should be replaced, the new item may preferably match that which it replaces in material, style, pattern, finish, colour etc. In some instances, it may be appropriate to use an item firstly salvaged from another site, or secondly, specifically made to match. Where a matching item is not available either new or salvaged, then a reasonable facsimile in current production may be acceptable. A new part may be discernible from close inspection as such and no attempt made to artificially age it. This principle may be applied to all levels ranging from whole components such as doors, down to individual fixings.

Avoid Needless Loss

Where only one part of a component is broken, consideration should be given to repairing that part rather than replacing the whole component. If possible, it is preferable that the part be left in **place** and repairs be carried out without removal or damage to the unbroken part.

Not Perfect

Repairs should recognise that the **place** may not have been perfect in either its original, most significant or recent state. Worn **fabric** should be allowed to show the patina of time. Repairs may not attempt to put the **fabric** into a condition that it was never in or present it in ‘as new’ condition. A part not built ‘straight’ originally may not be made ‘straight’ to meet current standards.

Reinstatement of Lost Features

Elements of a historic asset which contribute to its design might have been lost and their replacement might be justified. The significance of the replacement may be weighed against the original design concept. Reinstatement should be justified by strong evidence and research.

8.1.3 Recommended Building Works

Conservation

Conservation means all the processes of looking after a **place** so as to retain its **cultural significance**.

Fabric

Fabric means all the physical material of the **place** including elements, fixtures, contents and objects.

Maintenance

Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves **restoration** or **reconstruction**.

Preservation

Preservation means maintaining a **place** in its existing state and retarding deterioration.

Restoration

Restoration means returning a **place** to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction

Reconstruction means returning a **place** to a known earlier state and is distinguished from **restoration** by the introduction of new material.

Adaption

Adaption means changing a **place** to suit the existing **use** or a proposed use.

Use

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the **place** or are dependent on the place.

Match Existing

Match existing means use materials, products and methods to closely match all visual and physical characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible.

Remove

Remove means remove existing work so described and all associated accessories, fastenings, lining and bedding materials, without damaging adjacent work to be retained and make good.

Repair

Repair means carefully remove existing work and materials required to be refixed. Remove fixing and bedding materials from work, materials removed, and clean and repair. Set aside and protect until required. Relocate and securely fix using new fixing and jointing materials and methods to match existing and make good.

Make Good

Make good means carry out local remedial work to and around areas so described including removal and replacement of defective materials and products, patching, dressing down, extending finishes, making minor repairs and adjustments and re-decorating to match existing.

8.1.4 General Notes

Brickwork and Render

Restore brickwork and render to walls. Let the **fabric** 'breathe'. Paint removal is difficult and may only be attempted by experts using techniques which do not harm the masonry. Do not remove original renders. New hairline cracks can be repaired by applying a fine skim coat with a sponge, not the pre-existing crack that has been partially repaired but is incomplete. Mortar must be sent to a materials chemist for analysis of its composition. Patching material may match the old **fabric** as nearly as possible in colour, grain, bedding, durability, porosity and chemical composition.

Cracking, deflection, bulging or failure of walls may require the expert advice of a structural engineer experienced with old buildings.

Paint and Other Finishes

Regularly inspect and recoat existing painted fabric, matching the existing finish, to protect against coastal weathering conditions. Do not paint previously unpainted surfaces or areas where there is no indication that the area was ever painted previously. It is better to use water-based paint on any areas of painted masonry as it breathes more than oil paint. A good paint reference is Bauwerk breathable paint from the 'Uber' series. Do not paint bare timber, cement renders, concrete floors or any bare masonry.

Colour schemes should remain in keeping with the original and in accordance with paint scrapes where the original finish is unknown.

Damp, Drainage and Ventilation

Keeping a building dry is extremely important. It reduces the need for costly **maintenance** and is also an insurance against the development of serious structural problems. Ensure the building is water and weathertight by using sound roofing, flashing and damp proofing methods which also allow the building to 'breathe'. Damp is a major cause of deterioration and may be remedied. Find the cause of damp and try to correct this first before engaging a damp-proof firm to carry out work which may be unnecessary and expensive. Stormwater and surface water should be drained well away from the building. Paving should preferably fall away from the building. Prevent rainwater fallings from roofs on to hard paving and splashing against walls. Ensure landscaping reticulation to the building surrounds is directed away from the building and not detrimentally impacting on damp levels.

Electrical, Services and Safety Requirements

Services and Safety Requirements (ductwork, pipework, wiring conduits, air conditioners and TV antennae, etc.) may be installed inconspicuously to cause least damage to the **fabric** and to respect the integrity of the significant fabric. Use sub-floor or roof spaces or bury them underground where possible. It is preferable for fittings to be unobtrusive. Do not use historical recreations unless you have evidence for such designs being used in the original building. Rewire existing electrical services where required to minimise the risk of fire. Avoid powerful heating and cooling systems, which may cause dryness and cracking or internal condensation. Supplementary humidity control may be appropriate. Standard solutions to the requirement for new

services and safety features can be detrimental to heritage buildings. In some cases, your Local Government Authority (in this instance the LGA) may consider alternative solutions or grant discretionary exemptions if requested.

Public Safety

When work is in progress, properly barricade areas or securely close up buildings or parts of buildings which the public or unauthorised people may not access. **Place** notices to explain the hazard and the risk.

8.1.5 Conservation Works

Prior to commencing work

Dilapidation Schedule

The contractor is expected to complete a written and photographic dilapidation schedule and agree with the heritage consultants as to the condition of the heritage **fabric** prior to works commencing on site.

All **fabric** that is being retained must be protected on site during works.

Demolition and Maintenance Principles

The cumulative effect of demolition has the potential to adversely affect the significance of the heritage place. Proposed demolition should be carefully considered to retain wherever possible, zones and elements identified as contributing to the cultural heritage significance of the place. Sufficient **fabric** must be retained to ensure the structural integrity during and after the works. In most cases it is possible to repair heritage **fabric** after surrounding demolition with appropriate professional advice, however care should be taken to minimise the potential for damage to significant **fabric** wherever possible.

Any demolition should conform with approved DA drawings, the principles and policies of the Conservation Management Plan, and the Conservation Works Schedule.

Removal of original **fabric** must be carefully done without damaging adjacent work which is to be retained. Materials and techniques used to repair existing **fabric** should closely match the original in all visual and physical characteristics.

Remedial works around areas described to be demolished should include removing and replacing defective materials, patching, dressing down, extending finishes, making minor repairs and adjustments to match the existing.

Repairs to demolished areas should not attempt to put the **fabric** into a condition that it was never in or present 'as new' condition. The **place** should be allowed to show the patina of time. Specific direction should be sought from a heritage consultant and needless loss of significant **fabric** is to be avoided.

As a general principle, works should be carried out on the basis that any material items that are required to be repaired after demolition should be replaced like for like.

Roofs

Any works to or alteration of the roofing structure must be informed by a structural assessment of the existing **fabric** and proposed alterations to ensure they can be accommodated without detrimentally effecting the structural integrity of the building.

Regularly inspect roof coverings, connections and rainwater goods as part of an ongoing **maintenance** schedule to ensure the building remains wind and water tight.

Where roofing finishes demonstrate lifting, distortion or open gaps which may result in water ingress, reshape, refix and reseal the existing **fabric** as a first approach.

Where original **fabric** is more than 70% degraded through corrosion or other weathering effects, replace deteriorated elements only to match the existing like for like.

Walls

Blockwork and Concrete

Do not remove original renders and finishes to reveal the substrate below.

Hairline cracks to render coatings can be repaired by applying a fine skim coat with a sponge to prevent water ingress and protect the substrate below.

If significant cracks are noted these should be first inspected by a structural engineer to assess for any instances of concrete cancer and ascertain the likely cause of the movement. Repair and make good any instances of cracking to prevent internal degradation of the concrete and reinforcing elements.

Regularly inspect areas of blockwork and masonry as part of an ongoing **maintenance** schedule

If blockwork and external finishes need to be cleaned, it may be using a steam clean system that is not abrasive or damaging to the substrate. Remove surface salts with a vacuum cleaner if required. No chemical agents should be used in this process.

Only repair blockwork and masonry elements by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plasterwork.

Where the face of the brickwork has deteriorated beyond 30% of the element depth, individual unit replacement can be considered.

Repoint or re-render where necessary with a mortar mix to match the existing. Consider undertaking sampling analysis of the existing materials to ascertain the most appropriate mix.

Any replacement elements must match the bonding pattern of the adjacent retained fabric.

Repaint only where appropriate and informed by paint scrapes, do not paint any previously unpainted surfaces

Fittings, fixtures and services

Any new lighting, electrical or servicing features must be hidden from obvious sight and perforating, coring or chasing of significant **fabric** should be avoided.

Minimise services running through original walls.

Minimise perforating, coring or chasing of original walls.

Prioritise existing servicing pathways wherever possible and reuse existing points of penetration and articulation.

Floors and Ceilings

Internal finishes are generally open to alteration; however, consideration should be given to keeping or reinstating the original style of timber batten ceiling and timber flooring in any new scheme to remain in keeping with the original design of the place. Areas of flat plasterboard ceiling can be removed and replaced as required.

Where original timber ceilings and floors are being retained, they should be left in situ with minimal alteration. If repair is required:

Inspect roof, underfloor or surrounding areas to ensure any degradation of the **fabric** is not related to external water ingress, pest attack or failure of services and treat any contributing issues accordingly.

Remove and replace like for like any individual elements damaged beyond repair

Thoroughly clean existing **fabric** to remove dust and grime with damp cloths

Lightly sand defective elements with a fine sandpaper, ensuring timber below is not damaged

Repair rather than replace unsound timber wherever possible. It is usually more cost effective to undertake repair work rather than completely dismantling and rebuilding. Where timber is structurally weakened, consider using epoxy resin for repairs.

If replacement of an element such as an individual floorboard or ceiling batten is required, match the surrounding **fabric** like for like in size, shape, materiality, detailing and finish

Repaint or recoil as required to match the existing. Do not apply finishes which are not in keeping with the existing surrounds.

Windows and Doors

Where possible, openings should be brought into a functional condition to allow for natural ventilation and amenity

Where the existing form and design of windows and openings are to be retained seek to repair rather than replace unsound timber. It is usually more cost effective to undertake repair work rather than completely dismantling and rebuilding. Where timber is structurally weakened, consider using epoxy resin for repairs. Retain all existing hardware, replacing only deteriorated or missing elements with fixtures to match the original.

Clean off the timber to remove all grime and allow drying. Use damp cloths rather than water applied directly to the surface.

Lightly sand timber surfaces to remove flaky paint and unevenness.

Patch holes and cracks to frames with timber putty.

Replace any decayed timber with new to match existing in profile and species. Where timber is missing, splice in new timber to match or fill minor fissures.

Re-paint all previous painted timber sashes, sills and other joinery elements to match the existing colour scheme.

Refurbish all original door and window hardware. Supply new hardware as required to match original detail .

Replace any damaged and broken glazing with new to comply with current NCC and BCA requirements, As1288 (and as2047 as appropriate).

Any glazing that is retained to be provided with a safety film on the inside of the glass to provide an improved level of compliance with current NCC and BCA requirements.

Existing timber doors and window framing should be lightly sanded, primed and painted. The external paint finish should be carried out using a reputable product (dulux or similar) to match the original. Prepare surfaces and apply paint strictly in accordance with manufacturer's instructions

External surfaces and surrounds

Instances of significant **fabric** have been noted which are external to the primary built form of the place, namely the low beachfront retaining wall and lower promenade. These elements should be maintained in conjunction with the local authority to ensure the ongoing integrity of the fabric. Inspect and undertake repairs to make good as required. Where elements display significant degradation, repair or replace to match the existing like for like.

8.2 Recommended Maintenance Works Schedule

Generally, the Indiana Teahouse is in a good condition, however **maintenance** is required to protect the significance of the fabric. The **maintenance** works schedule was prepared based on inspection of the **fabric** carried out in February 2021.

Building Element	Maintenance Task	Responsibility	Frequency
Generally	Ask cleaners/tenants and users of the place to report any defects they note during daily occupation of the place, including broken glass, windows, hardware, leaks, etc.	Occupant and owner	Weekly
Roofs			
Roof areas generally	Inspect areas from the ground and report any damage.	Owner	After storms but generally annually
Flashing and ridges	Inspect condition of all flashing and soakers. Make repairs as required (e.g. dress back flashing and make good joints in a 'like for like' fashion).	Roofing contractor with advice from a Heritage Architect if there is any potential for impact upon significant fabric	Annually
Rainwater Disposal			
Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report damage.	Owner	After storms but generally annually
Gutters	Clear all gutters of debris and ensure they are functioning. Cover with mesh if necessary. Inspect for cracks, corrosion or sections that do not overlap.	Owner/Contractor	During rain is the best time or annually as minimum
Downpipes	Clear downpipes and rod if necessary. Inspect downpipes for cracking and corrosion.	Contractor	Annually
Below ground drainage	Open up for inspection at foot of downpipes. Check to ensure gullies and gratings are free twice per year from silt and debris and that stormwater discharges to main sewerage soak away.	Contractor	Annually
External Area			
External walls generally	Inspect walls from the ground and accessible high points and report any damage and signs of movement (i.e. widening mortar joints, cracking of render or masonry units).	Owner	After storms but generally annually
External walls, wall heads and parapets	Inspect with high level access and identify any cracks or damage that may allow water penetration. Inspect render for cracking. If salts appear on the wall face action should be taken immediately to remediate dampness and/or source of salts.	Heritage contractor with advice from Heritage Architect	Annually
Masonry walls	Masonry walls should be inspected for decayed mortar and repointed as necessary with suitable repair mortar. If salts appear on the brick face action should be taken immediately to remediate dampness and/or source of salts.	Heritage contractor with advice from Heritage Architect	Annually

Building Element	Maintenance Task	Responsibility	Frequency
Paint	Repaint the building including any original painted external walls, windows and door frames and rainwater goods.	Contractor	Repaint building every 5 years or as often as required
Windows & glazed doors	Inspect windows for damage to frames and glazing. Check to ensure they are in working condition.	Owner/Contractor	Annually
Doors	Check operation for all external doors to ensure they are operating in a secure and functional manner. i.e. locks, hinges and handles should all be in good order and the door should be hung correctly. Hardware can be oiled.	Owner	Biannually
Ground levels	Inspect ground levels around the building and remove build-up of soil and other pollutants that can trap moisture. Encourage LGA to slope pavements away from building.	Heritage contractor with advice from Heritage Architect	Annually
Internal Areas			
Internal spaces generally	Inspect roof voids, under floors and all internal rooms with an interface to the heritage fabric and report on any water ingress, rising damp or other damage. Clean regularly.	Owner	Monthly
Internal structure and fabric	Inspect internal structure and fabric particularly at intersections with the heritage fabric including roof timbers and floor joists, wall, floor and ceiling finishes and timber architraves and skirtings. Report on any fungal growth, dampness, insect damage or cracking.	Owner	Annually
Stairs	Inspect timber stairs to upper loft area including underside of structure to ensure fabric is sound and safe for ongoing use.	Owner	Annually
Miscellaneous			
Vermin and Pest control	Check for white ants and vermin regularly. If noted, then appropriate action should be taken.	Owner/Pest Control	Biannually
Electrical Services	Check defective bulbs and fuses and attend to minor faults. For switch boards and wiring these should be regularly checked by a qualified electrician	Owner/Electrician	Quarterly
Fire Alarm and Suppression	Check fire alarms and fire suppression systems are in fully functional working order. This includes portable extinguishers or sprinklers	Owner/Specialist consultants	Monthly
	Ensure all points of egress remain clear	Owner/occupant	Weekly
Security Alarm	Building should be secure 24 hours a day to avoid breaking and entering. Discreet security alarms should be provided if not existing and regularly checked.	Owner	Monthly
	Ensure all points of access including doors and windows are locked and the security system is operational	Occupant	Weekly
Vegetation and Landscaping	Ensure any reticulation of surrounding landscaping is regularly inspected and directed away from the building fabric. Repair and address water pooling as required.	Owner/local authority	Monthly

9. Appendices

Appendix 1 – Heritage Council of Western
Australia Letter of Advice (09.04.2021)

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9 April 2021

YOUR REF
OUR REF P16637
ENQUIRIES Karen Jackson (08) 6552 4150

Ms Flavia Kiperman
Principal – Heritage
Element
Flavia.kiperman@elementwa.com.au

Dear Ms Kiperman

INDIANA TEAHOUSE CONSERVATION MANAGEMENT PLAN

Thank you for your email of 25 March 2021 regarding the Conservation Management Plan for the Indiana Teahouse, which forms part of the State Registered Heritage Place *Cottesloe Beach Precinct*.

The Heritage Council resolved to advise element:

- The proposed zones and elements of significance are acceptable, provided that they are amended to include the Norfolk Island Pines.
- The key views and vistas identified at Slide 32 are considered to capture the significant vantage points from which the building's iconic landmark values are appreciated. This should be reflected across the three options for development.
- The views from within the identified key views and vistas zone towards the building are considered to be of greater importance than the views from within the building looking out.
- Future development policies are generally appropriate with the following feedback: Policies 26 and 33 should be strengthened to avoid potential negative heritage outcomes.

Should you have any queries regarding this advice please contact Karen Jackson at karen.jackson@dph.wa.gov.au or on 6552 4150.

Yours sincerely

Hon John Cowdell
CHAIR

Appendix 2 – Standard Brief (DPLH, 2013)

'An Information Guide to Conservation Management Plans,' Department of Planning, Lands and Heritage, 2013. (<https://www.dplh.wa.gov.au/getmedia/4826138d-a744-4ef9-9b85-1d3c71fa2efc/HER-Guide-to-conservation-management-plans>)

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Appendix 3 – Glossaries

Glossary: Heritage terms

The following heritage terms contained within the *Australia ICOMOS Burra Charter, 2013* are used throughout this report.

Place	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural significance	means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. Note: The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.
Fabric	means all the physical material of the place including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a place so as to retain its cultural significance.
Maintenance	means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.
Preservation	means maintaining a place in its existing state and retarding deterioration.
Restoration	means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
Adaptation	means changing a place to suit the existing use or a proposed use.

Use	means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.
Related place	means a place that contributes to the cultural significance of another place.
Related object	means an object that contributes to the cultural significance of a place but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denotes what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

Glossary: Noongar language

The following words and Indiana Teahouses are used throughout this report, sourced from:

- The Noongar Boodjar Language Centre: <https://noongarboodjar.com.au>
- Whitehurst, Rose, *Noongar Dictionary (2nd Ed. 1997)*, South West Aboriginal Land and Sea Council: <https://www.noongarculture.org.au/>
- Indigenous Weather Knowledge: <http://www.bom.gov.au/iwk/calendars/nyoongar.shtml>
- Consultation with Elder Vivienne Hansen

Beeloo	The name for Munday's territory as of 1829
Beeliar	The name for Midgegooroo's territory as of 1829. Also 'river.'
Bibbulmun	Name for the people that have lived in the South West of Western Australia for at least 50,000 years
Bidi	Trail or walking path
Birak	Season of the young. Burning time. (First Summer; December/January)
Boodjar	Country/place
Boorlo	English name: Perth
Bunuru	Season of adolescence. (Second Summer; February/March)
Derbal Yerrigan	Perth estuary waters. English name: Swan River
Djeran	Season of adulthood. Cooler weather begins. (Autumn; April/May)
Djilba	Season of conception (second rains, growing season; August/September)
Dyarlgarro	English name: Canning River
Galup	English name: Lake Monger
Gargatup	English name: Mt Eliza
Garungup	Place of anger. English name: Rocky Bay
Gogulger	English name: Avon River
Goolamrup	English name: Kelmscott
Gyngoorda	English name: Moore River

Gynning	English name: Ellen's Brook
Kaarta gar-up	Kings Park
Kaartdijin	Knowledge
Kambarang	Season of birth. (wildflower season; October/November)
Makuru	Season of fertility. (first rains; June/July)
Mooro	The name for Yellagonga's territory as of 1829
Moort	Family
Ngoogenboro	English name: Herdsman Lake
Nyittiny	Dreaming; Creation; 'the cold time' or 'ancestral times'
Noongar	Contemporary collective term for the Bibbulmun, the Aboriginal People of the South West of Australia and their official language.
Walyalup	English name: Fremantle. Various translations noted including 'the crying place' due to the sound of the wind through the She-oaks and limestone formations.
Wardan	English name: ocean
Waugal	The rainbow serpent from Nyittiny (Creation) responsible for the formation of the Swan and Canning Rivers and other waterways. Other spellings exist e.g. Waugyl.
Whadjuk	The Nyoongar tribal and dialect group from the Perth region

Appendix 4 References

Secondary Sources

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- Metropolitan Water Survey, Series 634 Cons 4156, Item 1217, State Records Office of Western Australia.
- Swan River Trust, 'Indigenous history of the Swan and Canning rivers.' Student work placement : Curtin University : Various works compiled and presented by Debra Hughes-Hallett, 2010. <https://www.noongarculture.org.au/wp-content/uploads/2013/07/indigenous-history-of-the-swan-and-canning-rivers.pdf>
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- Post Office Directories. (1893-1949) State Library of Western Australia. <http://slwa.wa.gov.au/explore-discover/wa-heritage/post-office-directories>
- Trove, National Library of Australia. <https://trove.nla.gov.au>
- Western Australian Land Information Authority. "Landgate MapViewer Plus." <https://www0.landgate.wa.gov.au/maps-and-imagery/interactive-maps>

Appendix 5 Endnotes

- 1 *Noongar (Koorah, Nitja, Boordahwan) (Past, Present, Future) Recognition Act 2016*, p. 6.
- 2 This translation was provided to **element** from Aunty Vivienne Hansen, Noongar Elder, 2020.
- 3 Content for this section was extracted from Cottesloe Foreshore Redevelopment Masterplan 2016 'Appendix 2 - Sites of Aboriginal Significance: Research and Consultation' by Apparatus.
- 4 Dept of Aboriginal Affairs, DPLH AHIS database, Site ID O435. <https://espatial.dplh.wa.gov.au/AHIS/index.html?viewer=AHIS>
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