



SHIRE OF

**Chapman Valley**

*love the rural life!*

LOT 1455 CHAPMAN  
VALLEY ROAD  
WAGGRAKINE

LOCAL  
PLANNING  
SCHEME No. 2

**Amendment No. 5**

## DOCUMENT CONTROL

Local Planning Scheme No 2 Amendment No 5  
Project 14110

| DATE          | DOCUMENT NAME | DOCUMENT MANAGER | DETAIL |
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Prepared By



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*Planning and Development Act 2005*

**RESOLUTION TO AMEND A LOCAL PLANNING SCHEME**

**SHIRE OF CHAPMAN VALLEY**

**LOCAL PLANNING SCHEME NO. 2  
AMENDMENT NO. 5**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005* adopt the amendment to the above local planning scheme by:

(a) Modifying Schedule 11 (RR2) by:

- (i) Delete Conditions 16 and 17.
- (ii) Delete Condition 18.
- (iii) Inserting new Condition No 16 as follows:

Any new subdivisional or service road intersection(s) with Chapman Valley Road shall be subject to the approval of the Local Government. Direct vehicular access from lots onto Chapman Valley Road shall not be permitted."

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

1. an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
2. an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and
3. an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Date of Council Resolution.....

.....  
(Chief Executive Officer)

Dated this ..... day of ..... 20.....

***Planning and Development Act 2005***

**SHIRE OF CHAPMAN VALLEY**

**LOCAL PLANNING SCHEME NO. 2  
AMENDMENT NO. 5**

The Shire of Chapman Valley under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

(a) Modifying Schedule 11 (RR2) by:

- (i) Delete Conditions 16 and 17.
- (ii) Delete Condition 18.
- (iii) Inserting new Condition No 16 as follows:

Any new subdivisional or service road intersection(s) with Chapman Valley Road shall be subject to the approval of the Local Government. Direct vehicular access from lots onto Chapman Valley Road shall not be permitted."

**COUNCIL ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the Shire of Chapman Valley at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RESOLUTION TO ADVERTISE**

By resolution of the Council of the Shire of Chapman Valley at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_, proceed to advertise this amendment.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDATION**

This Amendment is recommended for [support with/without modification or not support] by resolution of the Shire of Chapman Valley at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, and the Common Seal of the Shire of Chapman was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDATION FOR APPROVAL**

.....  
DELEGATED UNDER S.16 OF  
PD ACT 2005

.....  
DATE

**APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING, LANDS AND  
HERITAGE

.....  
DATE

SCHEME  
AMENDMENT  
REPORT

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**Appendix 2 Conservation Plan Lot 1455 Coffee Pot Drive Waggrakine**

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## **1.0 INTRODUCTION**

This Amendment proposes a change to scheme provisions applying to Rural Residential Zone No. 2 (RR 2) in Waggrakine.

A portion of the Rural Residential Zone, the subject land, remains to be subdivided. As a result of changes to the statutory subdivision environment, modification to the conditions in Schedule 11 for RR2 of the scheme is necessary. The changes to conditions in Schedule 11 proposed by this Amendment will only affect the subject land.

For the purposes of this scheme amendment report, the "subject land" refers to the northern portion of the lot only, contained within the Shire of Chapman Valley. No change is required to the zoning provisions for the southern portion which is located within the City of Greater Geraldton.

The Shire of Chapman Valley no longer supports the inclusion of the Coffee Pot and Waggrakine Well heritage structures within Public Open Space. Chapman Valley Road is now under the jurisdiction of the Shire of Chapman Valley rather than Main Roads Western Australia and as a result; the Shire is prepared to consider subdivisional or service road intersection with Chapman Valley Road on its merits.



## **2.0 THE SUBJECT LAND**

### **2.1 Location**

The landholding is located at the eastern edge of the Waggrakine rural residential area in the foot slopes of the Moresby Range approximately 10 km from the Geraldton CBD (refer Figure 1).

Rural Residential Area No. 2 applies to the group of rural residential lots, generally between 2 and 3 ha, that have previously been created on Hackett Road, Coffee Pot Drive and Mills Place, Waggrakine. The remaining lot within the zone that has yet to be subdivided is the subject land, Lot 1455.

Lot 1455 Chapman Valley Road straddles Chapman Valley Road. The majority of the lot is located to the north of Chapman Valley Road, within the Shire of Chapman Valley. The portion on the southern side of Chapman Valley Road is located within the City of Greater Geraldton.

The subject land is at the southern most extent of the Shire, and is separated from the balance of the Shire of Chapman Valley by the Moresby Range.

### **2.2 Legal Description**

The landholding is known as Lot 1455 on Plan 106626 and is contained in Certificate of Title 1463/904, a copy of which is contained at Appendix 1.

The registered proprietor is Frank Tomasi Nominees Pty Ltd.

Lot 1455 has a total area of approximately 40.3 ha. The portion north of Chapman Valley Road, affected by this Amendment, is 37.14 ha. The portion south of Chapman Valley Road is 3.19 ha.

### **2.3 Topography and vegetation**

The subject land is located in the Moresby Range. The subject land incorporates foot slopes, side slopes and flat tops of the Moresby Range: the majority of the site consists of foot slopes, below the escarpment mainly consisting of cleared pasture with small pockets of remnant vegetation.

The flat top at the northwest of the lot has an elevation of just over 190 m AHD, with the adjacent side slope falling steeply to the southeast to an elevation of 140 m AHD. The northeast of the lot has an elevation of just over 150 m AHD. From the 140 m AHD contour, the majority of the subject land falls much more gradually towards the southwest, to just below 105 m AHD near the southwest corner of the subject land adjoining Chapman Valley Road.

Two creeks are also present within the subject land with the main creek running parallel to Chapman Valley Road, with a north-south tributary running through the centre of Location 1455. Both creeks rely on small watersheds from the slopes of the Ranges that flow on a seasonal basis.

The majority of the subject land has long been cleared of native vegetation for farming purposes. Remnant vegetation exists along the water courses and small pocket in north east corner of the site.

Figure 2 depicts the landholding and contours across the site.

## **2.4 Historical and Existing Use**

The subject land is currently used for limited grazing purposes. It was historically used for both cropping and grazing purposes. Between 1870 and 1873 the property was used for an experimental coffee plantation (see section 2.10).

## **2.5 Adjoining Land Use and Development**

Immediately west of Lot 1455 is existing rural residential development.

To the north and northwest of Lot 1455 is a Reserve, together with private landholdings, identified to form part of a future Moresby Range Regional Park. Immediately east of Lot 1455 is a rural zoned lot with approved additional uses. To south in the City of Greater Geraldton, is land zoned Rural Residential.

## **2.6 Zoning and Scheme controls**

The subject land is zoned Rural Residential by the Shire of Chapman Valley Local Planning Scheme No. 2 and it falls within Rural Residential Area No. 2. The land is also within Special Control Area 2: Moresby Ranges Landscape Protection.

In addition to other Scheme provisions that may affect the land, including Clause 5.19 (General Requirements Applicable to Rural Residential and Rural Smallholding Zones), Schedule 11 of the Scheme sets out conditions that apply specifically to land within Rural Residential Area No. 2 (RR 2). Conditions 1 to 14 for RR 2 address matters including development requirements for dwellings, storm water, animal stocking rates, vegetation protection, tree planting, effluent disposal, bushfire safety, watercourse protection and a prohibition on buildings above the 140 m AHD contour. These conditions will not be altered by this Amendment. The Amendment's proposals relating to Conditions 16 to 18 are set out in Sections 4.1 and 4.2 below.

The purpose of Special Control Area 2 (Moresby Ranges Landscape Protection) is:

*"The protection of the Moresby Ranges and associated valleys from development and/or subdivision that will detrimentally affect the landscape values of the area, including preventing development that may lead to problems of erosion."*

The Local Government is to consider the purpose of the Special Control Area (SCA) in determining any application for planning approval within the SCA. The SCA provisions include controls on vegetation clearing and specifying a range of matters regarding conditions of planning approval may be imposed (siting, layout and design of development, materials and finishes, vegetation protection, new planting of vegetation and erosion control).

## **2.7 Bushfire Hazard**

The State Government's Map of Bushfire Prone Areas identifies the subject land (Lot 1455) as bushfire prone. This means that, for the purposes of State Planning Policy 3.7, deemed provisions of the Scheme and Australian Standard AS 3959, the whole of Lot 1455 is within a designated bushfire prone area.

As the modifications to the Conditions of Schedule 11 proposed by this Amendment do not increase the development potential or the fire risk to the site, the Amendment itself does not trigger the need for any assessment against SPP 3.7. However, any future revision of the Structure Plan for the site (see Section 2.11 below), will need to address current bushfire planning requirements. It is expected that a bushfire hazard level assessment will be undertaken for a modified subdivision design, and preparation of bushfire management plan.

Preliminary advice from officers at the Department of Planning, Lands and Heritage indicate agreement with this approach.

## **2.8 Servicing**

The lot is not currently serviced with reticulated services. However, Western Power infrastructure traverses the property. Coffee Pot Drive is a sealed local authority road to the west of the property. Chapman Valley Road is a sealed local authority jurisdiction road at the southern extent of the subject land, and the property derives its main crossover to Chapman Valley Road at the south west corner of the lot.

## **2.9 Aboriginal Heritage**

In the preparation of the Moresby Range Management Strategy, consultation with representatives from local Aboriginal groups identified several areas of interest to local Aboriginal groups (shown on Map 6 of the Strategy). None of these are located on or near the land subject of this Amendment.

A review of the Department of Planning, Lands and Heritage (Aboriginal Affairs) Heritage Inquiry System shows no Registered Aboriginal Sites on the subject land.

## **2.10 European Heritage**

The Coffee Pot and Waggrakine Well, located in the northern section of Lot 1455, are listed as a permanent entry on the State Heritage Register, one of only five sites in the Shire on the Register. The Coffee Pot and Waggrakine Well are also listed in the Shire of Chapman Valley's Municipal Inventory and classified as Management Category 1, being of Exceptional Significance.

The Coffee Pot (a corruption of "Coffee Plot") is located on the site of an experimental coffee plantation that was authorised in 1870 and operated until 1873. The structure consists of the remains of a small stone cottage.

Waggrakine Well, built alongside the cottage for water supply, is located to the east of the cottage and is at ground level with stone wells.

The Heritage Council assessment identified the site as having aesthetic, historic and social value. The Statement of Significance indicates the Coffee Pot and Waggrakine Well have cultural heritage significance for several reasons:

- the place is representative of the eccentric pioneering spirit that characterised Reverend Charles Grenfell Nicolay;
- the place is a remnant of Reverend Nicolay's ambitious (and failed) endeavour to establish a coffee plantation in Western Australia;
- the experimental coffee plantation was one of a number of attempts by the Colonial Government in the 1860s and 1870s to find profitable export crops to generate revenue and may be one of the earliest attempts at commercial coffee production in Australia;
- its importance to the Chapman Valley community for its association with early settlement and agricultural history;
- Waggrakine Well was a source of water first surveyed in 1870 but used by travellers prior to that time;
- the Coffee Pot is rare as a residence built on a coffee plantation in the nineteenth century in Western Australia; and
- the place has landmark value due to its elevated siting, lack of surrounding development and its prominent and unusual roof form.

The management recommendation for the site in the Municipal Inventory is that conservation of the place is considered essential; any proposed development should not unduly impact on the significance of the place and should be in accordance with either a Conservation Plan or Heritage Impact Statement.

Previously, a Conservation Plan for the site has been undertaken and is contained at Appendix 2.

## **2.11 Structure Plan**

An existing Structure Plan for the subject and adjacent land was previously adopted by the Shire of Chapman Valley and endorsed by the Western Australian Planning Commission. The structure plan is contained at Appendix 3. Subdivision of land to the west of Lot 1455 has already taken place in accordance with the Structure Plan.

For Lot 1455 which is undeveloped, the Structure Plan proposes subdivision to create 13 lots of between 2.0 and 4.7 ha. One of these lots, being the 3.19 ha balance of Lot 1455 south of Chapman Valley Road, is contained within the City of Greater Geraldton.

The Structure Plan proposed a cul-de-sac extension of Coffee Pot Drive on an alignment which traversed the water courses on a number of occasions and avoided Western Power infrastructure wherever possible.

The result is a road alignment which is largely unresponsive to the topography, water courses and vegetation and did not incorporate efficient storm water management planning. The cul-de-sac configuration was unavoidable however did not promote connectivity or address emergency access.

At the time of the previous rezoning of the landholding and preparation of the structure plan, Chapman Valley Road adjoining the subject land was under the jurisdiction of Main Roads WA, and additional road intersection or lot access to Chapman Valley Road could not be contemplated.

As a result of the limited scope for road alignment, lot shape and size across the subdivision were irregular and inconsistent, and resulted in numerous lots being traversed by water course/s. The (then) Department of Water did not support access across water courses to building envelopes and as such many of the building envelopes were similarly irregular in shape and did not adequately address separation distance to water courses. The congestion associated with road reserve and building envelopes particularly in the south west corner of the development area may have resulted in detrimental impact on the water course/s by loss of vegetation, impediment to flow and additional unregulated crossing points.

The structure plan also proposed a 4ha public open space lot in the northeast of the subject land to be vested with the local authority, with that land to incorporate the heritage elements of the Coffee Pot and Waggrakine Well. This was supported by the local authority at that time. The additional area of the proposed lot was the steeper side slopes and small portion of flat top section of the Moresby Range.

Additional lots at the northern extent of the site and adjoining the road reserve at proposed Lots 9 & 10 were proposed to be created and vested with the Crown, to contain necessary Water Corporation infrastructure (water tank site and a water transfer station site) required to service the proposed subdivision. Additional scheme provisions relate the development standard for the water tank site to ensure adequate screening given its prominent location at highest elevation.

Proposed revision of the Structure Plan is discussed further in Section 4.3 below.

### **3.0 STATUTORY PLANNING CONSIDERATIONS**

#### **3.1 SPP No. 3.5 Historic Heritage Conservation**

SPP 3.5 sets out the planning principles for the conservation and protection of Western Australia's historic heritage. The Policy applies principally to historic cultural heritage, including places and areas of significance at both State and local level.

The objectives of the Policy are to:

- conserve places and areas of historical and heritage significance;
- ensure that development does not adversely affect the significance of heritage places and areas;
- ensure that heritage significance at both the State and local levels is given due weight in planning decision making; and
- provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

The Policy sets out relevant considerations and development control principles for development assessment involving heritage places or heritage areas and notes that, in formulating local planning schemes and strategies, care should be taken to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.

The proposed text amendment subject of this application does not jeopardise the objectives or intent of the SPP to underpin protection of conservation objectives.

#### **3.2 SPP No. 3.7 Planning in Bushfire Areas**

State Planning Policy 3.7: Planning in Bushfire Prone Areas was gazetted in December 2015, replacing an earlier version of this SPP. The Policy is to be read in conjunction with the Deemed Provisions which form part of every local planning scheme, the Guidelines for Planning in Bushfire Prone Areas and Australian Standard 3959: Construction of buildings in bushfire prone areas (AS 3959).

The intent of the Policy is to implement effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

The Policy sets out the level of information that is required to accompany various levels of planning proposals:

- ❑ strategic planning proposals (including local planning strategies, local planning schemes, scheme amendments and structure plans);
- ❑ subdivision applications; and
- ❑ development applications.

### **3.3 Moresby Range Management Strategy**

The Western Australian Planning Commission's Moresby Range Management Strategy (August 2009), addresses land in and around the Moresby Range, from Isseka in the north and Nabawa in the east to the Geraldton – Mount Magnet Road in the south.

The objectives of the strategy are to:

- protect, conserve and enhance the natural values of the range;
- protect the indigenous and non-indigenous cultural values;
- improve public access and recreation opportunities;
- manage the risk of erosion and bushfires; and
- ensure a consistent and coordinated policy approach by local and state government to planning decisions.

The subject land (Lot 1455) falls within the Detailed Investigation Area. The Strategy (Map 2) identifies three landscape character units within the subject land: Moresby Range flat tops, side slopes and foot slopes; the majority of the subject land is identified as foot slopes. The Strategy (Map 5) identifies scattered remnant vegetation as occurring in the north and northeast of the subject land. Map 6 of the Strategy identifies the European heritage site (Coffee Pot and Waggrakine Well) on the subject land.

Map 7 of the Strategy shows landscape classes and identifies the majority of the subject land as having a general character, but with areas of natural landscape significance, mostly in the northeast and northwest of the subject land, and with rural landscape significance along two intermittent watercourses on the land. Map 8 of the Strategy identifies a much wider Moresby Range and access node that includes the subject land; a small portion of the subject land, in the northwest of the lot, is identified within an a wider priority area for public recreation. This component reflected the earlier structure plan land use components.

### **3.4 Moresby Range Management Plan**

The Moresby Range Management Plan (June 2010) was prepared for the Shire of Chapman Valley and the City of Greater Geraldton. It provides more detailed guidance over a study area covering the portion of the Moresby Range nearest Geraldton, generally between the Buller and Chapman Rivers.



The Management Plan's vision for the Moresby Range is to create a park that is underpinned by the idea of people finding new ways to be in the landscape. In addition to this vision, the Plan also makes recommendations for land uses around the Range Precinct, particularly on the western side of the Range. Here the objective is to allow limited urban development to occur in the foothills, subject to development conditions.

The Management Plan also contains sections and recommendations on:

- managing natural resources (erosion, vegetation, landscape repair, water quality);
- cultural values and appearance; and
- implementation and governance.

The management Plan is divided into precincts each with their own set of objectives and criteria for consideration. Precinct 9 addresses the area which includes the existing Coffee Pot residential development. There is scope for smaller lots at the lower elevations closer to Chapman Valley Road and close to existing development. Local planning scheme provisions and structure planning should incorporate design features to address visual landscape matters.

### **3.4 Shire of Chapman Valley Local Planning Strategy 2008**

The subject land is contained in Precinct 7 in the Shire of Chapman Valley Local Planning Strategy. The vision for the Precinct is:

*The expansion of residential and rural residential development in the south west area of the Shire, through coordinated planning.*

Objectives contained in the strategy encourage rezoning and subdivision in accordance with strategic planning documents and particularly to facilitate growth through structure planning for suitably zoned precincts. The strategy notes the requirements to encourage the protection and restoration of places of heritage significance.

The proposed amendment is not contrary to the objectives for the precinct contained in the LPS.

## **4.0 PROPOSED SCHEME AMENDMENT JUSTIFICATION**

This section outlines the proposed Scheme Amendment, detailing proposed text changes to Conditions 16 to 18 for RR No 2 in Schedule 11 of the Scheme.

### **4.1 Delete Conditions 16 and 17**

The Shire of Chapman Valley is mindful of the economic impact of long – term heritage asset ownership and management. Local government is increasingly under pressure to meet demands for their services. A key component of this is the local authority identifying priorities based on community expectation, the place’s cultural significance to the wider local authority and the ongoing utilisation and performance of assets.

The Shire of Chapman Valley considers it appropriate for the Heritage Place to be retained within a private lot within the development area to ensure that community and state expectation for heritage is maintained whilst being cognisant of the responsibility of the local government for service delivery in other areas.

In a budgetary constrained environment for local government, the economic cost of not maintaining a place in the short term and issues with ongoing damage and security detrimentally impact on the condition of the place and long-term cost to a local authority. Where retained in a private lot that is developed there is increased opportunity for passive and effective surveillance and protection of the Place.

Adequate controls are afforded the Place by its inclusion on the State Register and the Heritage Inventory. A comprehensive conservation plan for the place has previously been prepared and its implementation is expected, coupled with the local authority providing maximum encouragement to the owner to conserve the significance of the place.

There is opportunity for the local authority to work with owners of the Place to encourage living history through low impact adaptive use of the Place in conjunction with the high landscape value of its surrounds. This also aligns with the Shire’s objectives to support development and land uses which will attract people and investment to the Shire.

It is important to note that the landowner/amendment proponent is supportive of the proposal to retain the Heritage Place within a private lot.

The Heritage Building is proposed to be located on a lot at the northern extent of the road reserve and the topography results in the building being physically disconnected from landholding which may ultimately become part of a regional Park as recommended by the Moresby Range Management Strategy.

## **4.2 Delete Condition No 18 and Insert new Condition No 16**

The Shire of Chapman Valley, now having jurisdiction over Chapman Valley Road from North West Coastal Highway to Morrell Road including adjoining the subject land, can consider subdivisional or service road access to Chapman Valley Road on its merits. This is considered optimal for a range of reasons noted below, particularly in relation to achieving road connectivity, improved lot design and improved environmental outcomes.

## **4.3 Revision to Structure Plan**

As detailed the purpose of these text changes to the provisions for Rural Residential Area 2 is to facilitate the review of the current structure plan and modify to better reflect current local authority expectations, bushfire management and to be more responsive to the site's physical characteristics.

An indicative concept plan only is contained at Appendix Number 3. Following approval for the scheme amendment from the Minister for Planning, Lands & Heritage a comprehensive and detailed structure plan amendment may be progressed.

The modification to the structure plan may incorporate the following elements.

- Subdivision road access to Chapman Valley Road whilst maintaining secondary access to Coffee Pot Drive.
- Whilst increasing the overall road length within the proposed area, this revised alignment achieves presents opportunity for improved design outcomes.
- Access point for proposed subdivision road from Chapman Valley can be selected and designed having regard for vehicle movements and speed limits on Chapman Valley Road. It will also need to address drainage and service infrastructure located along the Chapman Valley Road frontage. No individual lot access to Chapman Valley Road would be incorporated or expected.
- Road reserve to more adequately address contours, water courses and resultant crossing points, vegetation and most importantly facilitate improved connectivity for the development area as a whole.

- ❑ This may be achieved by a loop road in the northern section of the landholding, so that the road reserve/s mirror the alignment of the water course and they are included wherever possible within the overall road reserve and the water courses themselves form a more integral part of the storm water drainage design for the development. It will also assist with improved management of potential sheet flow from the Range in a significant weather event, which can be more adequately captured in the natural drainage system, and minimise impact on individual lots.
- ❑ Enables the water course to be retained largely in its current state (with some potential minor works identified by the Department of Water and Environmental Regulation).
- ❑ Although road and individual lot crossings of the water courses cannot be eliminated completely they can however be minimised and better located where established informal crossings already exist where the water courses are wider and less incised. This will ensure crossings are more suitably designed and constructed, which will minimise impediments to flow and reduce vegetation removal.
- ❑ Improved connectivity with alternative access/egress options will assist in achieving a suitable bush fire risk level, and implementation of a fire management plan. The previous plan did not address detailed fire management given the topography, high fire risk for sections of the landholding, external access to the site via multiple local roads which is convoluted and a single access/egress terminating in a cul-de-sac. Proposed modification to the structure plan will eliminate or significantly improve these scenarios.
- ❑ An alternate road design and alignment will lead to more regular shaped lots and consistent lot size across the structure plan area than previously. As a consequence, the lower elevations are presented with the opportunity for lot sizes that will not impact of the high landscape value of the area and where minimal servicing challenges exist. Larger lots can be considered in the higher elevations. The improved configuration of lots will ensure each lot can achieve a suitable size and shaped building envelope without need to cross a water course and achieve suitable BAL level for management of fire risk.
- ❑ The proposed modifications to the structure plan will also allow a more efficient extension to urban services to the development and therefore staging of development.

- The modifications to the structure plan will alter need for infrastructure to be provided for water reticulation to service lots above the 112m AHD contour level, where reticulated water service cannot be guaranteed due to head level of existing Water Corporation tank infrastructure. The location of these will need to be determined in conjunction with Water Corporation and project engineers based on based on an alternative road and lot layout. However changes to the provisions contained in Schedule 11 are not required.
- The proposed lot to contain the Heritage Place will be configured to ensure a curtilage for a dwelling can be achieved with a suitable separation to the curtilage of the Heritage Place. Existing conditions within Schedule 11 address dwelling design in relation to the existing landscape including height, scale of development, materials and colours. At subdivision stage a Local Development Plan may be required to expand on these criteria specifically in relation to the lot to contain the Heritage Place.

#### **4.4 Limited Impact Of Proposed Changes**

The impact of text modifications to the scheme and resultant changes to the structure plan which may eventuate will be confined to Lot 1455, as it remains the only un-subdivided landholding in the RR2 precinct.

## **5.0 CONCLUSION**

In conclusion, amendment 5 is a text only amendment which does not affect the current zoning or the extent of the rural residential zoned area. The land use components designated on the endorsed structure plan will not change.

The proposed modifications do not alter the expectation for the conservation of the Heritage Place at subdivision stage or impact the protections afforded to the Place by state and local heritage controls.

The modifications will allow reconsideration of the structure plan to better align the design with the physical characteristics of the subject land and better respond to managing fire risk and implementing a fire management plan.

Appendix 1  
Certificate of Title

WESTERN



AUSTRALIA

|   |   |
|---|---|
| REGISTER NUMBER<br><b>1455/DP246636</b> |   |
| DUPLICATE EDITION<br><b>1</b>           | DATE DUPLICATE ISSUED<br><b>8/12/2004</b> |

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1463** FOLIO **904**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*RG Roberts*

REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 1455 ON DEPOSITED PLAN 246636

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

FRANK TOMASI NOMINEES PTY LTD OF 41 MACEDONIA STREET, NAVAL BASE  
(T J087234 ) REGISTERED 16 NOVEMBER 2004

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. \*I780197 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. AS TO PORTION ONLY  
LODGED 4.2.2004.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1463-904 (1455/DP246636).  
PREVIOUS TITLE: 1410-900.  
PROPERTY STREET ADDRESS: LOT 1455 CHAPMAN VALLEY RD, WAGGRAKINE.  
LOCAL GOVERNMENT AREA: CITY OF GERALDTON-GREENOUGH, SHIRE OF CHAPMAN VALLEY.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF VICTORIA LOCATION 1455 (OR THE PART THEREOF)  
ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 1455 ON  
DEPOSITED PLAN 246636 ON 12-JUL-02 TO ENABLE ISSUE OF A DIGITAL  
CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE  
OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.



# Appendix 2

## Conservation Plan

# **COFFEE POT & WAGGRAKINE WELL**

**Chapman Valley Road near Coffee Pot Drive  
Waggrakine, Shire of Chapman Valley WA**



## **CONSERVATION PLAN**

**February 2012**

**Prepared for  
Frank Tomasi Nominees Pty Ltd**

**STEPHEN CARRICK ARCHITECTS  
& EARTH IMPRINTS CONSULTING**

*Cover photo: Coffee Pot, June 2011.*

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**COFFEE POT & WAGGRAKINE WELL · CONSERVATION PLAN**

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## EXECUTIVE SUMMARY

### Introduction

The Conservation Plan for Coffee Pot & Waggrakine Well has been prepared for Landwest Urban and Rural Planning Consultants on behalf of the owners, Frank Tomasi Nominees Pty Ltd.

The owners acknowledge the cultural heritage value of the Coffee Pot & Waggrakine Well and recognise the need for appropriate conservation planning to assist in guiding the future of the place.

### Overview

Coffee Pot & Waggrakine Well is located on part of Lot 1455 in Certificate of Title Volume 1463 Folio 904. It comprises the ruins of a small stone cottage and a stone lined well situated in a paddock on sloping land, approximately 700 metres north of the Chapman Valley Road near Coffee Pot Drive, Waggrakine in the Shire of Chapman Valley. The Shire of Chapman Valley is located in the Mid West region of Western Australia, approximately thirty minutes northeast of Geraldton and about 440 kilometres north of Perth. (Figures 1-3)

Coffee Pot is a small stone and iron cottage ruin built circa July 1871, most likely by ticket-of-leave labour. The building originally had a thatched roof of rushes. It was built for Frederick G Nicolay to live in, while he worked on an experimental coffee plantation, initiated by his father Reverend Charles Grenfell Nicolay in 1870. The experiment was a failure and the site was abandoned in 1872.

Waggrakine Well, about 50m from the Coffee Pot, was first recorded by colonial surveyor W Phelps in 1870.

The owners are planning a residential subdivision of Lot 1455. The proposal is for Coffee Pot & Waggrakine Well to be located on its own separate lot at the end of a cul-de-sac, to be vested in the Shire of Chapman Valley as Public Open Space.

### Statement of Significance

*Coffee Pot & Waggrakine Well*, a single storey stone cottage in ruins and a nearby well, has cultural heritage significance for the following reasons:

the place is representative of the pioneering spirit that characterised the life of Reverend Nicolay, who lectured at Kings College, London; was a co-founder, in 1848, of Queens' College London, the first tertiary institution for women in England; served as an Anglican chaplain in Brazil from 1858 to 1867; was chaplain to the Geraldton convict depot from 1870 to 1874; led geological expeditions on behalf of the Western Australian Colonial Government; collected and established the nucleus of a geological collection that began the Western Australian Museum; and served as chaplain to the Fremantle Prison from 1878 until his death in 1897;

the place is a remnant of Reverend Charles Grenfell Nicolay's ambitious endeavour to establish a coffee plantation in Western Australia, which was a total failure;

the experimental coffee plantation at the place was one of a number of attempts made by the Colonial Government in the 1860s and 1870s to find export crops which could be profitably grown in the State to generate needed revenue, and is

one of the earliest attempts at commercial coffee production in Western Australia;

the place's importance to the Chapman Valley community for its association with early settlement and agricultural history is demonstrated in the re-roofing of the building in the early 1980s by local residents in order to slow its deterioration;

the place includes Waggrakine Well, a source of water surveyed by W. Phelps in 1870, but used by travellers prior to this time;

the Coffee Pot is rare as a residence built on a coffee plantation, in the early nineteenth century, in Western Australia; and,

the place has landmark value due to an elevated setting and lack of surrounding development together with a prominent and unusual roof form.

### **Conservation Policy Intentions**

The aims of the conservation policy for Coffee Pot & Waggrakine Well are:

to provide guidance to the owners of the place, regarding the significance of the place as a whole and individual elements;

to provide practical recommendations for the conservation of the significant fabric and policies for restoration, reconstruction and maintenance of the significant elements;

to identify practical means by which the place can be presented through appropriate interpretation, and,

to provide guidance for future adaptation and development that may be required to meet changing functional requirements.

### **Summary of Conservation Policy**

**Policy 1.1** The statement of significance for Coffee Pot & Waggrakine Well and the recommendations of the Conservation Plan should be used by the owners, and the future users of the place, as well as all relevant authorities, as a key guiding document for decisions about conservation, management, maintenance, development and future use of the place.

**Policy 1.2** The Conservation Plan should be reviewed every ten years to ensure that the policies continue to be relevant and are being implemented in an appropriate manner, that changes are recorded and that any further information that comes to light is properly included and assessed. It is not a requirement that this document has to be rewritten.

**Policy 1.3** If there are major changes to the place that impact on the relevance and accuracy of this Conservation Plan then this report should also be updated at the completion of those works.

**Policy 1.4** All work undertaken to conserve or adapt the place should be appropriate to the significance of the place and should be guided by experienced conservation practitioners.



The place has a considerable level of cultural heritage significance and should therefore be retained and conserved. An Interpretation Plan is recommended.

### **Summary of Implementation Strategy**

It is essential to the conservation of the building and site that a coordinated program of management and maintenance of the physical fabric be established and carried out on a regular basis. Some works have been identified as urgent and should be carried out in the short term. Other works are less immediate and may be carried out as part of an ongoing maintenance program for the place.

There are a number of issues concerning the physical conservation of the building and site. Short, medium and long term priorities for the physical conservation of the buildings are based on works required to conserve the physical fabric only. A more detailed schedule of works with drawings for the Coffee Pot (external and internal) and Waggrakine Well are included at section 14.7.

The Conservation Plan for Coffee Pot & Waggrakine Well should be adopted by the Owner, Shire of Chapman Valley and Heritage Council of Western Australia as the guiding document for future conservation and management of the place.

## 1.0 INTRODUCTION

The Conservation Plan for Coffee Pot & Waggrakine Well has been prepared for Landwest Urban and Rural Planning Consultants on behalf of the owners, Frank Tomasi Nominees Pty Ltd.

Coffee Pot & Waggrakine Well is located on part of Lot 1455 in Certificate of Title Volume 1463 Folio 904. It comprises the ruins of a small stone cottage and a stone lined well situated in a paddock on sloping land, approximately 700 metres north of the Chapman Valley Road near Coffee Pot Drive, Waggrakine in the Shire of Chapman Valley. The Shire of Chapman Valley is located in the Mid West region of Western Australia, approximately thirty minutes northeast of Geraldton and about 440 kilometres north of Perth. (Figures 1-3)

Coffee Pot is a small stone and iron cottage ruin built circa July 1871, most likely by ticket-of-leave labour. The building originally had a thatched roof of rushes. It was built for Frederick G Nicolay to live in, while he worked on an experimental coffee plantation, initiated by his father Reverend Charles Grenfell Nicolay in 1870. The experiment was a failure and the site was abandoned in 1872.

Waggrakine Well, about 50m from the Coffee Pot, was first recorded by colonial surveyor W Phelps in 1870.

The owners are planning a residential subdivision of Lot 1455. The proposal is for Coffee Pot & Waggrakine Well to be located on its own separate lot at the end of a cul-de-sac, to be vested in the Shire of Chapman Valley as Public Open Space.

A conservation plan is required to recommend a schedule of works to be undertaken and to provide options for the future use and conservation of the place considering owner requirements and authority regulations.

## 1.1 PREVIOUS HERITAGE LISTINGS

*Coffee Pot & Waggrakine Well* was entered on the Heritage Council of WA's State Register of Heritage Places with permanent status on 20/07/2004. (Appendix D)

Coffee Pot is on the Shire of Chapman Valley's Municipal Inventory of Heritage Places, designated Management Category 1: Exceptional Significance. The Shire's MHI prepared in 1995 was adopted on 31/10/1996. The MI is currently under review during the 2010/2011 year, however the Management Category will not change. (Appendix F is a draft of the 2011 MHI Place record.)

## 1.2 PROJECT BRIEF

The format for this report generally follows Heritage Council of Western Australia's Conservation Plan Study Brief, October 2002 (Appendix A).

## 1.3 METHOD

This Conservation Plan has been prepared in accordance with the guidelines established in J S Kerr's *The Conservation Plan*.<sup>1</sup>

In this process the heritage significance of a place is determined. This is then followed by a detailed policy. This policy outlines how to conserve that significance.

---

<sup>1</sup> J. S. Kerr, *The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance*, National Trust of NSW, 1996.

This report includes:

1. Assessment of the cultural heritage significance of the place.
  - Documentary evidence based on archival research using both primary and secondary source materials.
  - Physical evidence based on site investigation.
  - Oral evidence including information obtained from meetings and discussions with local representatives of the Chapman Valley and Geraldton communities.
2. Assessment of cultural significance as defined by the *Heritage of Western Australia Act 1990* and stated in terms of Heritage Council of Western Australia's Criteria for Entry in the Register of Heritage Places (Appendix B).
3. Conservation Policy
  - Requirements and constraints arising from the statement of significance.
  - Client's requirements.
  - Requirements of statutory bodies.
  - Requirements arising from the physical condition of the place.
4. Implementation policy

#### 1.4 DEFINITIONS

The preparation of a conservation plan involves the use of terms and procedures which are defined in *The Australia ICOMOS Charter for Places of Cultural Significance* (the Burra Charter) to have specific meaning (Appendix C). The following provides a guide to the terminology used in this report:

- 1.1 Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 Cultural Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- 1.3 Fabric means all the physical material of a place including components, fixtures, contents and objects.
- 1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance.
- 1.5 Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- 1.6 Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.
- 1.7 Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- 1.9 Adaptation means modifying a place to suit the existing use or a proposed use.
- 1.10 Use means the functions of a place, as well as the activities and practices that may occur at the place.
- 1.11 Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 Setting means the area around the place, which may include the visual catchment.
- 1.13 Related place means a place that contributes to the cultural significance of another place.

- 1.14 Related object means an object that contributes to the cultural significance of a place but is not at the place.
- 1.15 Associations mean the special connections that exist between people and a place.
- 1.16 Meanings denote what a place signifies, indicates, evokes or expresses.  
Interpretation means all the ways of presenting the cultural significance of a place.

## **1.5 LIMITATIONS**

The history of Coffee Pot & Waggrakine Well is based on records held by the State Records Office of WA, Battye Library of WA, Anglican Diocesan Archives, and various secondary sources.

Whilst a physical survey of the fabric is included in the study, a conservation plan does not include a structural assessment of extant structures. Where there is any indication of the requirement for such investigation, this is recommended in the form of a policy.

The study has not investigated any possible Aboriginal cultural associations that might pertain to the site, as these are not included in the scope of the project brief.

## **1.6 CONSULTANT TEAM**

|                    |  |
|--------------------|--|
| Architect          | Stephen Carrick BArch (UNSW)                                       |
| Archaeologist      | Renee Gardiner BA Archaeology & History (Hons)                     |
| History            | Carmel Given BA CultHeritage; Graduate Historian, Member PHA (WA). |
| Report Compilation | Carmel Given   |

## **1.7 ACKNOWLEDGEMENTS**

The consultants would like to acknowledge the assistance and co-operation of the following people and organisations in the preparation of this document:

|                       |  |
|-----------------------|--|
| Gail Bermingham       | Landwest Urban & Rural Planning Consultants              |
| Simon Lancaster       | Manager of Planning, Shire of Chapman Valley             |
| Kathryn Jackson       | Planning Officer Shire of Chapman Valley                 |
| Tanya Henkel          | Mid-West Regional Heritage Advisor                       |
| Lara Lynch            | Archivist, Anglican Diocese of Western Australia         |
| Barbara Shields       | Chapman Valley Historical Society                        |
| Rita Stinson          | Geraldton Historical Society                             |
| Lee-Ann Neil          | Heritage Services, Geraldton-Greenough Regional Library  |
| Vicki Thomas          | Librarian, Heritage Council of WA                        |
| Staff Members         | State Records Office & Battye Library of WA              |
| and special thanks to |  |
| Stan Gratte           | Geraldton Historical Society, for his research material. |



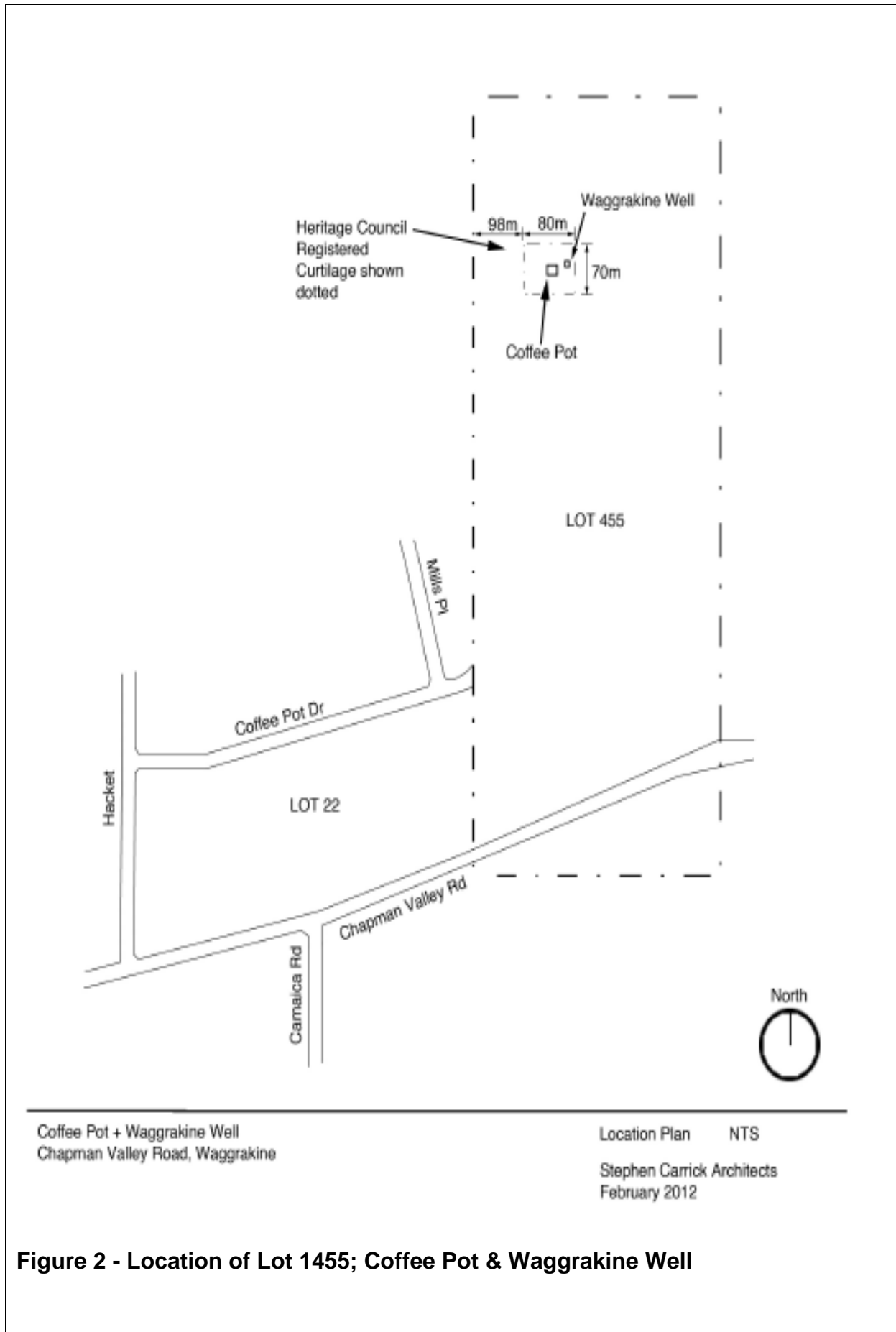


Figure 2 - Location of Lot 1455; Coffee Pot & Waggrakine Well



## 2.0 DOCUMENTARY EVIDENCE

### 2.1 INTRODUCTION

The documentary evidence is based on records held by the State Records Office of WA, Batty Library of WA, Anglican Diocesan Archives, and various secondary sources.

#### 2.1.1 Nomenclature

It is generally agreed that the name 'Coffee Pot' is a corruption of the original 'Coffee Plot.' The place is also sometimes referred to as the Witch's House, due to the shape of the roof that looks like a witch's hat.<sup>2</sup>

Early survey plans and documents spell the place 'Waggarakine,' 'Waggarakyne,' or sometimes 'Waggrakyn,' but for consistency, unless in a direct quotation, the current spelling 'Waggrakine' is used throughout.

The Anglican Church was originally called the Church of England. Services were held in Western Australia from the Colony's inception in 1829. In 1981, the Church of England in Australia became the Anglican Church of Australia.<sup>3</sup>

In this document, 'Coffee Pot' refers to the stone cottage ruin, and not to the larger site that includes the Waggrakine Well.

## 2.2 HISTORY OF COFFEE POT AND WAGGRAKINE WELL

### 2.2.1 Pre-European History

Prior to European settlement the Yamatji were the sole occupants of the regions now known as the Gascoyne, the north west Murchison, the Yilgarn and the northern Geraldton Sand plain, an area covering over 1 million square kilometres. Accounts left by early European travellers and anthropologists agree that a large population were resident in the area and archaeological evidence suggests this was the case for at least the past 35,000 years, when the site of Geraldton was about 100km inland. Dozens of different groups, each with their own distinct country, culture and identity lived in balance with the natural environment and their dependence on the land was absolute.<sup>4</sup>

First encounters between European mariners and the Yamatji began in the early seventeenth century. It was not until British colonisation of the west coast in 1829 however, that the expansion of settlement disrupted and impacted Aboriginal life, culture and customs. The Geraldton area was a place of abundant resources, and it was these resources that eventually drew colonial settlers to the place in the 1840s and into conflict with the Yamatji. The clashes between Europeans and Aborigines in the Geraldton and Greenough area were particularly violent and there was a decade of resistance put up by the Aborigines of this region.<sup>5</sup>

---

<sup>2</sup> The 1965 Geraldton-based novel, *Merry-go-Round in the Sea*, by Randolph Stow mentions the Witch's House on p 117.

<sup>3</sup> Anglican Church of Australia: Western Australian Records, MN614, Batty Library online catalogue notes.

<sup>4</sup> City of Geraldton-Greenough website: <http://www.cgg.wa.gov.au/city-surrounds/history/> accessed 7.6.2011; Yamatji Maripa Aboriginal Corporation website: <http://www.yamatji.org.au/> accessed 7.6.2011; Gregory J & Gothard J, (Eds), *Historical Encyclopedia of Western Australia*, UWA Press, Crawley, 2009, p 411.

<sup>5</sup> Neville Green, 'Aborigines and White Settlers in the Nineteenth Century,' in C T Stannage (Ed) *A New History of Western Australia*, UWA Press Nedlands, 1981, p 96.



A search of the Aboriginal Heritage Sites register shows there are 54 registered sites in the Chapman Valley LGA and 50 other heritage places. They include mythological, artefacts/scatter, quarry, painting and burial sites.<sup>6</sup>

### 2.2.2 Development of the Chapman Valley region

In late May 1821 Captain Phillip Parker King, naval officer and hydrographer, sailed the *Bathurst* from Sydney by way of the Torres Strait on his fourth survey of north Western Australia. On the journey along the west coast of Australia in January 1822, he sighted from the sea a low range of flat-topped hills which he named the Moresby range. It was named after Sir Fairfax Moresby, a British naval officer and friend who had assisted King and his crew when they had called into Mauritius for rest and refreshment of the *Bathurst*. King named the highest peak of the range Mount Fairfax.<sup>7</sup>

In 1827 Captain James Stirling explored the Swan River and considering it a favourable place to make a British settlement, returned two years later aboard the *Parmelia* with the new colony's first settlers. On 18 June 1829 a party went ashore to Rous Head and the Swan River Colony was proclaimed.<sup>8</sup> Stirling proclaimed two townships: Fremantle as the port town at the mouth of the river, and Perth, the capital midway between the port and the fertile Swan valley, where the first agricultural activities took place.<sup>9</sup>

The colony was slow to develop mainly due to the inhospitable nature of the land. Lack of fresh food, problems acclimatising and impure drinking water contributed to disease outbreaks while the sand and flies added to the general discomfort of a strange land. The formidable climate and conditions were a harsh reality, and many free settlers left. The resulting small population meant that initially there were limited people and resources available to allow for expansion and growth much beyond the Swan River and at Albany. There were administrative delays in the allocation of land and economic growth was slow. The Colony relied on financial assistance from the Crown for the early years, while the settlers endeavoured to develop export industries in goods such as wool, sandalwood, timber, livestock and whale products.<sup>10</sup>

In search of arable land for agricultural production exploration beyond the Swan River and south west began with earnest in the mid 1830s. The South West and wheatbelt regions were explored, and by the late 1830s, attention was moved to the vast north west of the country.

The Chapman Valley area was first explored by Europeans in April 1839, albeit by accident. Lieutenant George Grey and a party of ten explorers had embarked on the second of an intended exploration of the Exmouth Gulf Region. They were shipwrecked at the mouth of the Murchison River and forced to travel overland back to the Swan River Settlement. On the journey Grey named a well sheltered harbour

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<sup>6</sup> Aboriginal Heritage Inquiry System at Dept of Indigenous Affairs website: <http://www.dia.wa.gov.au/AHIS/> accessed 8.6.11. No further research into earlier Aboriginal occupation of the site or community consultation has been undertaken, as it is outside the scope of this project brief.

<sup>7</sup> *Australian Dictionary of Biography online edition* at <http://adbonline.anu.edu.au>, Phillip Parker King; Halley E M & H H Wilson, *Roundabout Geraldton and the Victoria District*, Regency Print, WA, 1978, unpaginated.

<sup>8</sup> Ewers J K, *The Western Gateway: A History of Fremantle*, Fremantle City Council, 1971, p 4.

<sup>9</sup> Statham P, 'Swan River Colony 1829-1850' in C T Stannage (ed) *A New History of Western Australia*, UWA Press Nedlands, 1981, pp 185-186.

<sup>10</sup> Statham, 'Swan River Colony 1829-1850', in C T Stannage (ed) *A New History of Western Australia*, UWA Press Nedlands, 1981, pp 181, 186-187.

after himself,<sup>11</sup> as well as the Murchison, Bowes, Hutt and Chapman rivers.<sup>12</sup> Grey was entranced with the Chapman Valley's beauty, documenting in his journal the 'lofty chain of mountains, flat-topped, so irregular in their shape and outline that they seem rather the work of art than of nature.' He stated that such discoveries 'repay the explorer for much toil and trouble.'<sup>13</sup>

*Now being certain that the district we were in was one of the most fertile in Australia, I named it the 'Province of Victoria' in honour of Her Majesty ... I have seen no other which has such an extent of good country. [Although it was] the very end of the dry season ... I pictured to myself the bleating sheep and lowing herds, wandering over these fertile hills.*<sup>14</sup>

In January 1840 *Commander Dring* was sent aboard the colonial government's vessel *Champion* to investigate the area again. Champion Bay was subsequently named by the Royal Navy hydrographic surveyor John Lort Stokes after Dring's colonial schooner.<sup>15</sup>

Grey's favour of the area created a panic among the shareholders of the West Australian Co. by insisting that its Australian settlement at Port Leschenault be moved to the 'superior land' which he had seen.<sup>16</sup> In 1841 the West Australian Co then sent Captain Stokes, now Commander of the *Beagle*, to inspect the land so lauded by George Grey. Stokes took a party inland, but not beyond the Moresby Flat Top Ranges. Having arrived in midsummer, he reported the area to be very dry and his opinions were enough to delay the establishment of a town at Champion Bay for several years. The Western Australian Co. accordingly decided to retain the site near Bunbury originally proposed for its settlement.<sup>17</sup>

The *Beagle's* expedition also found no sign of a well sheltered natural harbour. An early settler of the colony, Edward Wilson Landor, later reported that the port Lieutenant Grey referred to was in fact Champion Bay, it having originally been charted incorrectly. Landor put Grey's positive impressions of the area down to the fact that Grey and his party were in the latter stages of starvation and, therefore, 'probably labouring under [an] hallucination.'<sup>18</sup>

A later colonial expedition by Lieutenant Helpman, again aboard the *Champion*, not surprising also reported the area as dry and barren, as it was also undertaken in summer (December 1844).<sup>19</sup>

In time Stokes, Landor and others were proved harsh in criticising Grey's judgement: within ten years the Port Grey-Champion Bay area was settled and by the 1870s was one of the most successful wheat-growing areas in Western Australia. Grey,

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<sup>11</sup> Port Grey was later deduced to be the same as that explored in 1840 and renamed as Champion Bay. A second bay was then named Port Grey in his honour.

<sup>12</sup> Location of river mouths: Murchison (Dongara), Bowes (near Northampton), Hutt (near Northampton), Chapman (Bluff Point).

<sup>13</sup> Halley & Wilson, *Roundabout Geraldton*, op cit.

<sup>14</sup> Bain M A, 'The Irwin Story', *Early Days*, Vol. 6, Pt. 5, 1966, p. 8.

<sup>15</sup> West Australian Vista website at <http://www.westaustrianvista.com/history-of-geraldton.html> accessed 6.6.2011.

<sup>16</sup> *Australian Dictionary of Biography online edition* at <http://adbonline.anu.edu.au>, Sir George Grey.

<sup>17</sup> *Australian Dictionary of Biography online edition* at <http://adbonline.anu.edu.au>, John Lort Stokes; City of Geraldton-Greenough website: <http://www.cgg.wa.gov.au/city-surrounds/history> accessed 7.6.2011.

<sup>18</sup> Landor E W, *The Bushman: Life in a New Country*, Richard Bentley, London 1847, republished by Tiger Books UK, 1998, pp 418-422.

<sup>19</sup> Landor, *The Bushman: Life in a New Country*, op cit, pp 424-427.

however, did not see the success of the land he had accidentally explored - by then he was Governor of New Zealand.<sup>20</sup>

The Colony was stagnating in the 1840s. It was a time of economic depression, with high land prices, a shortage of labour, dry seasons and low wool prices all contributing factors. The colony had a small, scattered population and a lack of capital. In search of arable land, various expeditions set out, both overland and along the coast. In 1846 a group of missionaries led by Benedictine monk Dom Salvado moved to the Victoria District and settled a monastery called New Norcia on the Moore River.<sup>21</sup> There they experimented in various crops such as tobacco, olives, and later, coffee, with varying degrees of success.<sup>22</sup>

In 1846 Surveyor Augustus Gregory and his brother Francis, rediscovered the land Grey had described, and returned with glowing reports of good pastoral land and water sources. In addition, coal deposits were found in the Mid-West coastal region of the Upper Irwin River near Dongara.<sup>23</sup>

Soon after, Lieutenant Helpman was sent to recover a more sizeable sample of the coal. He found good pasture in the hinterland of the future site of Geraldton, and on the lower Greenough and Irwin rivers. This pasture was promoted by Aboriginal land management practices. Further confirmation of these pastures was made by Surveyor-General J S Roe's 1847 trip between Champion Bay and the Hutt River, as well as Dr von Sommer's trip to the Irwin coal.<sup>24</sup>

In 1848 the York Agricultural Society organised a party comprising Augustus Gregory and experienced graziers, Thomas Lockier Burges, J. Walcott and A. Bedart on another expedition to Champion Bay. They charted part of the Murchison River and found abundant specimens of galena (sulphide of lead) which ultimately led to the opening of the district centred on Geraldton.<sup>25</sup>

In December 1848 Governor Fitzgerald visited the Murchison River to see for himself. In an 'unfortunate affray' with Aborigines south of the Bowes River at what is now known as Elephant Hill, Fitzgerald fired at and killed one of the assailants and was speared in the leg. At least three Aborigines were killed in the violent clash.<sup>26</sup> Despite the obvious opposition to their visit, Fitzgerald had seen enough to push on with establishing a settlement, confident that the region would be the next area of expansion for the British colony.

In April 1849 the newly formed Geraldine Mining Company purchased a lot at auction and announced their intent to establish a mine in the Murchison, which was soon exporting ore.

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<sup>20</sup> City of Geraldton-Greenough website: <http://www.cgg.wa.gov.au/notable-people/george-grey> accessed 8.6.2011.

<sup>21</sup> Burvill, George H, (Ed), *Agriculture in Western Australia: 150 Years of Development and Achievement 1829-1979*, UWA Press Crawley, 1979, p 8; *Historical Encyclopedia of Western Australia*, op cit, p 411.

<sup>22</sup> De Castro, T, 'Coffee dreams: an attempt to acclimatise coffee in New Norcia 1869 to 1895,' *New Norcia Studies*, No 11 Sept 2003, pp 27-32.

<sup>23</sup> Burvill, *Agriculture in Western Australia*, op cit, p 9.

<sup>24</sup> City of Geraldton-Greenough website: <http://www.cgg.wa.gov.au/city-surrounds/history> accessed 7.6.2011.

<sup>25</sup> Gregory A C & F.T. Gregory, *Journals of Australian Explorations*, Brisbane, 1884, Greenwood Press, New York, Facsimile Edition 1968, pp 16, 24; *Australian Dictionary of Biography* online edition at <http://adbonline.anu.edu.au>, Sir Augustus Charles GREGORY; Alfred Carson, 'The Champion Bay Country: Historical Highlights and Personal Recollection', *Early Days*, Vol. 2 1939, pp. 13-22; W. de Burgh, 'The Stock Route to Champion Bay', *Early Days*, Vol. 10, Pt. 1, 1989, p. 76.

<sup>26</sup> *The Perth Gazette and Independent Journal of Politics and News*, 19 Dec 1848 p 1; Gregory A C & F.T. Gregory, *Journals of Australian Explorations*, Brisbane, 1884, Greenwood Press, New York, Facsimile Edition 1968, p 33.

In November 1849 the colonial government sent two separate parties to establish formal settlement at Champion Bay. Lieu. Elliot of the 99th Regiment led the ship-based party on *HMS Champion*. Augustus Gregory led the overland party. On 21 November 1849, Elliot erected a flagstaff and hoisted the Union Jack flag as a symbolic claim over the district. There had been no consultation between the Europeans and the traditional Aboriginal land owners. The next day the overland party arrived at the Bay. The barracks were erected within a week from wooden panels carried in the hold of the *Champion*.<sup>27</sup>

Gregory surveyed the town lots in January 1850. Geraldton was originally called Gerald's Town after Governor Charles Fitzgerald but later shortened to Geraldton.<sup>28</sup>

The arrival of the first convicts in 1850 enabled further and faster progress in the building of the colony's infrastructure and public buildings, which had stalled due to a labour shortage.<sup>29</sup> A convict depot was established at Port Gregory in 1853, and convicts built government works such as the road to the lead mine. For nearly a year Geraldton remained nothing more than a military outpost, consisting of the barracks and small groups of soldiers protecting the Geraldine mine and another new mining venture shipping guano from Shark Bay.<sup>30</sup>

The economic confidence from the arrival of convicts, coupled with a drought in the Avon Valley in 1848-49, the Gregory brothers' reports and the promise of mineral wealth was more than enough to tempt some experienced settlers from the York and Avon Valley areas or the south west to move northward. With the opening of the Geraldine Lead Mine and the surveying of the town site of Geraldton, the first pastoral leases were established in the areas of Dongara, Geraldton and into the Murchison.

In the Chapman Valley area there were five extensive pastoral leases: 100,000 acre 'Narra Tarra', William Burges' 132,000 acres 'The Bowes', 'Oakabella', John Drummond's 'White Peak' and Michael Morrissey's 'Mount Erin'.<sup>31</sup> To people in the south, these names represented the centre of prosperity, wealth and hospitality of the colourful era of pastoralism. The area became a significant agricultural producer.<sup>32</sup>

The colony imported most consumables and equipment, and naturally had very little to export. The government made a number of attempts to find export crops that could be profitably grown in the State and generate needed revenue. In 1862-63, cotton was grown on the Greenough Back Flats with Government assistance, but results were unsatisfactory. Bishop Salvado continued to experiment with various crops at New Norcia into the 1860s, which although successful on a small scale did not translate to commercial quantities.<sup>33</sup>

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27 City of Geraldton-Greenough website: <http://www.cgg.wa.gov.au/city-surrounds/history> accessed 7.6.2011.

28 Historical Encyclopedia of Western Australia, op cit, p 411.

29 Statham, 'Swan River Colony 1829-1850', in C T Stannage (ed) A New History of Western Australia, UWA Press Nedlands, 1981, p 209.

30 Geraldton: 150 Years, 150 Lives, Local Studies Department, Geraldton Regional Library, 2001, p xvii.

31 Pitt Morison & White, 'Builders and Buildings,' in C T Stannage (ed) A New History of Western Australia, UWA Press Nedlands, 1981, p 530; Sims, Shirley, The History of the Upper Chapman District, 1839-1911, bound typescript, Battye Library, c.1957, p.4-6.

32 R T Appleyard, 'Western Australia: Economic and demographic growth, 1850-1914,' in C T Stannage (ed) A New History of Western Australia, UWA Press Nedlands, 1981, p. 217; Halley & Wilson, Roundabout Geraldton, op cit.

33 Bain, Sr Mary Albertus, A life of its own: a social and economic history of the City of Geraldton and the Shire of Greenough, 1846-1988, City of Geraldton, 1996, p. 108.

Mining of copper and lead, begun with the establishment of the Geraldine Lead Mine, proved successful for a time. Miners were brought out from Cornwall, and a convict depot and hiring station was established at Port Gregory on the Hutt River north of Geraldton in 1853. Export of lead ceased from Port Gregory in 1861, however, after the dangerous reefs around the port caused the loss of one too many ships. The lead was then carted to Geraldton and shipped from there. This was the impetus for the building of a railway from Northampton to Geraldton - the first government-owned railway in the State.<sup>34</sup>

By 1871 Geraldton had a population of about 500 Europeans and was gazetted a municipality.

### 2.2.3 The coffee plantation experiment 1870-1872

On 25 April 1870 the barque *Lady Louisa* arrived in Perth after an 88 day journey from London. She carried a valuable cargo of light goods and only one passenger, the Reverend Charles Nicolay, a Church of England clergyman, intended for Champion Bay.<sup>35</sup>

Within a month Nicolay was en route to Champion Bay, with the country news from Victoria Plains reporting:

*We have had the honor of entertaining the Rev. Nicolay on his way to Champion Bay; we cannot but say that he is a real gentleman in all his ways, and very learned, as far as we have seen. No doubt he will do a great deal of good at the north, and perhaps to the whole colony at large... May 21st, 1870.*<sup>36</sup>

Immediately upon arriving at Geraldton, Reverend Nicolay hired a ticket-of-leave<sup>37</sup> man, Thomas Hanbury (Hansbury) (8298), as a general servant, but this was only for a week.<sup>38</sup> After settling in, Nicolay made a recommendation to the government to establish a coffee plantation in the district. He believed the climate was similar to some parts of Brazil where coffee flourished. Nicolay had previously lived in Bahia, Brazil, from 1857 to 1867, and the assumption of his knowledge and experience there must have impressed the Colonial Secretary enough to consider investing in such a scheme in Champion Bay.

When Nicolay made his recommendation, Bishop Rosendo Salvado, founder of the New Norcia mission, was already experimenting with growing coffee. In 1869 Salvado had travelled to Italy and, on a forced stop in Sri Lanka, observed coffee plantations. He gathered information and seeds and sent a box of coffee and coconut seeds from Galle via the P & O Company to Western Australia, for planting at New Norcia. A letter to his friend and colleague Venancio Garrido in New Norcia explained in great detail the methods for planting seeds, the necessity for replanting the young

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<sup>34</sup> Halley & Wilson, *Roundabout Geraldton*, op cit.

<sup>35</sup> 'Shipping Intelligence: Arrivals,' *The Perth Gazette and West Australian Times* 29 Apr 1870 pp 2-3.

<sup>36</sup> 'Country News,' *The Perth Gazette and West Australian Times* 27 May 1870 p 2.

<sup>37</sup> Ticket of leave: A convict could earn probationer status by good behaviour, and work outside the prison walls under supervision. A Ticket-of-Letter was granted to a probationer after a specified period. A ticket-of-leave prisoner received workman's clothing, blankets and rations. On arriving at the district of his choice he had to report to the magistrate and twice a year thereafter. He could choose his employer and was protected, and bound, by the Masters and Servants' Act. A ticket-of-leave man could be self-employed and engage other ticketers. He could own land and property; but had a 10pm curfew, he had to carry his ticket at all times and show it on request, and could be arrested without a warrant and tried summarily by a single magistrate without a jury [Erickson, R (Ed). *The Brand on his Coat: Biographies of some Western Australian Convicts*, University of Western Australia Press, Nedlands, 1983.]

<sup>38</sup> WABI, Employers of Ticket-Of-Letter men (1850-1890) & WABI Convicts, Battye Library microfilm.

plants the following year, and cultivating and caring for coffee seeds and plants. Salvado was keen to try growing coffee at New Norcia – it required nothing more than to weed the soil and plant, and add manure if required. Salvado instructed the New Norcia monks to keep the trial top secret. He went to great lengths to arrange for the box of seeds to be picked up from Albany and delivered to New Norcia by his closest friends, sharing the details of its contents with only a small number of people that he trusted. Salvado was no doubt hoping to be the pioneer of coffee growing in the colony. He knew this would give the mission prestige and notoriety, not to mention economic benefits; the mission was struggling financially at this time. Despite the orders of secrecy, somehow the news escaped and it became known that the monks at New Norcia were attempting to grow coffee.<sup>39</sup> It is possible that Nicolay heard these stories, and this may have prompted his own recommendations.

Rosendo's brother Santos Salvado planted the first coffee seeds at New Norcia in December 1869. More planting was done every month after that, as there was uncertainty about what was the right time of year for planting in the unfamiliar climate. Some seeds finally sprouted in April 1870. Salvado returned to Western Australia from Italy in late 1870, once again via Ceylon, where he had collected more coffee seeds.<sup>40</sup>

Perhaps in light of what was happening at New Norcia, in July 1870 the Governor authorised the setting aside of a reserve for the purpose of a government coffee plantation at Waggrakine, and committed £100 for the project. The unnumbered reserve was situated on the western slope of the Moresby Range, (known locally as the Waggrakine Hills) and comprised some 640 acres.<sup>41</sup>

In August 1870, surveyor William Phelps surveyed the reserve area, recording the Waggrakine Well, which was situated within the reserved land. Waggrakine Well was north of the main thoroughfare to Geraldton, but there were tracks leading to it from the road, indicating that it was used by travellers through the area.<sup>42</sup> (Historic Photo 1)

Explorers and surveyors who made use of natural watering holes and soaks sometimes lined them with stone or brick to provide a certainty of water for future explorers, pastoralists, and stock. Alternatively they dug new wells. Colonial records about the building of wells are scant. The general process of building a well is described in the *Colonists and Emigrants Handbook of the Mechanical Arts*:

*After digging to a depth of around 8 or 9 feet, a winch rope and bucket would be set up to remove the earth from the well, until water started to appear. During this process, a sufficient quantity of flat stones would be lowered into the well by winch in order to build the ring, with the first 5 or 6 courses of stones or bricks laid without mortar. The bottom of the well was then covered with dry rubble, to act as a filter. The circular ring of the well was then drawn in at the top to 2 feet in diameter, with a course of bricks projecting approximately two feet above*

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<sup>39</sup> De Castro, T, 'The introduction of coffee and coconut in WA in 1869, including a letter of Rosendo Salvado to Venancio Garrido,' *New Norcia Studies*, No 10, Sept. 2002, p 57-63; De Castro, Teresa, 'Coffee dreams: an attempt to acclimatise coffee in New Norcia 1869 to 1895,' *New Norcia Studies*, No 11 Sept 2003, p 27-28.

<sup>40</sup> De Castro, 'The introduction of coffee and coconut in WA in 1869,' op cit, p 57-63; De Castro, 'Coffee dreams,' op cit, p 27-28.

<sup>41</sup> Playford, Phillip E. & Pridmore, Isobel, 'The Reverend C. G. Nicolay: A pioneer geographer, geologist, and museum curator in Western Australia', *Early Days*, Vol. 7 No. 1, pp. 29-33; Phelps, W, Surveyor's Field book No. 10, p. 31, August 1870. Note: *Coffee Pot & Waggrakine Well* HCWA Assessment Documentation incorrectly references this map to Phelps' Field book No 11.

<sup>42</sup> Phelps, William, *Surveyor's Field book No 10*, August 1870, Cons 3401 Item PHE/10.

*ground level. Water would then be removed either by bucket or a pump depending on the quantity.*<sup>43</sup>

The colonial government advanced money to Reverend Nicolay to import coffee seeds, and a coffee planting machine was manufactured.<sup>44</sup> (Historic Photo 2)

The Reverend wrote immediately to his oldest son Frederick, in Melbourne, requesting he come to Western Australia to help on the plantation.<sup>45</sup> In his diaries and reminiscences, Frederick Nicolay narrates a discussion he had about his father's letter, with the person who delivered it:

*I was invited to go to Geraldton to start and take charge of a coffee plantation which the Government of Western Australia had arranged for... I told him that I did not understand coffee planting - "But you have been at coffee plantations in Brazil & seen how they are conducted & with a good book on the subject would be able to see that the ground was properly prepared & the seed sown in the proper manner. You know something of gardening? Your father seems to think so." Oh, we as children were very fond of gardening & my father is quite an expert gardener. We had a large one in Brazil. "Well then I suppose you could grow broad beans and why not coffee? You will have no opposition & all the information that can be obtained found for you." So I agreed.*<sup>46</sup>

On 7 December 1870 Colonial Secretary Barlee wrote to Bishop Salvado at the New Norcia mission, asking him to swap Kandy beans with Mocha beans and to send them to Reverend Nicolay at Waggrakine, which he duly did.<sup>47</sup>

Reverend Charles Nicolay rehired Thomas Hanbury for a two year period from 1 January 1871 to 31 December 1872 as a labourer, most likely to work on the plantation.<sup>48</sup>

Frederick Nicolay travelled to Western Australia from Melbourne to Fremantle by boat – a brig recently purchased by George Pearce of Fremantle's Pearce Bros, Butchers and Tanners. The boat was in need of repair and painting which took some weeks, and Frederick Nicolay helped to paint the brig. He presumed this work would be in lieu of his fare of passage but after reaching Geraldton via another boat trip from Fremantle aboard the *Bessie*, a bill was sent to his father.<sup>49</sup>

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<sup>43</sup> Burn, R S, The colonist's and emigrant's handbook of the mechanical arts, William Blackwood and Sons, Edinburgh & London, MDCCCLIV, p.109-110 cited in *St Ronan's Well, York*, P4183, HCWA Assessment Documentation p 7;

<sup>44</sup> Coffee growing, Cons 36 Item 709 Folios 1-19.

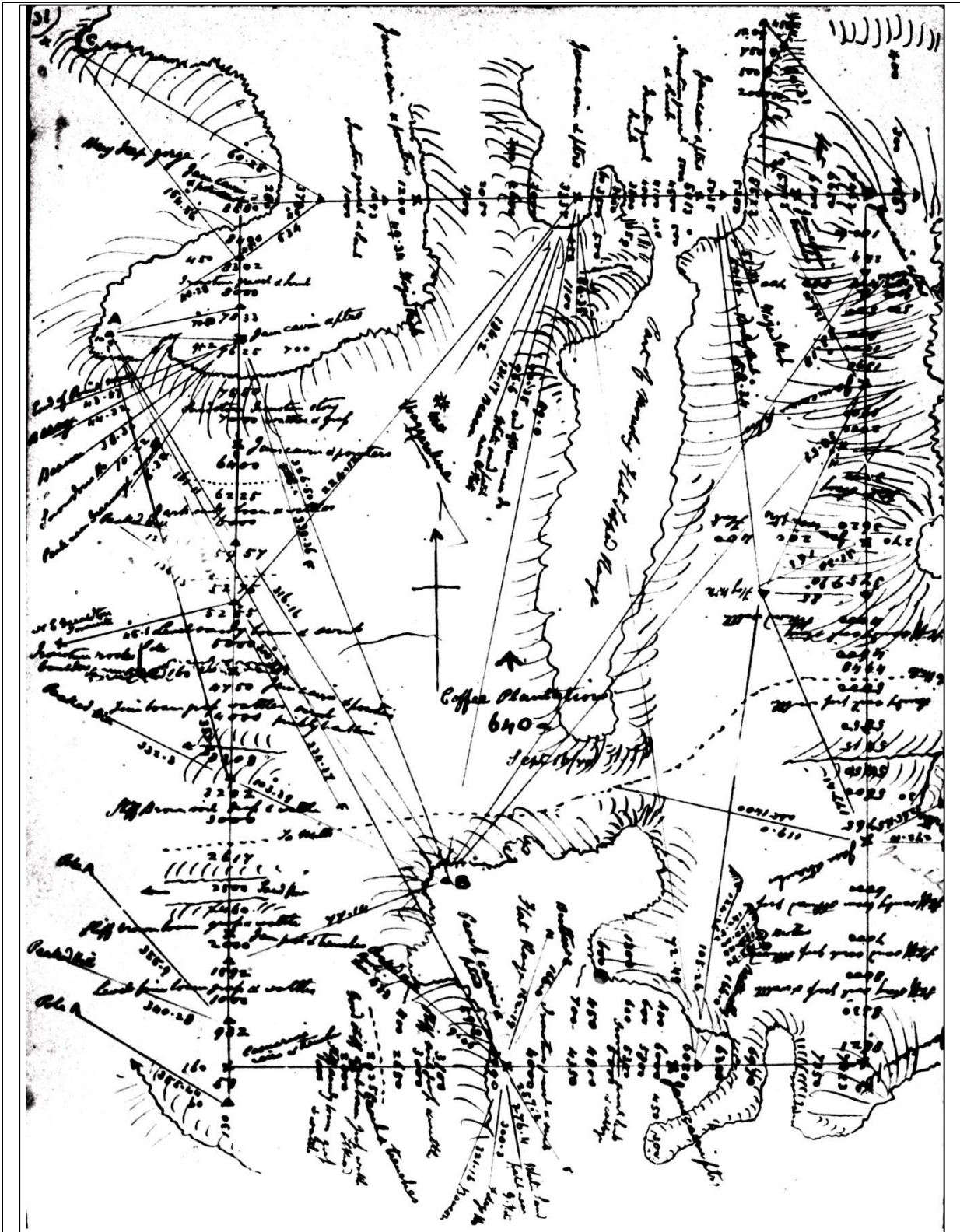
<sup>45</sup> Nicolay, Frederick, Diaries and reminiscences, op cit. Nicolay says he received a letter from his father in the winter of 1870.

<sup>46</sup> Playford & Pridmore, op cit p 31; Coffee growing, Cons 36 Item 709 Folios 1-19; Nicolay, Frederick Granville, Diaries and reminiscences [c.1900], Battye private archives, ACC 1706A, pp 69, 71.

<sup>47</sup> De Castro, Teresa, 'Coffee dreams: an attempt to acclimatise coffee in New Norcia 1869 to 1895,' *New Norcia Studies*, No 11 Sept 2003, pp. 29; 31.

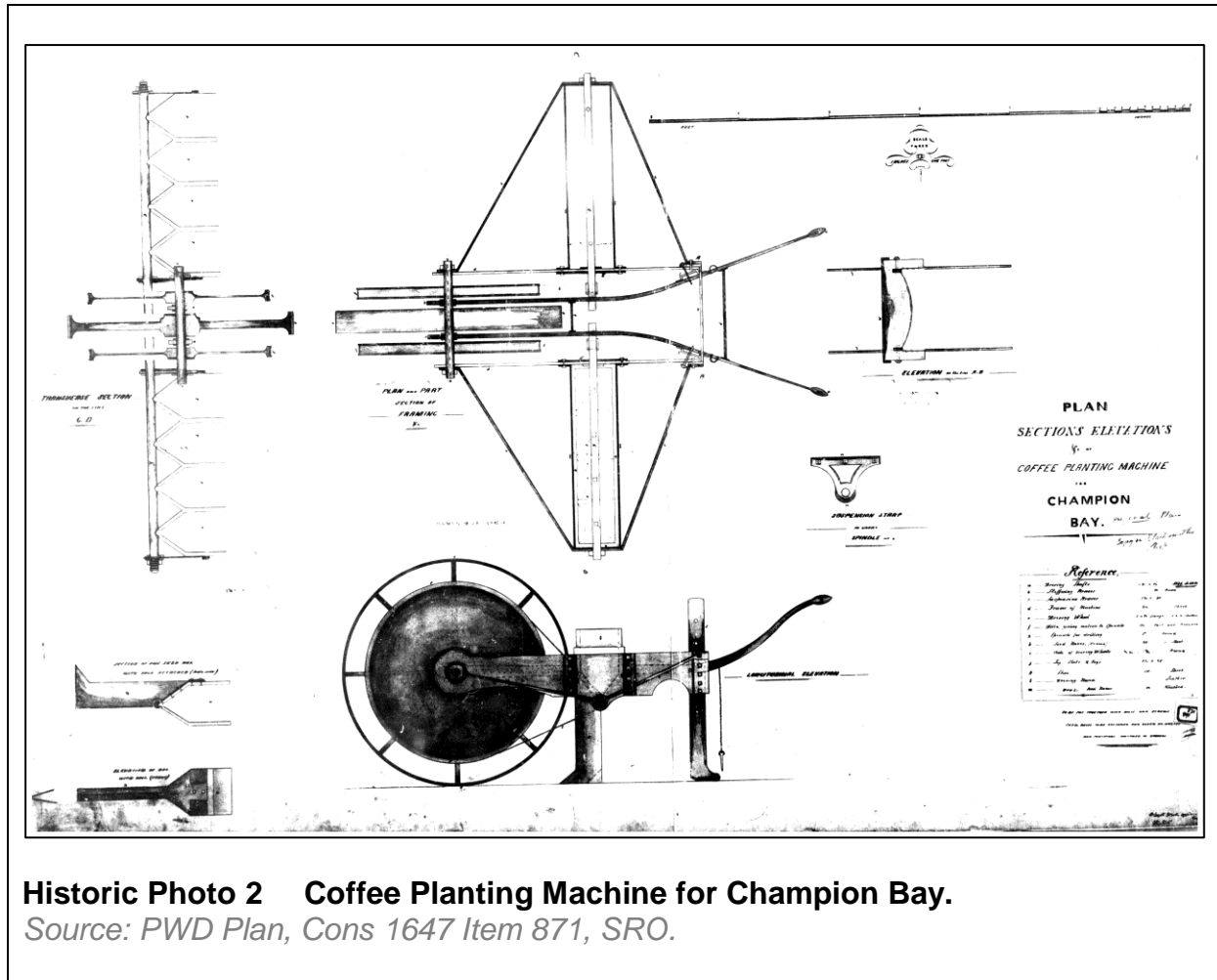
<sup>48</sup> Erickson, R, *Bicentennial Dictionary of Western Australians*, UWA Press, Perth, 1988, p. 2322; WABI, Employers of Ticket-Of-Leave men (1850-1890) & WABI Convicts, Battye Library microfilm; Erickson, R. & O'Mara, G., *Convicts in Western Australia, 1850-1887*, UWA Press, Perth, 1988, pp. 180, 235-236, 293, 421.

<sup>49</sup> Nicolay, Frederick, Diaries and reminiscences, op cit. His notes do not make it clear if the bill was ever paid, but he was clearly annoyed at this and decided to have words with Pearce when he next saw him.



Historic Photo 1 1870 survey map of 640 acre Coffee Plantation, Waggrakine.  
Source: W Phelps, Surveyor's Field book No 10, August 1870, Cons 3401 Item PHE/10, SRO.





**Historic Photo 2 Coffee Planting Machine for Champion Bay.**  
 Source: PWD Plan, Cons 1647 Item 871, SRO.

It is not recorded exactly when Frederick Nicolay arrived in Geraldton. Convict records show that in July 1871 he hired four ticket-of-leave men in fencing and labour in Chapman [Valley], so this would more than likely be the time of his arrival, as the ticket-of-leave men were undoubtedly employed on the plantation. This would date the construction date of the Coffee Pot at July 1871.<sup>50</sup>

In July 1871, John Johnson (8321) and James O'Hara (9841) were employed as labourers, and Thomas Eyre (7987) and Will Staney (7848) were employed on fencing.<sup>51</sup> Frederick Nicolay also employed William Brooks (9392) as a general servant in 1871.

Frederick Nicolay described his arrival at Geraldton, in which he implies the coffee plantation experiment was all but over:<sup>52</sup>

*I was soon introduced to the 'Coffee Plantation.' A military tent was in readiness for me until a house was built. It did not take long for that to be done. It consisted of one large room square & built of brick. The roof was thatched with rushes as were most of the smaller houses in the district of which there were*

<sup>50</sup> WABI, Employers of Ticket-Of-Leave men (1850-1890) & WABI Convicts, Battye Library microfilm; Nicolay, Frederick, Diaries and reminiscences op cit, pp. 81-83 & 109.  
<sup>51</sup> WABI, Employers of Ticket-Of-Leave men (1850-1890) & WABI Convicts, Battye Library microfilm; Coffee growing, Cons 36 Item 709 Folios 1-19.  
<sup>52</sup> Erickson, Bicentennial Dictionary of Western Australians, op cit, p. 2322.

*none anywhere near. There was one house belonging to a sheep station only two miles off - the property of a Mr Mills [Narra Tarra], but that had a shingled roof. The Coffee Plantation was seven miles from Geraldton - I had one man there, a ticket of leave man from the "Depot" or convict prison... Thomas Hansbury. [Nicolay then writes for more than ten pages about Hansbury.]*

*As to the Coffee Plantation - there was actually nothing to be done in the way of planting as it was out of season. The Government had given up the scheme as far as contributing any more money, as it turned, so my father had made a sort of little farm for the place in order to get money to pay expenses and get the land into good tilth for the coffee & grew some wheat, barley & oats. There now was practically nothing for me to do and no pay so I began to turn my attention to sheep farming, ie to learn something about sheep, so I went to the "Bowes" station owned by a Mr Thomas Burges as sort of gentleman jackeroo.<sup>53</sup>*

After this entry, Frederick Nicolay makes no further mention of the coffee plantation or the Coffee Pot building in his diaries.

Reverend Nicolay visited New Norcia in 1871.<sup>54</sup> Bishop Salvado and Nicolay surely exchanged opinions about coffee growing, but both were amateurs. While they knew to protect the plants from frost, they did not know that the frost would also stop seeds germinating under the soil. Coffee is a very delicate tropical plant, and the climate in New Norcia and Geraldton was not appropriate. Coffee growing requires latitudes of between 10-20 degrees south, a rainforest-style climate where there is a never failing rain at equal periods, no frost, and not too much wind. While Nicolay and Salvado, and the colonial government, were keen to experiment with new plants, seeds and crops, they were trying to adapt unsuitable plants to a new country, rather than find ecologically suitable plants.<sup>55</sup>

By April 1871 Salvado was becoming discouraged with his coffee planting, with many plants dying or in a bad state. He admitted to Nicolay:

*I have been unsuccessful as yet in cultivating both Ceylon and Mocha coffee... we have been trying for better than one year sowing it every month, but without any good result.<sup>56</sup>*

The last record of New Norcia importing coffee seeds was in December 1872, and after this, Salvado does not mention or discuss coffee growing again.<sup>57</sup>

Reverend Nicolay made two reports on the coffee plantation. The first was submitted to the Legislative Council on 10 July 1871: *Report of the proceedings at the Experimental Coffee Plantation at Waggarakyn.*<sup>58</sup> In this report Nicolay stated that some of the seeds sown had begun to germinate and looked healthy.<sup>59</sup>

The expenditure for 1871 was £132.7.6, which included £19-10-0 paid to Mr Crowther for fencing, plus £15 for wages and almost as much in rations.<sup>60</sup>

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<sup>53</sup> Nicolay, Frederick, Diaries and reminiscences op cit, pp. 81-83 & 109.

<sup>54</sup> Correspondence, New Norcia, Battye Library 2234A/26, 17.5.1871 cited in De Castro T, 'Coffee dreams: an attempt to acclimatise coffee in New Norcia 1869 to 1895,' *New Norcia Studies*, No 11 Sept 2003, p 30.

<sup>55</sup> De Castro, 'Coffee dreams' op cit, pp. 27-29.

<sup>56</sup> De Castro, 'Coffee dreams' op cit, p. 29

<sup>57</sup> De Castro, 'Coffee dreams' op cit, pp. 29-31.

<sup>58</sup> 'Legislative Council,' *The Perth Gazette and West Australian Times* 14 Jul 1871 pp 2-3.

<sup>59</sup> Coffee growing, Cons 36 Item 709 Folio 6.

<sup>60</sup> Coffee growing, Cons 36 Item 709 Folios 1, 17.

The second report was written by Nicolay on 16 July 1872. He mentions the many thousands of seeds that have suffered from the 'common enemies birds and grubs' and 'the strong southerly winds which prevailed all last summer'. Not only the coffee plants but his fig trees had also been affected. Any plants that remained after this were destroyed by a storm in December 1871.<sup>61</sup>

The expenditure for 1872 totalled £49.9.5. This included wages, rations, carting and spouting (for irrigation).<sup>62</sup>

Reverend Nicolay describes the Coffee Pot in his 1872 report:

*There is at Waggrakine our building 12 ft by 12 with lean to of [illegible] frame and rafters of roof jarrah, roof thatched with [illegible] rushes - window door and chimney floored with brick.*<sup>63</sup>

Nicolay's 1872 report is extensive and details his many endeavours to make the experiment a success: he grew corn to keep the fallow soil clear of weeds; he grew wheat and barley for hay; he cleared and fenced off land and sunk a new well in another valley<sup>64</sup> that was not as affected by the southerly winds, in anticipation of some new seed that was on its way from Brazil. He pondered why the tobacco and maize he had planted did not suffer from the wind as the coffee plants had done, but consoles himself with the fact that 'Mr Mills and others suffered equally as myself' (i.e. their crops has suffered from the winds).<sup>65</sup>

At the close of the eleven page report, Nicolay writes 'I am to conclude that the temperature of this district is unfit for the cultivation of coffee.'<sup>66</sup>

On 1 July 1873 the Colonial Secretary reported to parliament on finances and overdrafts: among them £100 in improving the coffee plantation at Geraldton.<sup>67</sup> After two seasons, the Government considered the plantation a failure and having spent the promised amount, abandoned the project.

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<sup>61</sup> Coffee growing, Cons 36 Item 709 Folios 6 & 7.

<sup>62</sup> Coffee growing, Cons 36 Item 709 Folio 18.

<sup>63</sup> Coffee growing, Cons 36 Item 709 Folio 13.

<sup>64</sup> Though this valley is mentioned several times in his report, the writing is illegible. ['Arr....']

<sup>65</sup> Coffee growing, Cons 36 Item 709 Folios 7, 8, 9.

<sup>66</sup> Coffee growing, Cons 36 Item 709 Folio 15.

<sup>67</sup> The Perth Gazette and West Australian Times 4 Jul 1873 p 2.



**Historic Photo 3 Reverend Charles G Nicolay**

*Source: State Library of Western Australia 4976B\_22, undated.*

#### 2.2.4 Post coffee plantation era: 1873 - 1939

When the Colonial Secretary was in Geraldton, John Mills took the opportunity to approach him regarding the possible purchase of 45 acres of the abandoned coffee plantation, including the land around Waggrakine Well. This part of land was on the western boundary of Mills' extensive pastoral lease. (See Historic Photo 6)

When considering the offer, the Undersecretary for Lands R C Clifton noticed that the coffee plantation had not been given a reserve number. On 1 December 1874, Clifton made enquiries to the Colonial Secretary's Office and was advised:

*It never had a Reserve number, but was temporarily set apart as an experimental Coffee Plantation; but failed & a reserve for the Ch of England was made of a part of it. I know no reason why it should not be open for selection.*<sup>68</sup>

The church reserve was not made official until April 1875 but the church and colonial government were in correspondence from February 1874. The church requested that their land grant be made out in fee simple, and the reserve was valued in March 1874.<sup>69</sup>

On 15 June 1874 John Mills wrote to the government regarding the purchase of the land at the usual price of 10/- per acre, plus another £20 for the well. The area was roughly surveyed and sketched. (Historic Photo 4) On 26 June 1874 it was noted in government correspondence files that Mills could have the land.<sup>70</sup> There is no further correspondence to detail why this decision was reversed and the land was formally issued as Location 161A to the Church of England less than a year later.

On 12 May 1875, a crown grant of 100 acres from the original 640 acre plantation was officially issued to the 'Standing Committee of the Synod of the Western Australian Branch of the Church of England' as Victoria Location 161A.<sup>71</sup> It included in its boundaries *Coffee Pot & Waggrakine Well*. Reserve 161A was never officially gazetted. The site was:

*Bounded by lines starting from a sport nine chains thirty one links East and four chains eighty eight links South from the North west post of a Reserve for a Coffee Plantation near Waggrakine and extending East twenty chains and South fifty one chains eight links; the opposite boundaries being parallel and equal, and on the inner part by a public road.*<sup>72</sup>

On 18 November 1903 it is noted on the crown grant: 'Boundaries of Victoria Location 1455 formerly known as Victoria Location 161A' and describes the area as 99 acres 2 roods, being reduced from the original 100 acres by Chapman Road. (Historic Photo 5)

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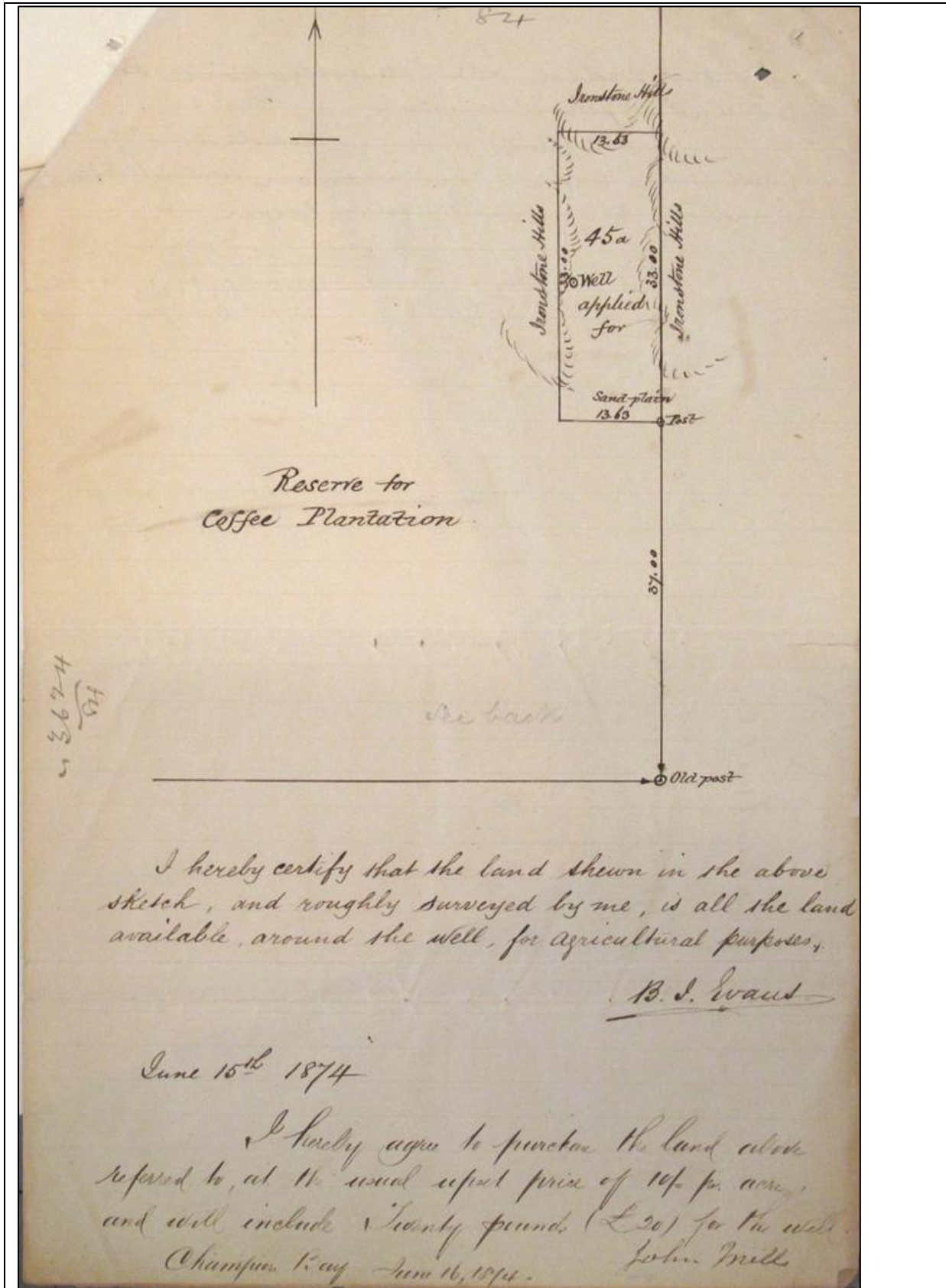
<sup>68</sup> Note from G Vincent to Clifton dated 1.12.1874 in 'Mills, J, Waggarakine Reserve for coffee plantation for a S.O.L. in,' Cons 541 Item 1884/3624 SRO.

<sup>69</sup> CSO Correspondence Register, Lands Index, ACC 51/10, SRO.

<sup>70</sup> Correspondence in 'Mills, J, Waggarakine Reserve for coffee plantation for a S.O.L. in,' Cons 541 Item 1884/3624 SRO.

<sup>71</sup> CSO Correspondence Register, Lands Index, ACC 51/10, SRO; Country Enrolment 4063, 12 May 1875, SRO.

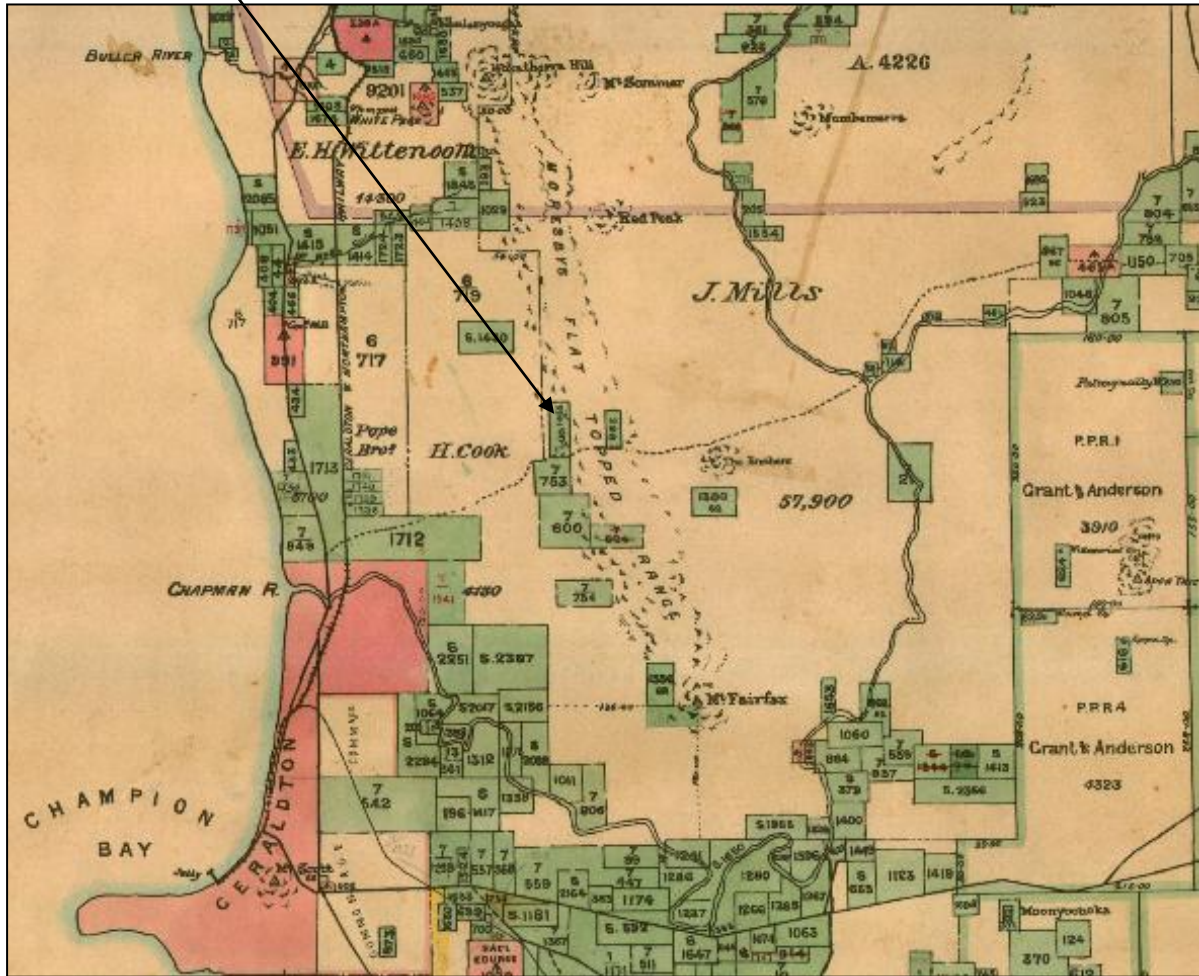
<sup>72</sup> Country Enrolment 4063, 12 May 1875, SRO.



**Historic Photo 4 Letter from John Mills to Colonial Secretary 15 June 1874**  
 Source: 'Mills, J, Waggarakine Reserve for coffee plantation for a S.O.L. in,' Cons  
 541 Item 1884/3624, SRO.



Reserve 1455



**Historic Photo 6 1886 Map of Central West**

Source: Tally No. 506681 [cropped], Cons 4894 Item C47/1, Map Collection Online, SRO.

Note the extensive pastoral lease held by J Mills, interspersed with [green coloured] freehold land. Mills tried to purchase 45 acres surrounding Waggrakine Well in 1874, before the land was officially granted to the Church of England.



Fredrick G Nicolay left the Coffee Pot and the Chapman valley region probably in mid 1872, when Reverend Nicolay's second report to the government confirmed the experiment's failure.<sup>73</sup>

Reverend Charles Nicolay continued as the chaplain of Geraldton. He travelled frequently to and from Fremantle by ship.<sup>74</sup> He was more than likely undertaking one or more of his other jobs, one of which was some geological work for the government. On 16 June 1874 the members for Fremantle, Messrs Pearce and Marmion MLCs, addressed their electors in the Oddfellows Hall, and the past and present ventures of Reverend Nicolay were discussed. The newspaper reported Mr Marmion's address, which read in part that, Marmion:

*... had recently been interested in the display of certain flags indicative of a survey in the neighbourhood of Rocky Bay, and upon instituting inquiries as to the real object of such flags, he had been informed that a gentleman was employed in prosecuting some scientific or geological researches - a reverend gentleman who had been formerly engaged by the Government in superintending a coffee plantation, where no coffee ever grew. (Laughter). This gentleman, it appeared, had recently been appointed, or had appointed himself, marine engineer-in-chief to the Government, with the special object of ascertaining the practicability of cutting a canal from Rocky Bay to the Sea, and thereby admitting of vessels sailing direct to Perth. He (Mr. Marmion) was informed that plans from his hands would be submitted for the consideration of the Council at the approaching session; all he had to say was, he hoped his efforts in engineering would prove more successful than his efforts in the cultivation of coffee. (Laughter).<sup>75</sup>*

In July 1874 a syndicate which included Nicolay's good friend Colonial Secretary Frederick P. Barlee bought the *Western Australian Times* and appointed Nicolay as editor. It is possible that his duties as a chaplain were neglected while Nicolay focused on his new editorial duties, as Bishop Hale made Nicolay resign from the Geraldton chaplaincy in March 1875.<sup>76</sup>

In February 1894, the Inspector of Places and Surveys queried the Lands Department about why the crown grant to the Church of England was issued as Victoria Location Number 161A, and there were attempts by the Department of Lands in 1894 to trace back correspondence to 1875 when the grant was issued. However no correspondence could be found. It seems that the Location Number issued had not been entered into the reserve register and this had created some confusion with government records.<sup>77</sup> The Lands Department considered recalling the Deed to have the location number amended, but by August 1896, R.C. Clifton, Under Secretary Crown Lands decided to leave the matter, as it seems this was the only deed issued in this way, and the matter was explained in the Fee Simple register and Description

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<sup>73</sup> Nicolay, Frederick, Diaries and reminiscences op cit; His notes describe travels to the northwest and pearl farming before taking up a job in Greenough in 1874.

<sup>74</sup> For example, in December 1873 Nicolay travelled from Champion Bay aboard the ship *Zephyr* (*The Perth Gazette and West Australian Times* 12 Dec 1873 p 2) and again to Fremantle aboard the *Georgette* in April 1874 (*The Perth Gazette and West Australian Times* 1 May 1874 p 2). When in Perth in August 1874 Nicolay once again hired ticket-of-leave holder Thomas Hanbury.

<sup>75</sup> The Perth Gazette and West Australian Times 26 Jun 1874 p 3.

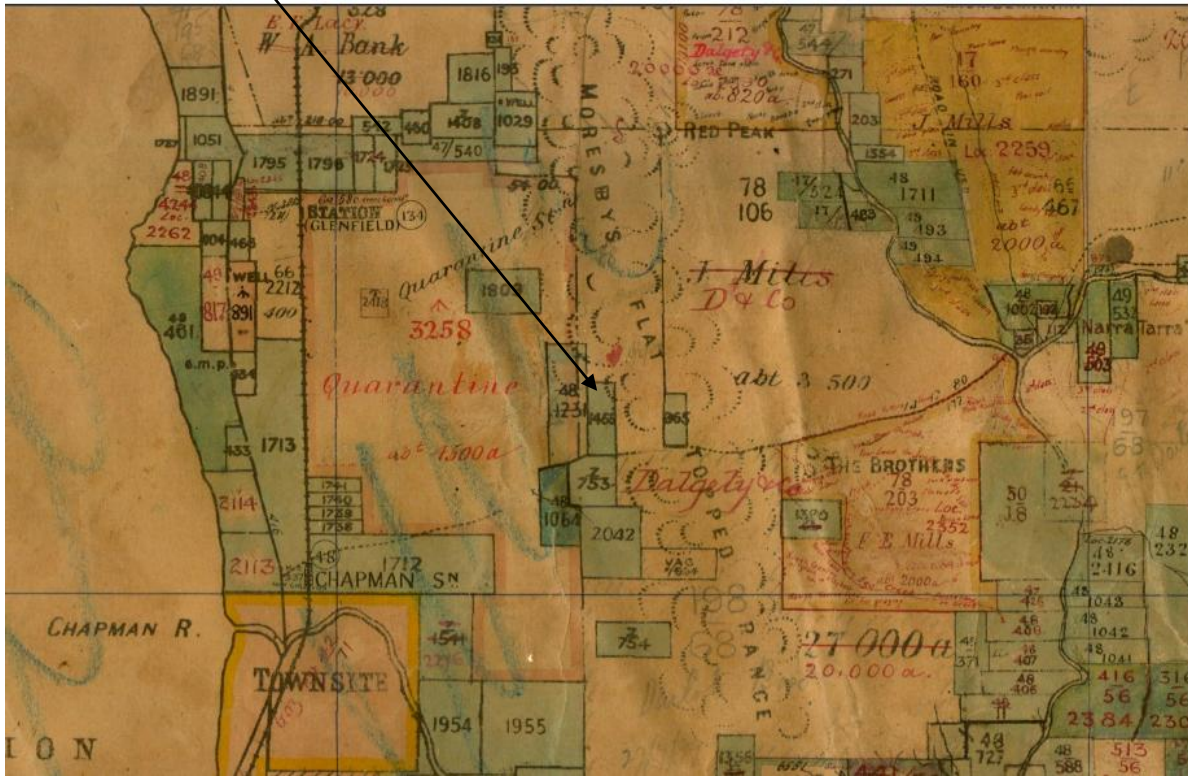
<sup>76</sup> The Western Australian Times 5 Mar 1875 p 5.

<sup>77</sup> Correspondence initialled HMG 15.2.1894 in 'Reserve 161 Victoria Location 1455, Church of England,' Cons 541 Item 1894/0402 SRO.

Book.<sup>78</sup> It was not for another eighty years, until 1976, when the land was about to be sold by the church that Location 161A was officially gazetted.

After the turn of the century, the Government sponsored expansion of the grain industry. The vast stations of Mt Erin, Narra Tarra and The Bowes were broken up to allow for smaller farms to be established.<sup>79</sup> (Historic Photos 6 and 7)

Reserve 1455



**Historic Photo 7 c1900 Map of Central West**

Source: Tally No. 506685 [cropped], Cons 4894 Item C47/5, Map Collection Online, SRO.

The government broke up large pastoral leases at the turn of the century to provide more agricultural land. J Mills property is reduced and parts sold off. Note: Dalgety & Co at this time were a pastoral finance company and rural supplier.

<sup>78</sup> Various correspondence 1892-1896 in 'Reserve 161 Victoria Location 1455, Church of England,' Cons 541 Item 1894/0402 SRO. Note: R C Clifton was the Colonial Government's Undersecretary for Lands, and after Responsible Government was granted in 1890 he continued in this position, called Under Secretary Crown Lands.

<sup>79</sup> Historical Encyclopedia of Western Australia, op cit, p 412; Sims, The History of the Upper Chapman District, 1839-1911, op cit, pp. 14-15.

The Anglican Church Archival records refer to the property *Coffee Pot and Waggrakine Well* as Waggrakine Farm. Diocese Minute Books and Trustee Committee Minute Books relate issues surrounding the farm's lease from October 1884 when the draft lease was first approved. The first lease was given to a Mr J Smith, in February 1885. The next lessee was R Durrant, on 18 August 1902, although this was for a short term.<sup>80</sup>

At some point the Coffee Pot's thatched roof was replaced with corrugated iron. CGI did not come into general use in the colony until the 1880s.<sup>81</sup> It is not likely that the roof was replaced immediately CGI became available, since it is probable that between 1872 and 1885 the Coffee Pot remained unoccupied. It is also uncertain whether any of the lessees actually lived in the cottage, or merely used the land for farming and stock. Anglican Church Minute Books do not differentiate, and in fact never mention the cottage itself.

In May 1903, the rector at Geraldton, Reverend W J McClemons,<sup>82</sup> received an application for leasing Waggrakine Farm for twelve months at £15 per annum. The church accepted the offer and leased the property to Mr Pridmore from June 1903.<sup>83</sup> In April 1904, when Mr Pridmore had failed to pay his rent, it was determined to offer the lease upon the expiry to a Mr James for the next ten years with an option to purchase. This must not have been carried through, however, as the next correspondence in church archives relating to Waggrakine farm refers to a Mr Crabbe's lease of the property in February 1911.<sup>84</sup>

Mr. Crabbe advised the church on 6 February 1911 that he declined to pay his rent on the grounds that a Mr Aherne (Ahearn), a contractor for the Geraldton Water Scheme, had entered the property, cut the fences, used all the water, and stated that he had got permission to use the place. The Trustees wrote to the contractor asking by what authority he had entered the property, but Crabbe was still ordered to pay his rent.<sup>85</sup>

### **Geraldton Water Scheme**

From the turn of the century there were several attempts to secure a water supply for Geraldton. The first scheme was at Grimshaw's valley, which served for some time until the over pumping of water increased salinity to a point that it was beyond use.<sup>86</sup>

A start was then made on a dam at Waggrakine. Country news from the Geraldton district in September 1910 read:

*The much-discussed Geraldton water scheme has been advanced a stage. A contract has been let for the building of an experimental dam to test the holding capacity of the catchment area of the Waggrakine Well site, and the work is to be proceeded with immediately.*<sup>87</sup>

By April 1911:

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<sup>80</sup> Anglican Archives TCMB No 2 p 360-361, No 3 p 38 & 5 p 305.

<sup>81</sup> Burvill, *Agriculture in Western Australia*, op cit, p 15.

<sup>82</sup> William Joseph McClemons was the Geraldton rector from 1902-1905. He later went on to found Christ Church Grammar School in Claremont in 1910. (Australian Dictionary of Biography online edition).

<sup>83</sup> Anglican Archives DMB No 4 pp 172.

<sup>84</sup> Anglican Archives DMB No 4 p 211; TCMB No 7 p 310. There is a Samuel Crabbe in the 1911 Post Office Directory for Geraldton.

<sup>85</sup> Anglican Archives TCMB No 7 p 310.

<sup>86</sup> *The First Hundred Years: Geraldton Centenary*, Souvenir, Municipality of Geraldton, 1951.

<sup>87</sup> 'Country,' *The West Australian* 13 Sep 1910 p 7.

*Geraldton Water Scheme – Very satisfactory progress has been made lately on the work at the proposed new Waggrakine catchment area. The experimental dam and contour drain are nearly complete! The contract of D. Ahearn will be completed next week, and it is intended that he continue on the work in the capacity of supervisor under the Public Works management. Messrs. Hickson, Thompson and Oldham paid a visit of inspection last week, and they were pleased with the scheme so far.*<sup>88</sup>

In May 1911:

*The temporary dam to test the holding properties at Waggrakine, where it is proposed to conserve water for a town supply, is in readiness for the winter rains. A contour drain about a mile long has been cut into the side of the hill to conduct the water to the reservoir.*<sup>89</sup>

In early June 1911 it was reported that the recent rain had shown the catchment area to be a good one.<sup>90</sup> Come Coronation Day, the Mayor and Mayoress and local dignitaries included the new Waggrakine Dam in the day's celebrations.

*The Mayor and Mayoress, the councillor, and the residents of Geraldton combined to make Coronation Day a memorable one. ...About 100 persons, headed by the Brass Band, drove to the site of the Waggrakine water scheme, which is intended to supply Geraldton with water, and the dam was christened "Coronation Reservoir" by the wife of Cr. Goldberg. Short speeches were made by the Mayor (Mr. Urch) and Mr. Carson, M.L.A.*<sup>91</sup>

However, within two months, reports were very different. Local farmers were anxious as to the fate of their crops on account of a dry fortnight, and doubted the success of the Waggrakine scheme as 'practically no water has been impounded this season.' The scheme was abandoned, due to the loamy nature of the soil.<sup>92</sup>

A few years later, local MLA Mr Elliot spoke of the failed Waggrakine scheme and Geraldton's new water supply catchment area on the Greenough River. He claimed that:

*...during the ten months in which he had been in the House he had induced the Government to wipe off £3,000, the cost of the Waggrakine scheme, and to undertake to construct an 80 million gallon reservoir for £3,500... if he had done nothing else, he claimed that on these two matters alone 'he had earned his Parliamentary allowance'.*<sup>93</sup>

Meanwhile, the current lessee of the church land, Mr Crabbe, desired to surrender his lease in February 1912. The church declined, however, since Crabbe had committed to keeping the fences in good order and repair. It was decided to instead let Crabbe sublet the property. Church records show two interested parties: Mr Hubbard and Mr Bulgrove. It is not certain if either took up the lease.<sup>94</sup>

In 1918 the property was leased to a Mr Clarke, who was offered a renewal for two more years from 1 June 1920, at £25 per annum, with provisions that the farm not to

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<sup>88</sup> 'Rural Topics,' *Sunday Times* 16 Apr 1911 p 19.

<sup>89</sup> 'Country,' *The West Australian* 5 May 1911: 6.

<sup>90</sup> 'Rural Topics,' *Sunday Times* 11 Jun 1911: 22.

<sup>91</sup> 'In the Country,' *The West Australian* 24 Jun 1911: 11.

<sup>92</sup> *Sunday Times* 27 Aug 1911 p 22; *The First Hundred Years: Geraldton Centenary*, Souvenir, Municipality of Geraldton, 1951.

<sup>93</sup> 'Geraldton Seat,' *The West Australian* 10 Oct 1914 p 8.

<sup>94</sup> Anglican Archives DMB No 5 p 224; TCMB No 8 p 51.

be sublet without consent. From 13 January 1922 Clarke sublet the property to J S (Stuart?) Mills. Clarke was paying £30 per annum at this stage.<sup>95</sup>

In 1926 the walls of the Waggrakine Well collapsed. There was some lengthy correspondence concerning whose responsibility it was to repair the well. In July 1927 the well had still not been repaired, and the church offered Mr Mills a long term lease on the conditions that he make good the well, repair fencing, cleared the balance of the land (about 40 acres) and agreed to the windmill and tank becoming the property of the trustees on the evacuation of the lease. Except for giving up the windmill, this was agreed to, and upon Mr Mills' lease expiring on 30 June 1927, which was at £40 per annum, he took up a five year lease at £25 per annum.<sup>96</sup>

An elderly couple lived in the Coffee Pot for a time in this era; the man an employee on the Mills property.<sup>97</sup>

In 1928 the church considered selling Waggrakine farm, and made enquiries to the government about the procedure. The government gave permission, 'provided the proceeds of the sale are...for Ecclesiastical purposes in connection with the Church of England in Western Australia.'<sup>98</sup> After three years of advertising, however, the church could not find a purchaser and continued to lease it to Mills.<sup>99</sup>

In 1931 Mills offered to purchase that section of Reserve 1455 cut off from the main area by Chapman Road (seven acres), but it was denied at this stage.<sup>100</sup>

After the First World War a tomato-growing industry developed in the Geraldton area to service Singapore and Australia. Many of the farmers were southern European migrants: Greek, Macedonian, Italian and Yugoslavian. Market gardeners settled and made their gardens from the Buller River, 14 km north of Geraldton, west to the Moresby Ranges, and south to Narngulu. The majority of the Greeks and Macedonians settled in the Waggrakine Valley.<sup>101</sup> The increased population created the need for a school, which was erected about 500m south west of Coffee Pot.<sup>102</sup>

### 2.2.5 World War Two and the 2/11 Infantry Battalion

With the announcement of Australia's involvement in World War Two the town of Geraldton and a large portion of the surrounding land was commandeered for war purposes. Airport and harbour facilities were upgraded and a large portion of the immediate coast was closed off with barbed wire.<sup>103</sup> The town's population increased dramatically with personnel arriving for the construction and operation of an air training school, a military training camp and an American Catalina Base. A tank regiment conducted manoeuvre exercises at Mingenew, south east of Geraldton.

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<sup>95</sup> Anglican Archives TCMB No 9 pp 256, 338, 363.

<sup>96</sup> Anglican Archives TCMB No 10 pp 103, 122, 134, 143.

<sup>97</sup> Smith, Enga, *Saddle in the Kitchen*, Hesperian Press, Carlisle WA, 1993, pp 33, 35. The years of their tenancy are not stated.

<sup>98</sup> Letter from Lands Dept to Diocesan Secretary 2.3.1928 in 'Reserve 161 Victoria Location 1455, Church of England,' Cons 541 Item 1894/0402 SRO.

<sup>99</sup> Anglican Archives TCMB No 11 p 234.

<sup>100</sup> Anglican Archives TCMB No 11 p

<sup>101</sup> Gregory J & Gothard J (Eds), *Historical Encyclopedia of Western Australia*, UWA Press, Crawley, 2009, p 412; Bain, *A life of its own*, op cit, p 152.

<sup>102</sup> Chapman Valley Heritage Trail; Waggrakine Primary School website at <http://www.waggrakineps.wa.edu.au> . The site is on the corner of what are now Carnalea and Chapman Valley Roads. The school closed in 1939, and is now nothing more than a fireplace ruin and some red gums.

<sup>103</sup> Bain, *A life of its own*, op cit, p 240.

Soldiers practised in the surrounding districts, and often disrupted farm life, by pulling down fences or building roads through paddocks. The town's resources were stretched to the limit - the impact of an extra forty thousand servicemen in Geraldton cannot be underestimated.<sup>104</sup>

By March 1941, the RAAF had set up the No. 4 Air Training School at the Geraldton airport. In August, mock battles were held in the Chapman Valley, and out towards Moresby range, 'long, weaving lines of jogging men would appear and disappear, in time, over the top.' The No 4 ATS had over 1500 personnel by mid 1942.<sup>105</sup>

On 19 November 1941 HMAS Sydney was sunk off the coast of Geraldton bringing the reality of war too close to home for comfort. By December Australia was also officially at war with Japan, and the home front became a new focus for the Defence Forces. In February 1942, the Japanese attacked Darwin in the first of 63 air raids, and when Wyndham and Broome were also bombed a few weeks later the government made the decision to evacuate women and children from strategic points across Western Australia, including Geraldton.<sup>106</sup>

In April 1942, the 2/11 Battalion infantry, which had been rebuilt after losses in Crete, were based in Western Australia for training. They camped at Melville and Midland Junction, before moving to Moora and later Geraldton.<sup>107</sup>

Troops camped all over the Waggrakine Valley while partaking in artillery training and manoeuvring exercises, where 'quite sophisticated little tent settlements flourished amongst the hills.'<sup>108</sup> (See Historic Photos 8 and 9)

Local knowledge says that in this time, Coffee Pot had no floors or roof.<sup>109</sup> Enga Smith's memoirs describe Coffee Pot's unexpected role during war time:

*During the war when troops were camped all over the area, the little house was used as Officers' Headquarters, coming alive with a glorious burst of activity and importance that seemed to justify its very existence. For a while its heart beat with life and the sound of living: the shrill of the field telephone, voices giving orders, taking orders, the clump of heavy boots. And the hills echoed back the sound of army trucks and a despatch rider's motorbike.<sup>110</sup>*

It is locally believed that the troops stationed in Geraldton at this time were deployed to New Guinea and fought on the Kokoda Track. This is not correct. The Kokoda Track campaign was fought between July 1942 and January 1943, during which the 2/11 was stationed in Geraldton. The 2/11, however, *did* see action in New Guinea, albeit two years later. As part of the Australian 6<sup>th</sup> Division, with air and naval support, they fought the Japanese in the Aitape–Wewak campaign, one of the final campaigns of the Pacific front during WWII.

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<sup>104</sup> Ryan J, *1942: A Year to Remember*, UWA Thesis 1980 [unpaginated].

<sup>105</sup> Bain, *A life of its own*, op cit, p 241.

<sup>106</sup> Bain, *A life of its own*, op cit, p 242.

<sup>107</sup> Johnson K T, *The 2/11th (City of Perth) Australian Infantry Battalion 1939-45*, Perth, W.A: John Burrigge Military Antiques, 2000, pp 122-124: Reminiscences of WX5 Brigadier R L Sandover DSO.

<sup>108</sup> Smith E, *Saddle in the Kitchen*, op cit p 35, 38; The Australian War Museum holds twenty photographs of the 2/11 in the course of training and manoeuvring exercises on farmland outside of Geraldton on 17 November 1942. The hills can be seen in the background, or troops are positioned in the hills.

<sup>109</sup> Stan Gratte, local historian, conversation with Stephen Carrick, June 2011.

<sup>110</sup> Smith E, *Saddle in the Kitchen*, op cit p 35.

Following is a summary of the 2/11 Infantry Battalion's role in World War Two.<sup>111</sup>

The 2/11th Battalion was an infantry battalion raised at Northam, WA on 13 October 1939. It was the first Western Australian battalion raised for service overseas during the Second World War, and formed part of the Australian 6<sup>th</sup> Division of the Second Australian Imperial Force.

The battalion trained at Northam, then New South Wales, before embarking at Fremantle for service overseas on 20 April 1940. After training in Palestine, the battalion saw action in Egypt, Libya, Greece and Crete in 1941. German successes on Crete made surrender inevitable. Many 2/11th soldiers attempted to escape from Crete but only a relatively small number ultimately succeeded; most were taken prisoner, and a large number of the battalion's personnel were killed. As such the battalion was rebuilt in Palestine at the end of 1941, before returning to Australia in mid February 1942.

The 2/11 Battalion arrived at Adelaide in March 1942, and in April it was attached to the 2nd Brigade of the 4th Division, a formation made up largely of soldiers from the Militia, (in today's terms the Australian Army Reserve) carrying out defensive duties in Western Australia. (For some of this time the 2/11 was stationed at Geraldton.)

The battalion rejoined the 19th Brigade in Wodecla, northern Queensland in July 1943, before taking part in the Aitape–Wewak campaign in New Guinea.

In November 1944 the 2/11 was deployed to Aitape in New Guinea, to undertake its only campaign against the Japanese. Patrolling, often arduous in nature, constituted the bulk of its operations, with the main areas of operation east of the Danmap River (January 1945), and in the foothills of the Prince Alexander Range to the south of Wewak (April–July 1945). Following the Japanese surrender on 15 August, drafts of 2/11 men began returning to Australia for discharge. The remainder of the battalion departed Wewak on 10 November, and disbanded at Puckapunyal on 7 December 1945.

The Aitape–Wewak campaign was considered a 'mopping up' operation by the Australians, and although ultimately successful, casualties from combat and disease were high. With Japan on the verge of defeat, such casualties later led to the strategic necessity of the campaign being called into question.

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<sup>111</sup> Australian War Memorial website: [www.awm.gov.au](http://www.awm.gov.au) ; Johnson, *The 2/11th (City of Perth) Australian Infantry Battalion 1939-45*, op cit, p 2.



**Historic Photo 8** Members of the 2/11th Australian Infantry Battalion charging through jungle-like country whilst on manoeuvres. GERALDTON, 17 Nov 1942.

*Source: Australian War Memorial Photographic Collection: 028822.*



**Historic Photo 9** Members of the 2/11th Australian Infantry Battalion firing at the "enemy" after having completed the "blitz" course on field exercises. GERALDTON, 17 Nov 1942.

*Source: Australian War Memorial Photographic Collection: 028832*



### 2.2.6 Post WWII to present day (2011)

Stuart Mills leased the property from 1927 until 9 February 1949 for grazing of stock.<sup>112</sup>

After Mills' lease expired, the property was leased to J P (Ivo) Criddle from 10 February 1949 at £100 per annum and used for market gardens. When Criddle died on 2 January 1953, the lease was transferred to his two sons.<sup>113</sup> Market gardens continued to operate from the site until c1970. During the time that the Criddles leased the property, the chimney was bricked up so that the building could be used as a silo.<sup>114</sup>

In July 1961 Stuart Mills again tried to purchase that seven acres of Reserve 1455 cut off from the main portion of land by Chapman Road.<sup>115</sup> The offer was accepted, however, no further correspondence is held regarding this matter, and it is clear the sale did not proceed, since that area of land is still part of Reserve 1455 today (2011).

The cottage had a red cgi roof in 1970.<sup>116</sup> This could not have been the original cgi roof that replaced the original thatch, if reports about it being roofless during World War Two are correct.

In 1973 the Church proposed to sell part of Victoria Location 1455. The plan was to subdivide the land into two blocks, one of 92 acres to be sold, and the rest (the area south of the road) to be retained by the church.<sup>117</sup>

A great deal of correspondence was exchanged between the Crown Law Department and the Church of England's legal firm, concerning whether the church should be able to profit from the sale of the land which had originally been acquired free of charge. The Surveyor General wanted the land to become a national park/reserve. The church disagreed. The government was eventually advised that they in fact had no right to force the church to return the land to the crown.<sup>118</sup>

The church wished to use the profits from the sale for the development of the Church in the expanding areas of the Pilbara. In towns like Karratha and Port Hedland, the church had no centres and the cost of ministry was great. The church wished for the government's cooperation 'so that the work of the Church can keep pace with the rapid growth in the North-West.'<sup>119</sup>

The approval was finally given in January 1976 for the sale of the church land into private ownership.<sup>120</sup> Reserve 161A was officially gazetted on 14 May 1976, being an area of 40.2745 hectares.<sup>121</sup>

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<sup>112</sup> Anglican Archives TCMB No 14 p 135.

<sup>113</sup> Anglican Archives TCMB No 14, pp 155, 184, 281, 294; Burial Information Geraldton cemetery at <http://www.ozburials.com> accessed 8.6.2011.

<sup>114</sup> Harvey Criddle, son of Ivo Dick Criddle, phone conversation with Tanya Henkel, March 2003, recorded in HCWA file P0475.

<sup>115</sup> Anglican Archives TCMB No 16 pp 25, 27.

<sup>116</sup> 'The Coffee Plot that Failed,' *Countryman*, 10.12.1970.

<sup>117</sup> Letter from E M Heenan & Co, CofE legal firm to Dept Lands & Surveys, 27.9.1973 in Cons 541 Item 1894/402 SRO.

<sup>118</sup> Letter from State Crown Solicitor to Under Secretary for Lands, 8.7.1974 in Cons 541 Item 1894/402 SRO.

<sup>119</sup> Letter from Administrator, Diocese of North-West Australia to Dept Lands & Surveys, 8.10.1975 in Cons 541 Item 1894/402 SRO.

<sup>120</sup> Letter from Dept Lands & Surveys to E M Heenan & Co, C of E legal firm, 5.1.1976 in Cons 541 Item 1894/402 SRO.

On 11 March 1977, a Geraldton company, Kroen Pty Ltd, purchased the whole of Victoria Location 1455 from the Anglican Church for \$60,000.<sup>122</sup> For the first time in its history, the 105 year old Coffee Pot was in private ownership. Sometime in the early 1980s, local residents undertook to re-roof the building to provide some protection from weathering. This is the wheat-coloured cgi roof that exists today.<sup>123</sup>

On 26 August 1988, White Corsair Pty Ltd purchased the land as an investment. It was not leased out but was used by local farmers for grazing sheep.<sup>124</sup>

On 14 January 1992 the Reserve 161 'Glebe for Church of England' was cancelled.<sup>125</sup>

In 1993 the Shire of Chapman Valley undertook a Municipal Heritage Inventory and the first place added was *Coffee Pot and Waggrakine Well*, indicative of the value held in the place by the local community. (Historic Photo 10 and Appendix F)

On 20 July 2004, *Coffee Pot & Waggrakine Well* was entered with permanent status on the State Register of Heritage Places.

On 16 October 2004 the property was sold to Frank Tomasi Nominees Pty Ltd.<sup>126</sup>

The current owners are planning a residential subdivision of Lot 1455. The proposal is for *Coffee Pot & Waggrakine Well* to be located on its own separate lot at the end of a cul-de-sac, to be vested in the Shire of Chapman Valley.

In 2010 a conservation plan was commissioned to determine how best to manage the place.

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<sup>121</sup> Dept Lands & Surveys Gazettal Notice for Reserve File No 402/94, Loc 1455 Diagram 6626 Plan 157D/40 B4, in Cons 541 Item 1894/402 SRO.

<sup>122</sup> Certificate of Title Vol. 1463 Fol. 904, 22 March 1977.

<sup>123</sup> *Coffee Pot & Waggrakine Well* HCWA Assessment Documentation. It is not known who carried out the reroofing.

<sup>124</sup> Certificate of Title Vol. 1463 Fol. 904; Telephone conversation with William Walker, White Corsair Pty Ltd, 11 March 2002, cited in *Coffee Pot & Waggrakine Well* HCWA Assessment Documentation.

<sup>125</sup> Minister for Lands Gazettal Notice 14.1.1992 in Cons 541 Item 1894/402 SRO.

<sup>126</sup> Landgate Property Sales Report, 15.6.2011.



**Historic Photo 10 Coffee Pot, December 1993.**

*Source: Shire of Chapman Valley Municipal Inventory of Heritage Places, 2011, Place No 1.*

## **2.3 CHRONOLOGICAL SUMMARY**

| <b>Date</b> | <b>Use of Land/Historical Event</b>  |
|-------------|--|
| Pre 1829    | Yamatji people occupied the land for at least the previous 30,000 years.   |
| 1822        | Captain Phillip Parker King explores northwest coast on the <i>Bathurst</i> and names Moresby Flat Topped Ranges and Mount Fairfax.  |
| 1829        | June: Swan River Colony proclaimed by Captain Stirling.  |
| 1830s       | Period of exploration in search of arable land; first to the south west and then to the north.   |
| 1839        | Lieut George Grey accidentally discovers Chapman Valley's promising agricultural land while travelling overland from the Murchison River to the Swan River colony after he and his party were ship wrecked.  |
| 1846-47     | Several explorers visited area including the Gregory brothers, Helpman, von Summer and J S Roe.<br>Coal was discovered in the area.  |
| 1848        | Gregory led another expedition accompanied by York graziers; some later settled in the area. Lead was discovered.<br>Governor Fitzgerald explored the area for himself, and was injured in a violent confrontation with Aborigines.  |
| 1849        | April: The Geraldine Lead Mine was established.<br>November: Colonial government decided to formally settle the area.  |
| 1850        | Augustus Gregory surveyed first lots of Geraldton townsite.<br>Convicts first arrive in the colony.  |
| 1853        | Convicts stationed at Port Gregory. A convict depot (Lynton) existed there until 1856.   |
| 1850s       | Pastoral expansion into the Champion Bay and Chapman Valley areas with vast leases such as Narra Tarra, The Bowes, White Peak, Mount Erin and Oakabella.   |
| 1869        | Bishop Salvado sent coffee seeds from Sri Lanka for planting at New Norcia.  |
| 1870        | 25 April: Reverend Charles G Nicolay arrived in Fremantle, bound for Geraldton, where he was to be the new Chaplain. He soon recommended to the government that growing coffee might be successful in the area.<br>July: The Colonial Government set aside 640 acres of an unnumbered reserve in the Waggrakine Hills for a trial coffee plantation and committed £100 to the project.<br>Rev Nicolay wrote to his son Frederick and asked him to come from Melbourne and help with the plantation.<br>August: Waggrakine Well was recorded by surveyor William Phelps.<br>December: Colonial Secretary wrote to Bishop Salvado in New Norcia asking him to send coffee seeds to Reverend Nicolay. |
| 1871        | Reverend Nicolay visited New Norcia to discuss coffee growing with Bishop Salvado.<br>April: Salvado admits difficulty in his coffee growing attempts.<br>June: Rev Nicolay's report on the project to the government was hopeful.<br>July: Frederick Nicolay arrives in Geraldton to help his father on the plantation. He employed four ticket-of-leave men for labour and fencing, and one as a general servant. The ticket of leave men more than likely built the stone and thatched roof one room cottage known as the Coffee Pot.<br>Geraldton becomes a Municipality; population approximately 500.  |
| 1872        | June: Rev Nicolay's report on project to government admitted defeat.<br>Frederick Nicolay vacates the Coffee Pot.  |
| 1873        | Colonial Government officially abandoned the coffee plantation experiment.   |

## COFFEE POT & WAGGRAKINE WELL · CONSERVATION PLAN

|         |  |
|---------|--|
| 1874    | Feb: The church requested of the government that their land grant at Waggrakine be made out in fee simple.<br>March: John Mills enquired about purchasing land around Waggrakine Well.<br>July: Rev Nicolay became Editor of the <i>Perth Gazette &amp; WA Times</i> .<br>Frederick Nicolay was employed as a Magistrate's Clerk in Greenough. |
| 1875    | March: Nicolay resigned as Geraldton chaplain, and moved to Perth.<br>12 May: 100 acres of the original 640 acre coffee plantation was granted to the Church of England as Location 161A.  |
| 1885    | February: First lease of Reserve 1455 (referred to by the church as Waggrakine Farm) was J Smith.<br>Thatched roof perhaps replaced with corrugated iron around this time.   |
| 1902    | August: Lease of Reserve 1455 to R Durrant.  |
| 1903    | June: Lease of Reserve 1455 to Mr Pridmore.  |
| 1907    | Population of Geraldton approximately 2,800.   |
| 1910    | September: Geraldton Water Scheme commenced building an experimental water catchment for the town water supply on reserve 1455 and surrounds.  |
| 1911    | Lease of Reserve 1455 to Mr Crabbe, probably since at least February 1910.<br>May: Dam completed ready for winter rains.<br>June: Waggrakine Dam christened 'Coronation Reservoir.'<br>August: Waggrakine Dam proved unsuccessful and was abandoned.   |
| 1918    | June: Lease of Reserve 1455 to Mr Clarke.  |
| 1922    | Clarke sublet the property to J S (Stuart) Mills.  |
| 1926    | Walls of Waggrakine Well collapsed.  |
| 1927    | 1 July: J S Mills took over lease of Reserve 1455. He leased the property until 1949.  |
| 1928-31 | Church of England tried to sell Reserve 1455 but a buyer could not be found.   |
| 1934-39 | Waggrakine school operated in a building about 500m south west of Coffee Pot on Chapman Valley Road.   |
| 1939    | At the outbreak of WWII, Geraldton was commandeered for military purposes.   |
| 1941    | March: Air Training School No 4 established.<br>19 November: HMAS Sydney sank off Geraldton coast.<br>December: Australia at war with Japan.   |
| 1942    | February: Darwin, Broome and Wyndham bombed. Geraldton was on a higher alert, and women and children were evacuated.<br>November: Waggrakine Valley was used as a training camp for troops from the 2/11 <sup>th</sup> Infantry Battalion.   |
| 1943    | July: 2/11 Battalion relocated to Queensland before being deployed to the Aitape–Wewak campaign in New Guinea in November 1944.  |
| 1949    | February: Ivo Dick Criddle leased Reserve 1455 for use as a market garden. During this time the chimney was bricked up so that the building could be used as a silo.   |
| 1953    | January: Ivo Dick Criddle died. The lease was transferred to his two sons. They managed market gardens on the property until c1970.  |
| 1973    | Church began proceedings to sell Reserve 1455.   |
| 1976    | May: In preparation for sale, Reserve 161A was officially gazetted, being an area of 40.2745 hectares.   |
| 1977    | 11 March: Kroan Pty Ltd purchased Reserve 1455.  |
| c1980s  | Coffee Pot was reroofed to protect it from the weather.  |
| 1981    | Church of England became the Anglican Church of Australia.   |
| 1988    | 26 August: Ownership of Reserve 1455 transferred to White Corsair Pty Ltd. White Corsair Pty Ltd was owned by WA entrepreneur Kerry Stokes.  |

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**COFFEE POT & WAGGRAKINE WELL · CONSERVATION PLAN**

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|      |   |
|------|---|
| 1992 | 4 January: Reserve 161 'Glebe for Church of England' was cancelled.   |
| 1993 | <i>Coffee Pot &amp; Waggrakine Well</i> included on Shire of Chapman Valley Municipal Heritage Inventory.   |
| 2004 | 20 July: <i>Coffee Pot &amp; Waggrakine Well</i> entered with permanent status of State Register of Heritage Places.<br>16 October: Ownership transferred to Frank Tomasi Nominees Pty Ltd. |
| 2010 | Owners propose to redevelop Reserve 1455, with <i>Coffee Pot</i> and <i>Waggrakine Well</i> to be vested in the Shire of Chapman Valley.  |

## 2.4 ASSOCIATIONS

### 2.4.1 Reverend Charles Grenfell Nicolay (1815-1897)

*Established experimental coffee plantation 1870.*

*Clergyman, geographer, geologist, founder of WA's first public museum.*<sup>127</sup>

Charles Grenfell Nicolay was a clergyman with a remarkable knowledge of science, despite the lack of a university degree. He appears to have had no deep interest in the church but was a humanist with broad scientific interests, and in this regard he could be considered an eccentric character for his time. His quick temper antagonised some people, resulting in frequent conflicts which seriously influenced his career.

Nicolay was born in 1815, Chelsea, England into a large family. His father died when he was two, leaving his mother with eight children and destitute. It is likely that Nicolay received no formal education. In 1841 he was ordained into the Church of England, and licensed to a curacy at Tresco in the Scilly Isles, off Cornwall. He married Mary Ann Raven; they had eight children.

From 1843 Nicolay was appointed librarian of King's College, London, also acting as chaplain of the hospital. During these years Nicolay acquired a thorough knowledge of geology, geography and history, presumably through reading. He was a fellow of the Royal Geographical Society and published many papers and books on geography, history and social matters.

In 1848 Nicolay co-founded with F. D. Maurice Queen's College, London, the first institution for higher education of women in England. He served Queen's as dean, deputy-chairman, and professor of geography and ancient history until 1856 when an official enquiry found a general lack of confidence existed in him, and that certain 'defects of temper' made it unsuitable for him to continue. Nicolay resigned his position, but continued lecturing at the college until he could find other employment. When he finally left in 1858, Nicolay was elected a fellow of King's College, University of London, and an honorary fellow of Queen's.

In 1858 Nicolay accepted an appointment as chaplain to the British residents of Bahia, Brazil.<sup>128</sup> The Church of St George in Bahia had been consecrated in 1857 by Bishop M. B. Hale on his way to take up his see in Perth; he paid part of Nicolay's salary at Bahia. Nicolay remained in Brazil until he went on leave to England in 1867. Before he could return, the subscribers to his church sought his resignation; he had apparently aroused antagonism amongst his parish. Left without a charge until 1870, he was appointed chaplain at Geraldton in Western Australia, which included the chaplaincy of the convict depot there.<sup>129</sup>

Nicolay arrived at Fremantle in April 1870. His immediate interest in the colony's affairs and resources impressed Governor Weld and Colonial Secretary Frederick P. Barlee, who was later to become his close friend. Soon after travelling to Geraldton Nicolay recommended the establishment of an experimental coffee plantation, and he and his son Frederick worked at it for two years, employing several ticket-of-leave

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<sup>127</sup> *Australian Dictionary of Biography online edition: Charles Grenfell NICOLAY.*

<sup>128</sup> This colonial outpost is now referred to as Salvador, the capital of the State of Bahia.

<sup>129</sup> Erickson, *Bicentennial Dictionary of Western Australians*, op cit, p. 2322; WA Post Office Directories.

men. In June 1872 Nicolay reported to the government that the experiment had failed.

In July 1874 a syndicate which included Colonial Secretary Barlee bought the *Western Australian Times* and appointed Nicolay as editor. He tried to combine his chaplaincy at Geraldton with his editorial duties in Perth but Hale made him resign from Geraldton. He was probably editor until 1875. Nicolay's role of editor and government adviser was scathingly criticised in the *Herald* and he was condemned by the *Inquirer* for his lack of qualifications.

From December 1873 to May 1874 Nicolay worked for the government investigating the feasibility of cutting a canal between the coast and the lower reaches of the Swan River at Rocky Bay, thus making its deep part into the main harbour for Fremantle. He favoured the canal but it was rejected by a committee with other schemes. In 1875 he was commissioned to lead an expedition to investigate reports of coal in the Fitzgerald River near the south coast. He appears to have led the expedition ably and showed that the area had no significant coal.

In 1876 Governor Robinson commissioned Nicolay to prepare a 'Handbook of Western Australia' for prospective migrants. The manuscript was completed in August 1877 but not published until 1880. He revised the work and in 1896 brought out a second edition, but it did not reach the standard of the first. In 1877 Nicolay prepared a report for the Intelligence Branch of the War Office on the colony's defence organisation. He was then acting as curate in the parish of Perth and as chaplain at the Perth gaol.

In the *Handbook* Nicolay expressed sympathy for Aboriginal welfare and his humanitarian views were far more liberal than those of most contemporaries. In 1878 he was responsible for the governor setting aside the first Aboriginal reserve of 50,000 acres (20,235 ha) in the upper Murchison area. In 1892-97 he served on the Aborigines Protection Board.

Nicolay was appointed chaplain at the Fremantle convict establishment in 1878, a position he held until his death. He lived on The Terrace, in the convict depot accommodation.<sup>130</sup>

In 1886 Nicolay prepared a circular on prospecting for gold and published *Some Notes on the Geology of Western Australia* and *Notes on the Aborigines of Western Australia* for the Colonial and Indian Exhibition. In 1886-87 he wrote a series of editorials on European politics for the *Inquirer*.

In the 1880s Nicolay advised the government on minerals sent in for examination and on the geology of the Eastern Railway extension from Guildford to Clackline. Governor Robinson authorised him to begin a collection of rocks and minerals. Initially housed in the convict establishment, the collection, as the Geological Museum, was transferred in 1889-90 to the first part of the Western Australian Museum in Perth.

Predeceased by his invalid wife ten years earlier, Nicolay died suddenly at Fremantle on 9 May 1897.

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<sup>130</sup> WA Post Office Directories.



#### **2.4.2 Frederick Granville Nicolay (1842-1927)**

*Resided in Coffee Pot 1871-1872.*<sup>131</sup>

Frederick Granville Nicolay was born in Tresco, Scilly, UK, the oldest son of Reverend Charles Grenfell Nicolay and Mary Ann Raven in 1842.

Frederick Nicolay joined the British merchant service in 1860, and by 1870 was working on a cattle station in Queensland, before spending some time in Tasmania and Melbourne. In the winter of 1870, his father Reverend Charles Nicolay, chaplain at Geraldton, wrote asking for Frederick's help in starting a trial coffee plantation for the government. This prompted Frederick to move from Melbourne to Western Australia. He lived in Western Australia for the rest of his life.

Frederick lived in the Chapman Valley from approximately July 1871 where he employed five ticket-of-leave men and lived on the coffee plantation, before turning his hand to general farming. After the coffee plantation experiment failed in 1872 Frederick went overland to the northwest, bought a boat and went pearling for a time. He then went to 'The Bowes' station before being appointed as Clerk to the Bench of Magistrates for the Greenough district in August 1874. He married Cecilia Lamott (daughter of Samuel Caporn), a widow, from Greenough, and they had nine children.

From 1900 Frederick G Nicolay lived in Francis Street, Beaconsfield. He and his son, also Frederick, (F C), ran a coach and cart building business, from 264 South Terrace, Fremantle.

Frederick G Nicolay died in 1927.

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<sup>131</sup> Nicolay, Frederick, Diaries and reminiscences, op cit; WA Post Office Directories; Erickson, Bicentennial Dictionary of Western Australians, op cit, p. 2322; The Western Australian Times 14 Aug 1874 p 2.

## 2.5 COMPARATIVE INFORMATION

### 2.5.1 Coffee growing

Aside from Coffee Pot, there are two other recorded attempts at growing coffee in Western Australia. The first was made by New Norcia monks from 1869-1872. In 1869 Bishop Rosendo Salvado, founder of the New Norcia mission, travelled to Italy and on a forced stop in Sri Lanka, observed coffee plantations. He gathered information and seeds and sent a box of coffee and coconut seeds from Galle via the P & O Company to Western Australia, for planting at New Norcia. A letter to his friend and colleague Venancio Garrido in New Norcia explained in great detail the methods for planting seeds, the necessity for replanting the young plants the following year, and how to cultivate and care for coffee seeds and plants. Salvado was keen to try growing coffee at New Norcia – it required nothing more than to weed the soil and plant, and add manure if required. He knew that pioneering the market in a new crop would give the mission prestige and notoriety, not to mention economic benefits for the mission, which was struggling financially at this time. Rosendo's brother Santos Salvado planted the first coffee seeds at New Norcia in December 1869. More planting was done every month after that, as there was uncertainty about what was the right time of year for planting in the unfamiliar climate. Some seeds finally sprouted in April 1870. Salvado returned to Western Australia in late 1870, once again via Ceylon, where he had collected more coffee seeds. After persistence, trials and failures, Salvado reported to Governor Weld in March 1872 that after all the trouble he had taken in cultivating coffee, he had succeeded in growing only two plants. Three days later a hurricane destroyed them, as it did many crops and plants all over the Colony. The last record of New Norcia importing coffee seeds was in December 1872. In Salvado's future correspondence, discussions and exhibitions of New Norcia produce, there is no mention of coffee; he had obviously not persisted after this date.<sup>132</sup>

The other recorded attempt at coffee growing in Western Australia was in 1885. Two migrants from Mauritius, David Picton Davies and Francois Arekoin, attempted to establish a tea plantation at Smiths Mill (Glen Forrest). They had brought with them more than six tonnes of a variety of plants and seeds. Along with hundreds of young tea plants they had tobacco, coffee, cocoa, arrowroot, nutmeg, cinnamon, India rubber, camphor wood, pineapple, banana, mango and coconut seeds. Some of these species were being cultivated successfully in Queensland, but it is doubtful any had been tried in Western Australia before, apart from the coffee experiments at Waggrakine and New Norcia a decade earlier. The government encouraged the new industry by surveying and reserving land, and offering it for use free of charge for five years. If the experiment was successful, the land would be granted free. Davies and Arekoin built a jarrah slab house and set to work. At first a shortage of water, and then winter frosts, wiped out almost all the seedlings. Davies was bankrupt and left the country. Arekoin persisted with tea plants for another three years. The tea plantation reserve was cancelled in 1890.<sup>133</sup>

Regarding coffee growing elsewhere in Australia, as early as 1832 there was a small plantation of coffee at Kangaroo Point (Brisbane) and coffee growing was also

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<sup>132</sup> De Castro, T, 'The introduction of coffee and coconut in WA in 1869, including a letter of Rosendo Salvado to Venancio Garrido,' *New Norcia Studies*, No 10, Sept. 2002; De Castro, Teresa, 'Coffee dreams: an attempt to acclimatise coffee in New Norcia 1869 to 1895,' *New Norcia Studies*, No 11 Sept 2003.

<sup>133</sup> Elliot, I, *Mundaring: A History of a Shire*, Shire of Mundaring, 1983, p.162.

developing along the Queensland coast between Cairns and northern New South Wales.<sup>134</sup> Token coffee plants were grown by Robert Towns at Cleveland Bay, Queensland, in c1864 to comply with the 'Coffee and Sugar Cultivation Act' that had granted him the land, but this was a temporary measure while sugar was being established, and it is unclear as to whether commercial coffee was ever grown there. In the Northern Territory, coffee was grown commercially at Beatrice Hills from 1884, but the enterprise failed before the end of the decade due to a corporate collapse of the parent company, and reduction in the supply of cheap labour as a result of stricter immigration laws.<sup>135</sup> A viable coffee industry survived in Queensland and Northern New South Wales from the 1890s to the 1920s, when it declined due to high harvesting costs and difficulties in obtaining cheap labour.<sup>136</sup>

In Queensland there is a similar place to *Coffee Pot and Waggrakine Well* in *Morayfield Sugar Plantation*. It is an archaeological site comprising a perimeter wall, building foundations/ruins, a well and stockyards associated with a sugar plantation established in 1866.<sup>137</sup>

Searches in the heritage databases for all States in Australia found no other places listed that were associated with the production of coffee. The Coffee Pot is a unique building in a unique context.

moved to Drummond's Cove where she lived in a small cottage called 'Sea View' with her adopted daughter Rosie. In later years the cottage stood vacant for some time and deteriorated into a ruin.

The cottage was restored as part of the Bayside Estate development and opened by Kevin Minson, MLA in 1995.

## 2.6 FURTHER RESEARCH

No documentary evidence was found to determine whether the well was built by early surveyors and explorers, or by Frederick or Charles Nicolay.

No documentary evidence was found to determine when the original one room cottage with lean to was altered with the addition of another lean to on the other side. Similarly, no records exist for when the thatch was replaced with corrugated iron, when this corrugated iron was replaced, and when the floor bricks were replaced with floor boards, since removed.

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<sup>134</sup> De Castro, T, 'The introduction of coffee and coconut in WA in 1869, including a letter of Rosendo Salvado to Venancio Garrido,' *New Norcia Studies*, No 10, Sept. 2002, p 59.

<sup>135</sup> This information extracted from *Coffee Pot & Waggrakine Well* HCWA Assessment Documentation.

<sup>136</sup> This information extracted from *Coffee Pot & Waggrakine Well* HCWA Assessment Documentation.

<sup>137</sup> Morayfield Sugar Plantation, Place ID700014, Queensland Heritage Register.

### **3.0 PHYSICAL EVIDENCE**

In order to present the physical evidence of the place, the site and buildings will be described under the following section headings:

#### DESCRIPTION OF THE SITE AND SETTING

Context of Waggrakine

Context of the Building and Features within the Setting

Description of the Site

#### CURRENT FUNCTION OF THE PLACE AND ITS COMPONENTS

#### DESCRIPTION OF THE BUILT FABRIC

### **3.1 DESCRIPTION OF THE SITE AND SETTING**

#### **3.1.1 Context of Waggrakine**

The Shire of Chapman Valley is a Local Government Area located in the Mid West region of Western Australia, approximately thirty minutes northeast of Geraldton and about 440 kilometres north of Perth. The Shire covers an area of approximately 4,007 square kilometres extending from the coast at Coronation Beach, eastward to the Greenough River, North to the Vermin Proof Fence and south to the East Chapman River.

Established as the Upper Chapman Road Board in 1901, it was not until 1960 (as a result of the Local Government Act) that the Board became known as the Shire of Chapman Valley. The local economy is reliant on a range of agricultural pursuits including intensive farming, grain production and wool growing, renowned for its magnificent flat-topped Moresby Range, its pristine coastline and beautiful array of wildflowers from July through to October.<sup>138</sup>

#### **3.1.2 Context of the Building and Features within the Setting**

Coffee Pot & Waggrakine Well is located on part of Lot 1455 on Deposited Plan 246636, being part of the land comprised in Certificate of Title Volume 1463 Folio 904. Lot 1455 comprises 40.280 hectares, located on Coffee Pot Drive Waggrakine.

The heritage curtilage that surrounds Coffee Pot & Waggrakine Well is defined on Heritage Council of Western Australia Drawing No. P0475, prepared by Steffanoni Ewing & Cruickshank Pty Ltd. (Appendix E)

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<sup>138</sup> Shire of Chapman Valley website at <http://www.chapmanvalley.wa.gov.au/> accessed 6.6.2011.

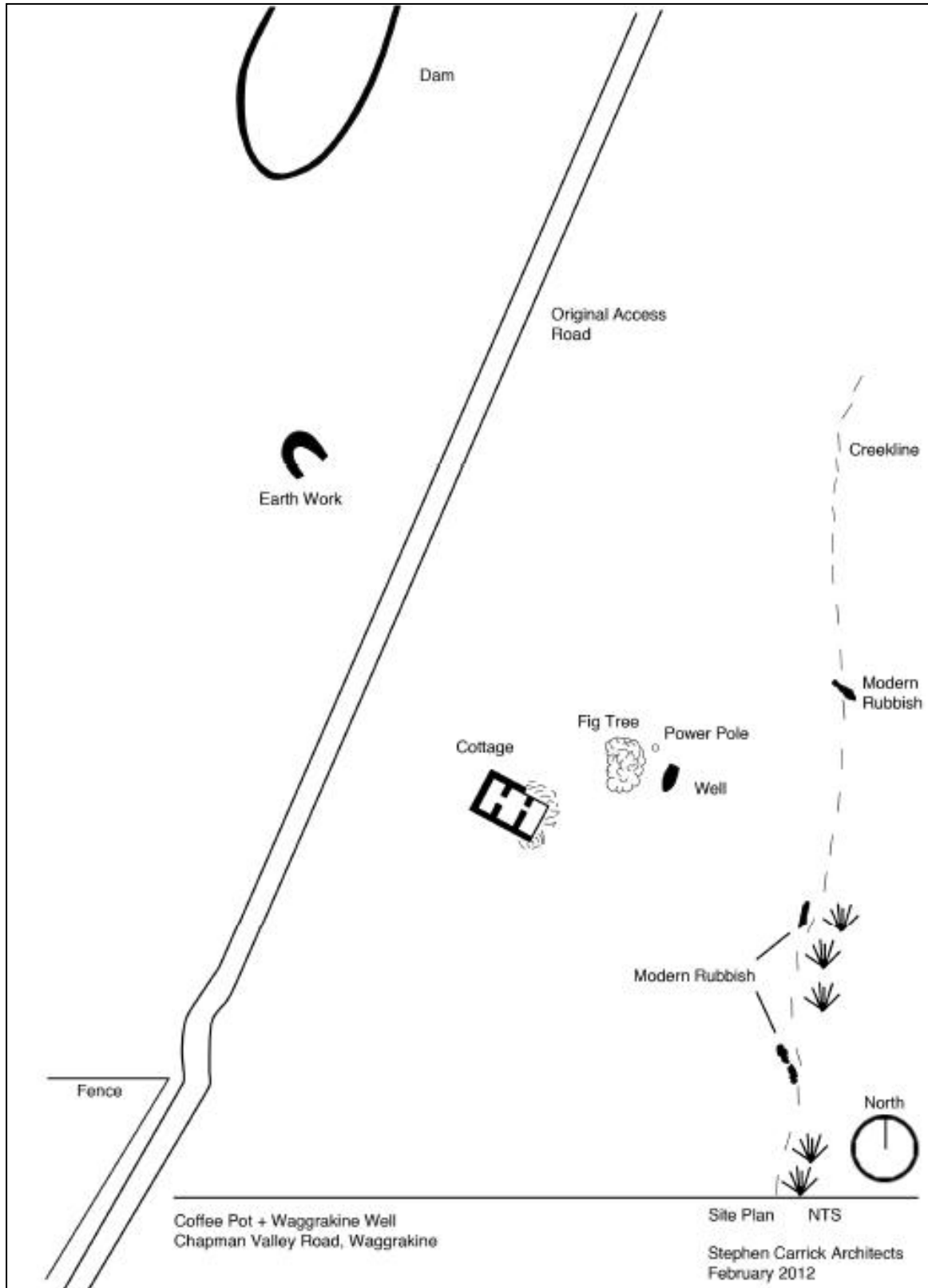


Figure 4 – Site Plan - Coffee Pot & Waggrakine Well

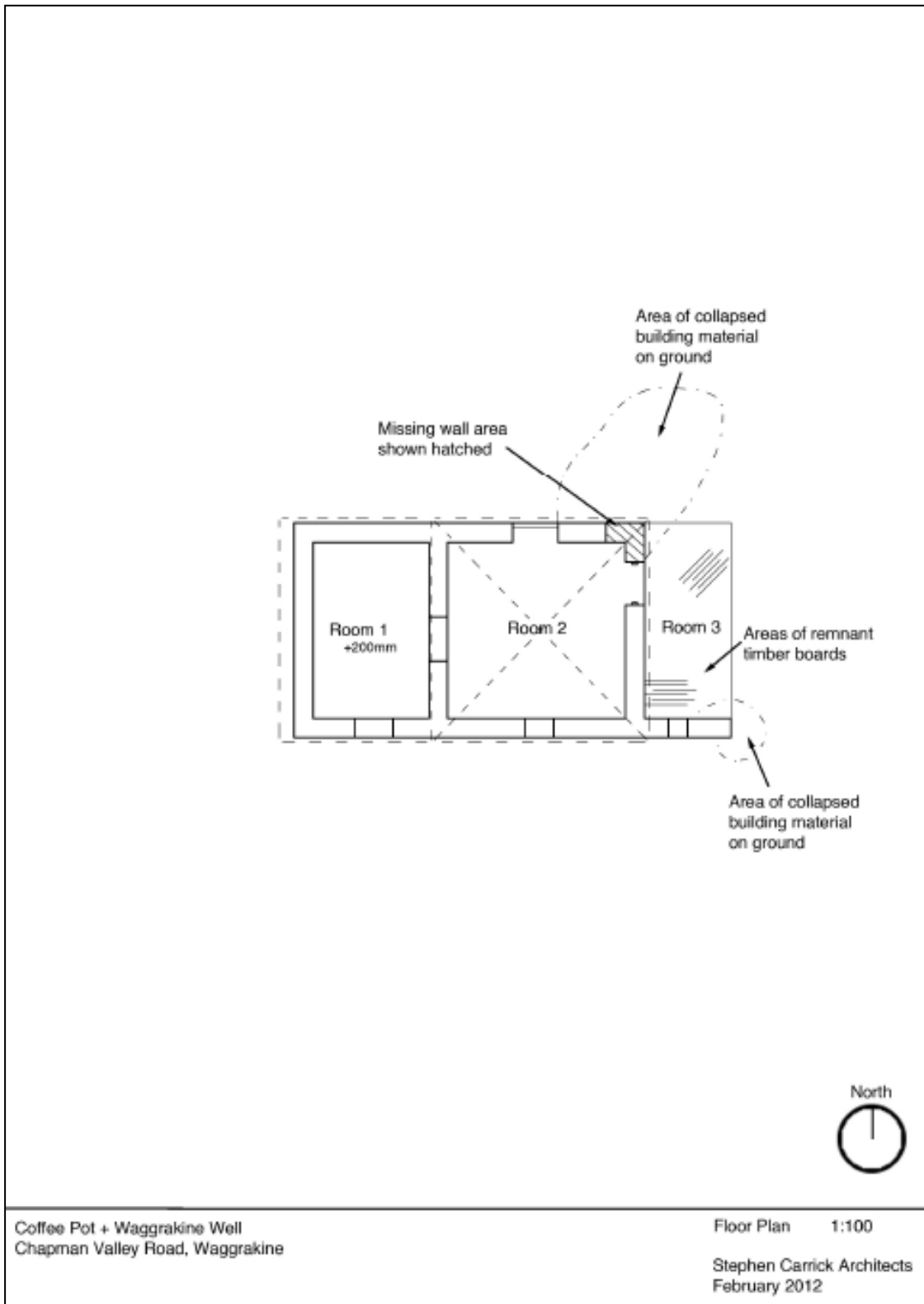


Figure 5 – Floor Plan - Coffee Pot

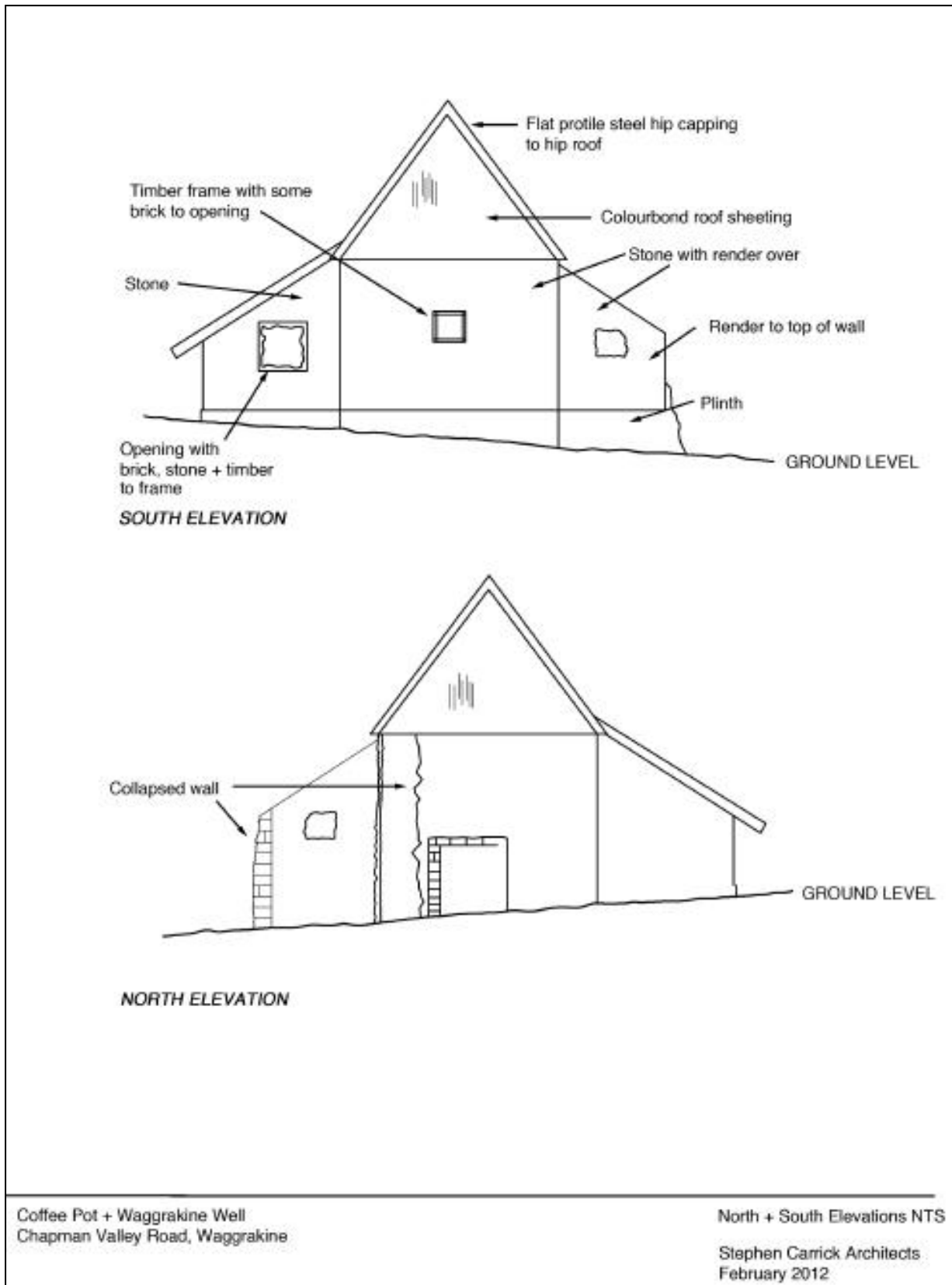


Figure 5 – Elevations - Coffee Pot

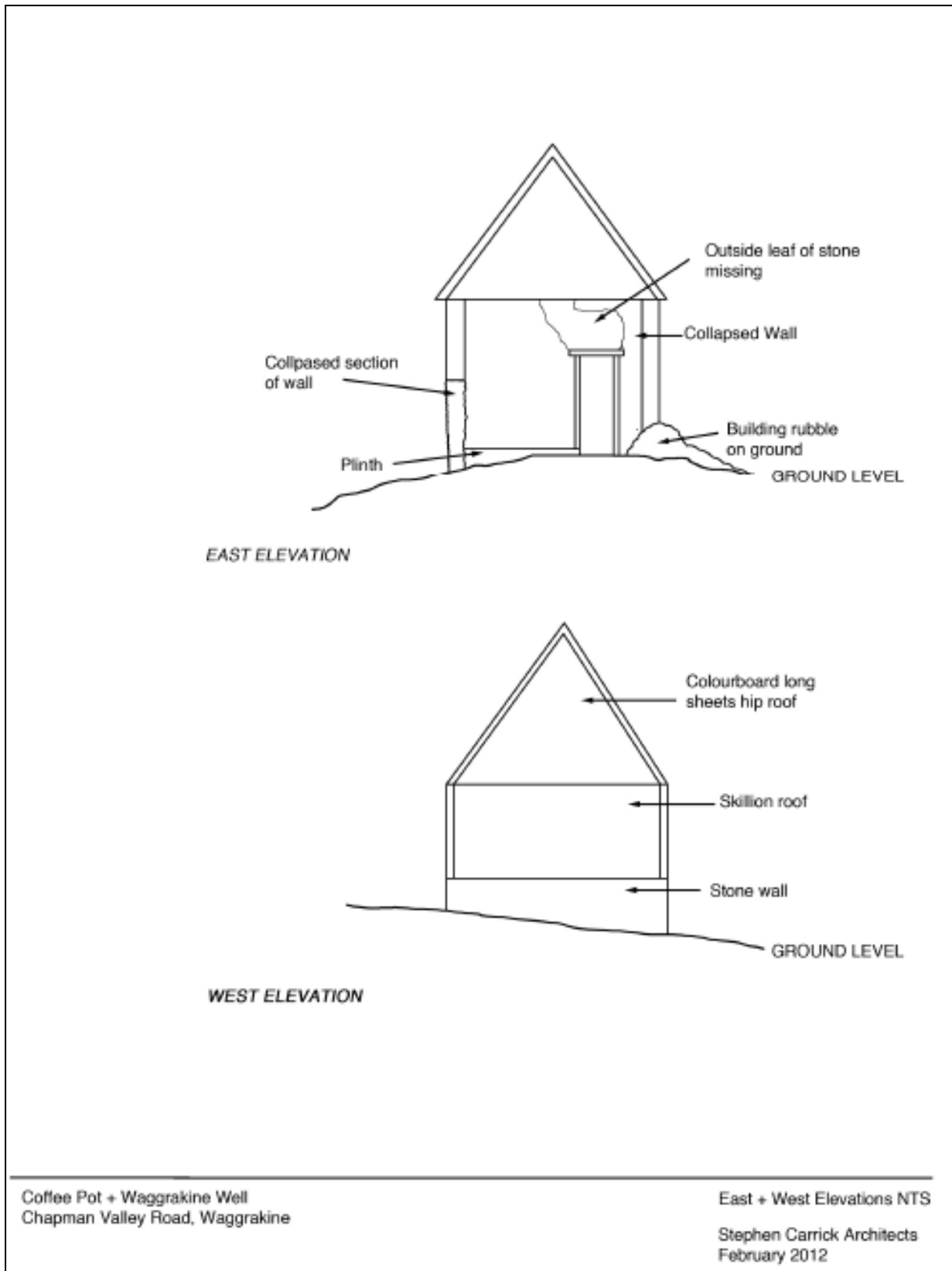


Figure 6 – Elevations - Coffee Pot



### 3.1.3 Description of the Site

Coffee Pot & Waggrakine Well are located within a valley between high points to the east and west of the site. The site overlooks the town of Geraldton to the south west. The cottage and well are located within an open paddock and there are no other built structures within close proximity.

There are informal unsealed vehicle and walking tracks close to the subject site. To the east of the site is a treed lined creek. There are overhead power lines to the immediate east of the cottage.



**Photo 1**

View to south east of site from western slope.



**Photo 2**

View of site to south east.



**Photo 3**

Track leading to Coffee Pot approaching from north.



**Photo 4**

Fig tree and Coffee Pot; view south.



### 3.2 CURRENT FUNCTION OF THE PLACE AND ITS COMPONENTS

As at November 2011 the place is vacant. The place is in poor physical condition, there are no services connected to the building and it is not habitable.

The owners are planning a residential subdivision of Lot 1455.

The owners have commissioned this conservation plan to assist in guiding the future development of the place.

### 3.3 DESCRIPTION OF THE BUILT FABRIC

#### 3.3.1 General Description

The stone cottage is rectangular in plan with a steeply pitched, hipped metal deck roof. The pitch of the main roof forms a pyramid shape over the cottage. There is a skillion roof to the western end of the cottage. The sites landform has a cross fall from the north to the south and the west to the east. The cottage is built into the ground level at the western end. The immediate site is unfenced.

The cottage is in poor condition with some elements structurally unsound.

There are various building materials, including stone, brick, timber and corrugated iron located around the site in close proximity to the cottage and well.

Historical artefacts are located on the surface surround the cottage with the highest concentration of material located to the north and east around the building, old fig tree and Waggrakine Well. Artefact scatters are also located along the unsealed road at the west of the cottage, and are located to the north and south. The highest densities were observed immediately to the west of the cottage and south, down slope along and adjacent the road.



**Photo 6**  
West elevation.



**Photo 7**  
South elevation.



**Photo 8**  
East elevation.



**Photo 9**  
North elevation.



**Photo 10**

Bolt in east end of south elevation.



**Photo 11**

Window in south elevation.



**Photo 12**  
North east corner.

### 3.3.2 Description of Coffee Pot

#### **External**

The physical description of the cottage is divided into elevations and a description of the internal spaces.

#### ***West elevation***

The west elevation consists of a field stone random rubble wall with a skillion lower roof and a steeply pitched and hipped roof above. The elevation is partially buried into the slope of the land and the stone wall is approximately 1400mm high from ground level to the underside of the skillion roof.

The metal fascia and metal gutter are only partially attached to the structure. The metal hip capping is severely rusted. Machine sawn timber rafters are exposed and there is no lining to the eaves.

There is evidence of the face stone being pointed. There is some evidence of previous patching to the south end of wall.

#### ***South Elevation***

The south elevation is divided into three distinct sections:

- skillion roofed section to the west
- hip roofed section to the main central section. There are no gutters.
- section to east that is unroofed

The field stone wall has a plinth that is 50mm proud of the wall. The plinth is located 150mm above ground level at western end and 830mm at eastern end.

The western section has hard cement pointing to the stone work.

The central section has hard cement pointing to the stone and cement render to most of this section.

The stone to the eastern end wall is almost fully rendered.

There is evidence of deterioration to the stone wall with the face of the stone becoming soft or evidence of sections of drummy stone work. The hard cement render has probably led to this deterioration. There is evidence of render repairs to the top of the wall.

There are three window openings to the south elevation.

West – The window has a brick soldier course, stones inserted vertically and new stones. These elements appear to have been introduced to stabilise the opening and repair the window. There is part of timber frame still evident.

Centre – The window has a timber frame with stone on edge and brick to the side of the opening.

East – There is no frame to the opening.

There are a number of deteriorated sections to the wall and there is evidence of previous repair campaigns.

### ***East Elevation***

The east elevation consists of the elevation of the main structure and a former enclosed area that is now in a ruinous condition.

The hipped metal deck roof has flat tin hip capping that is rusted in sections. The walls have a limewash (possibly paint mix external and limewash internal) finish. The wall is partially collapsed to the eastern end above the doorway and also to the southern end.

There is evidence of 120mm timber boards on the ground to this section.

There is evidence of a former wall that has collapsed to the east elevation. The wall depth is approximately 400mm. A timber frame to the door opening is still evident with collapsed stone work above the door and to north eastern corner.

There is a level section of ground adjacent to the entry area.

The stone wall has a 400mm high plinth that is 50mm wide.

### ***North Elevation***

The north elevation is divided into the three sections that were described to the south elevation. The main central section has a hip roof and a skillion roof to the west. The stone wall has collapsed to the eastern end of the elevation. The walls are face, field stone.

The chimney is expressed in the external elevation and has partially collapsed. The collapsed material contains clay bricks, measuring 230 x 110 x 70mm.

Repairs and patching to the elevation is evident. Hard cement patching and pointing has been used.



## **Internal**

There are two rooms, the western room is skillion roofed and the main room is the eastern room with a steeply pitched hip roof.

### ***West Room – Room 1***

The room has stone walls with the timber framing for the skillion roof exposed. The joists and battens are machine sawn timbers supporting a corrugated metal roof.

South Wall – The window opening retains evidence of a timber frame. There is a limewash (may also have a paint coat) finish to stone wall. The stone wall is in poor condition, especially to the base of the wall.

West wall – The wall is 1560mm high and 400mm wide. There is cracking throughout and the stone wall has a limewash (may also have a paint coat) finish. There is some graffiti to the wall.

East wall – The east wall is similar to the north wall. There is evidence of new timber lintels and repair work to the sides and above the lintels. There is some evidence of a former door frame that has been removed. Access to the room is from the eastern room and there is a 200mm (approx) step from room 2.

There appears to be no structural connection at the junction of the north and south walls to main room walls.

The floor is compacted earth with what appears to be a slurry over to bind the earth.

### ***East Room – Room 2***

The ceiling to the eastern room is the underside of the hip roof. The junction of the steeply pitched hips is open at the top of the structure. The timber hips are braced with a strut half way up to a centre post, similar to a king post. The walls are all stone, with a limewash finish and paint finish over. The floor is compacted earth with what appears to be a slurry over to bind the earth.

South wall – The window opening has a timber frame, timber lintel and rendered sill. The timber frame is dowel fixed and there is evidence of white ant damage to the frame.

West wall – Stone wall with an opening to Room 1.

North wall – The fireplace has two steel curved lintels that measure 30 x 10mm. There is evidence of repair work to stabilise and reconstruct the fireplace and the associated wall. The wall is in very poor condition with severe cracking and requiring structural intervention.

East wall – The east wall has stone reconstruction works above the door way. The north east corner has collapsed.



**Photo 13**  
Entrance  
East elevation.



**Photo 14**

Floor boards, east room.



**Photo 15**

West wall of central room.



**Photo 16**

Hearth, north wall of central room.



**Photo 17**

Central room, east wall.

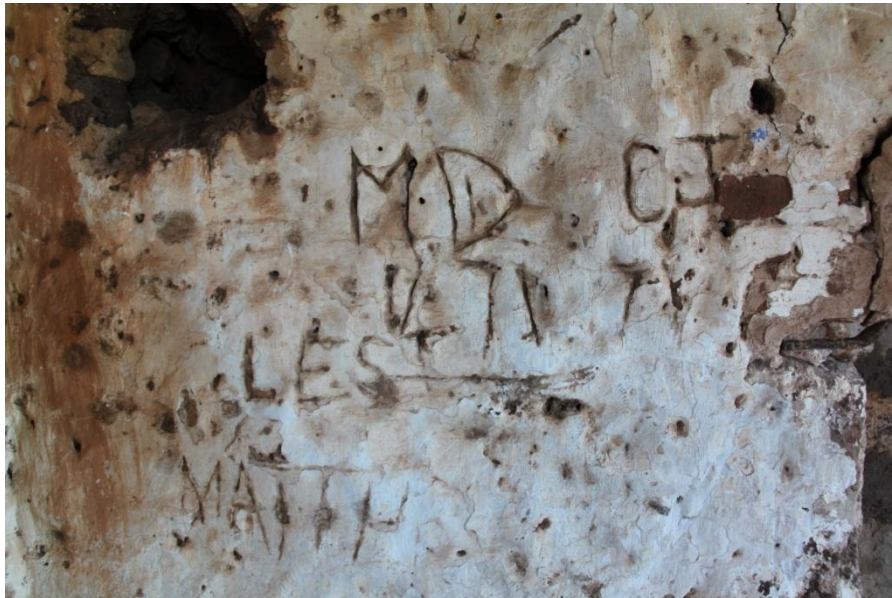
North east corner of building collapsed.



**Photo 18**

South wall of central room.

Note graffiti.



**Photo 19**

Graffiti on north wall, west of hearth.



**Photo 20**

South wall in west room.

### 3.3.3 Description of Waggrakine Well

The circular well is field stone lined and approximately 3200mm in diameter. The walls are approximately 400mm in thick. There is no formal cover to the well. Loose corrugated iron sheets cover the well at the time of inspection. There was a low level of water in the well.

Historical artefacts are located on the surface around the well.



**Photo 21**

Well, covered in cgi.

### 3.4 DESCRIPTION OF ARCHAEOLOGICAL REMAINS

The Coffee Pot, which is in a ruinous condition, and Waggrakine Well are structural archaeological features associated with the establishment and operation of an experiment coffee plantation between 1870 and 1872.

Historical artefact scatters are located on the surface surround the site of the Coffee Pot cottage with the highest concentration of material located to the north and east around the building, old fig tree and Waggrakine Well. The artefact scatter measures approximately 30 m north/south by 50 m east/west.

An artefact scatter with discrete concentrations is also present along the unsealed road at the west and south of the Coffee Pot cottage. The highest artefact densities were observed immediately to the west of the cottage and south, downslope along and adjacent the road.

A small horseshoe-shaped earthwork measuring approximately 5 m x 5 m is located approximately 60 m northeast of the cottage site and 10 m west of the unsealed road.

Earthworks associated with the dam built in 1911 as part of the Geraldton Water Scheme remain and are located approximately 120 m to the north of the Coffee Pot and Waggrakine Well site and 30 m west of the unsealed road. The dam is currently overgrown with vegetation and measures approximately 50 m northeast/southwest by

30 m northwest/southeast. No material culture was observed on the surface around the site of the dam.

Modern refuse including building materials such as asbestos sheeting, cement and bricks are located along the creekline, which is aligned north/south, to the east of Coffee Pot and Waggrakine Well. These building materials are not considered to be archaeological.



## 4.0 ANALYSIS OF DOCUMENTARY AND PHYSICAL EVIDENCE

This section aims to discuss the material presented in section 2.0 Documentary Evidence, and section 3.0 Physical Evidence and to draw conclusions regarding the significance of the place.

### 4.1 SUMMARY OF DOCUMENTARY EVIDENCE

*Coffee Pot & Waggrakine Well* is located on the site of the colonial government's experimental coffee plantation.

Reverend Charles Grenfell Nicolay was appointed as Chaplain to Geraldton in 1870. He arrived at Geraldton from England in June 1870 and soon recommended to Governor Weld that an attempt be made at growing coffee. The land was surveyed in August 1870 at which time the Waggrakine Well was recorded by Surveyor W. Phelps.

The government was looking at agricultural revenue options and agreed to a trial. An unnumbered reserve situated on the western slope of the Moresby Range comprising approximately 640 acres was set aside for the experiment. The Government committed £100 for the project. Reverend Nicolay and his son Frederick Granville Nicolay worked at the plantation and aside from coffee, planted fig trees and other crops such as maize, corn and tobacco. Ticket of leave men were employed for labour and fencing.

The cottage, 'Coffee Pot' was constructed for Frederick around July 1871, most likely by ticket of leave labour. The building comprised a 12 foot by 12 foot central room with a lean to, one door, one window, a brick floor, jarrah roof trusses and a thatched roof of rushes.

By the end of 1872 the experimental coffee plantation had failed, due mainly to the persistently strong winds, and the project was abandoned.

*Coffee Pot & Waggrakine Well*, on a 100 acre (40.5ha) section of the original 640 acres coffee plantation, was granted to the Anglican Church in 1875 as Lot 161A (now Reserve 1455) and remained in the church's ownership for 102 years.

Almost continuously from 1885 to 1949, the land was leased to various parties, presumably for grazing stock and growing crops, while the building fell into ruin. During World War Two the property was used by the army by which time the building had no floors or roof. From 1949 to c1970 the property was used for market gardens, and Coffee Pot was used as a silo requiring the chimney to be bricked up.

The land was acquired by private owners in 1977. In the early 1980s, local residents re-roofed the Coffee Pot to protect it from weathering.

### 4.2 COMPARATIVE ANALYSIS

#### 4.2.1 Similar places on the State Register of Heritage Places

A search of the Heritage Council Register of Heritage Places database reveals one other place of a similar scale constructed prior to 1880 which was related to rural industries and located in a rural setting. It is part of the listing *Perry's Paddock, Cottage & Stables* (9484) in Wanneroo. Like Coffee Pot, it is in a state of ruin. It is a simple structure built in the 1850s, based on a vernacular Georgian model from England, and built of local materials. It is a single-roomed structure with a single

entrance and additional openings for ventilation, which has been adapted to suit local conditions through the verandah addition. The site contains olive trees, fig trees and grape vines, which are of considerable age, and are evidence of productive planting. The place is associated with the early development of Wanneroo as a market gardening/agricultural area. The place was not built by convicts.

#### **4.2.2 Similar places in the region**

Captain Drummond's Cottage, or Mary Drummond's Cottage, on the corner of Bayside Boulevard and North West Coastal Highway, Drummond Cove, is a c1870s limestone and corrugated iron restored cottage in the City of Greater Geraldton. The following is summarised from the Place Record of the City's Municipal Heritage Inventory:<sup>139</sup>

The two roomed stone cottage has a steeply pitched corrugated iron gable roof punctuated by two stone chimneys to the gable ends. The roof extends broken back to cover verandahs to both the west and east elevations. The west facade has two casement style timber framed windows with small panes.

John Nicol Drummond (1816-1906), son of James Drummond, the renowned botanist, accompanied William Burges in 1849 to assess the pastoral potential of the country north of Champion Bay. Both Burges and Drummond were suitably impressed by the land and decided to take up pastoral leases in the region. In 1851 Drummond took up a lease of 4,000 acres north of Smuggler's Cove and named it White Peak. He later added more land on the southern boundary and at the mouth of the Buller River, where he built a cottage for his new wife, Mary (nee Shaw). Mrs Drummond, Eliza Shaw's daughter, was believed to be the first white woman to settle in the district and the Drummond's child, the first white child to be born in the area; however this is difficult to verify.

John Drummond was a policeman and his duties meant that he was away from home often. However he resigned from the Police Force in the late 1850s and commenced building the White Peak Homestead. When John Drummond died, Mary Drummond moved to Drummond's Cove where she lived in a small cottage called 'Sea View' with her adopted daughter Rosie. In later years the cottage stood vacant for some time and deteriorated into a ruin.

The cottage was restored as part of the Bayside Estate development and opened by Kevin Minson, MLA in 1995.

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<sup>139</sup> HCWA Database P3802, Captain Drummond's Cottage; Mary Drummond's Cottage, City of Greater Geraldton Municipal Inventory of Heritage Places, 2011, Place No 173.



**Historic Photo 11: Drummond's Cottage 'Seaview'**

Source: *Stephen Carrick, June 2011.*

#### 4.2.3 Wells

A search of the Office of Heritage's database revealed a listing for more than 250 wells. Of these, 57 were built prior to 1870. Only four wells are entered on the Register of Heritage Places: *St. Ronan's Well, York* (1832; 1860s), *Coffee Pot & Waggrakine Well* (1872) and *Railway Cottage Bluff Point (fmr) & Two Mile Well* (1886), *Gnarlbine Soaks* (1896).

*St Ronan's Well, York*, comprises a stone lined circular well (c.1832) that has overflowed to form a kidney shaped pool, and a circular brick lined well (1862). The stone work of the earlier well is an example of Scottish dry wall construction and the smaller well is made of handmade convict bricks. From a height the remains of the foundations of five buildings (police quarters and cells) can be discerned. The site is of great historical significance, being probably one of the oldest well sites in Western Australia.<sup>140</sup>

*Railway Cottage Bluff Point (fmr) & Two Mile Well* includes a low stone wall structure with remains of a timber framed windlass, and was constructed in 1861 as one of a number of permanent water sources provided by the Colonial government on the main roads of the Colony to facilitate the movement of stock and travellers in the nineteenth century.<sup>141</sup>

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<sup>140</sup> HCWA Database & *St Ronan's Well, York*, P4183 Register of Heritage Places Assessment Documentation 24 June 2011.

<sup>141</sup> HCWA Database & *Railway Cottage (fmr), Bluff Point & Two Mile Well*, P13253 Register of Heritage Places Assessment Documentation 12 November 2004.

*Gnarlbine Soaks (Well No.22) (556)* was an important water source for Aborigines and discovered by Europeans in 1863. Two stone lined wells were sunk, and were later an important stop for travellers to the eastern goldfields before the pipeline was built.<sup>142</sup>

Prior to the advent of water tanks and scheme water, wells were integral components in colonial Western Australia. Public wells were dug at various locations along the main roads for the benefit of travellers and also stock and were heavily used. Early explorers made use of aboriginal watering holes and as the colonial government sent out explorers and surveyors, they located such sites and lined them to provide water for future explorers, pastoralists, and stock. The location of wells along the early transport routes is not well known and in general the historical documentation that goes with these early wells is not readily available. Few have been physically recorded.<sup>143</sup>

Stone wells were commonly constructed in Western Australia and there are numerous to be found around the countryside.



**Historic Photo 12: Gnarlbine Soaks (Well No 22)**

*Source: Heritage Council Database, taken by F A Sharr 1974.*

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<sup>142</sup> HCWA Database & *Gnarlbine Soaks (Well No.22)*, P556 Register of Heritage Places Assessment Documentation 28 August 2001.

<sup>143</sup> HCWA Database & *Railway Cottage (fmr), Bluff Point & Two Mile Well*, P13253 Register of Heritage Places Assessment Documentation 12 November 2004.

### 4.3 UNRESOLVED ISSUES

Frederick Nicolay's 'Diaries and reminiscences' does not say who built his cottage, but his wording indicates that he did not turn his hand to the work himself. Given his father's connection to the convict depot, and his employment of five ticket-of-leave men in 1871, the Coffee Pot was more than likely built by ticket-of-leave men at this time.

Frederick Nicolay's description of the Coffee Pot, written some thirty years after the event, shows a discrepancy: the Coffee Pot was built in stone, not brick.

The stonework of the western room indicates it was added at a later date, but there is no evidence to date when this occurred or who undertook this work.

Early photographic evidence has not been found as part of the documentary research.

It is not recorded whether the well, about 50m from the Coffee Pot, was lined with stone for future use by explorers and stockmen, or lined by Charles or Frederick Nicolay.

## 5.0 ASSESSMENT OF SIGNIFICANCE

The Burra Charter defines 'cultural significance' to mean 'aesthetic, historic, scientific, social or spiritual value for past, present or future generations.'<sup>144</sup>

The significance of Coffee Pot & Waggrakine Well is assessed in accordance with requirements established in the Criteria for Entry into the Register of Heritage Places (November 1996, HCWA) (Appendix B). This employs the terms outlined by the Burra Charter (Appendix C) and the degree of significance is determined by the level of rarity and representativeness. Significance is also affected by the condition, integrity and authenticity of the place.

### 5.1 AESTHETIC SIGNIFICANCE

**Criterion 1** *It is significant in exhibiting particular aesthetic characteristics.*

*1.1 Importance to a community for aesthetic characteristics.*

*1.2 Importance for its creative, design or artistic excellence, innovation or achievement.*

*1.3 Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.*

The elevated setting and the remote location of *Coffee Pot & Waggrakine Well* gives landmark value to the place which is accentuated by the prominent and unusual roof form.

*1.4 In the case of an historic precinct, importance for the aesthetic character created by the individual components which collectively form a significant streetscape, townscape or cultural environment.*

### 5.2 HISTORIC SIGNIFICANCE

**Criterion 2** *It is significant in the evolution or pattern of the history of Western Australia.*

*2.1 Importance for the density or diversity of cultural features illustrating the human occupation and evolution of the locality, region or the State.*

*Coffee Pot & Waggrakine Well* is a remnant of Reverend Charles Grenfell Nicolay's ambitious endeavour to establish a coffee plantation in Western Australia, which was a total failure.

*2.2 Importance in relation to an event, phase or activity of historic importance in the locality, the region or the State.*

The coffee plantation was worked by ticket-of-leave labour employed by Reverend Charles Nicolay and Fredrick Nicolay and the Coffee Pot building was most likely constructed by these ticket-of-leave men.

The Coffee Pot was established as part of an experimental coffee plantation which operated from 1870 to 1872 on the western slope of the Moresby Flat Topped Range, east of Geraldton, as an early attempt at specialised agriculture in the district, and one of a number of attempts made by the Colonial Government in the 1860s and

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<sup>144</sup> The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 1999.

1870s to find export crops which could be profitably grown in the State to generate needed revenue. The place is one of only three recorded attempts at commercial coffee production in Australia; the others being at new Norcia from 1869-1872, and at Glen Forrest in 1885.

The Waggrakine Well was a source of water surveyed by W. Phelps in 1870, but used by travellers prior to this time.

*2.3 Importance for close association with an individual or individuals whose life, works or activities have been significant within the history of the nation, State or region.*

*Coffee Pot & Waggrakine Well* is representative of the pioneering spirit that characterised the life of Reverend Nicolay, who lectured at Kings College, London; was the co-founder, in 1848, of the first tertiary institution for women in England, Queens' College London; served as an Anglican chaplain in Brazil from 1858 to 1867; was chaplain to the Geraldton convict depot 1870-1874; led geological expeditions on behalf of the Colonial Government; collected and established the nucleus of a geological collection that began the Western Australian Museum; and served as chaplain to the Fremantle Prison from 1878 until his death in 1897.

*2.4 Importance as an example of technical, creative, design or artistic excellence, innovation or achievement in a particular period.*

### 5.3 SCIENTIFIC SIGNIFICANCE

**Criterion 3A** *It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of Western Australia.*

*3.1 Importance for information contributing to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.*

Coffee Pot & Waggrakine Well is of scientific significance for its archaeological potential to provide further information about the use and development of the site as a plantation, farm and residence from the early 1870s and as an army officer's headquarters during the Second World War. The site also has the potential to provide further information about the lives and activities of the residents including convict labourers, the Nicolay's, army personnel and other occupants.

*3.2 Importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the locality, region or the State.*

**Criterion 3B** *It is significant in demonstrating a high degree of technical innovation or achievement.*

*3.3 Importance for its technical innovation or achievement.*

Reverend Nicolay's experimental coffee plantation at Waggrakine, for which the Coffee Pot was built, was one of the earliest attempts at commercial coffee production in Western Australia.

### 5.4 SOCIAL SIGNIFICANCE

**Criterion 4** *It is significant through association with a community or cultural group in Western Australia for social, cultural, educational or spiritual reasons.*

*4.1 Importance as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, aesthetic or educational associations.*

*Coffee Pot & Waggrakine Well's* importance to the Chapman Valley community for its association with early settlement and agricultural history is demonstrated in the re-roofing of the building in the early 1980s by local residents in order to slow its deterioration, and by its inclusion in the Shire of Chapman valley's Municipal Heritage Inventory.

#### *4.2 Importance in contributing to a community's sense of place.*

*Coffee Pot & Waggrakine Well* contribute to the local community's sense of place, being an easily recognisable and unique building in the mid-west region, and a reminder of the early history of the area.

## 5.5 RARITY

**Criterion 5** *It demonstrates rare, uncommon or endangered aspects of the cultural heritage of Western Australia.*

#### *5.1 Importance for rare, endangered or uncommon structures, landscapes or phenomena.*

The Coffee Pot is rare as a residence built on a coffee plantation, in the early nineteenth century, in Western Australia. (Criterion 5.1)

#### *5.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced in, or in danger of being lost from, or of exceptional interest to, the locality, region or the State.*

## 5.6 REPRESENTATIVENESS

**Criterion 6** *It is significant in demonstrating the characteristics of a class of cultural places or environments in the State.*

#### *6.1 Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.*

#### *6.2 Importance in demonstrating the principal characteristic of the range of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the locality, region or the State.*

## 5.7 CONDITION

**Condition** *refers to the current state of the place in relation to each of the values for which that place has been assessed. Condition reflects the cumulative effects of management and environmental events.*

*Coffee Pot & Waggrakine Well* is in poor condition. Whilst the local community made attempts to conserve the place with a re-roofing program in the 1980s, further conservation work is still required to stabilise the stone walls and arrest deterioration. Encroaching vegetation and livestock threaten the condition of the fabric.

## 5.8 INTEGRITY

**Integrity** *is a measure of the likely long-term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.*

*Coffee Pot & Waggrakine Well* has low integrity. The original coffee plantation was a short lived experiment with little evidence to suggest the place was occupied for its



original function after 1872. Nevertheless a pastoral function has been retained since that time. Whilst it would not be viable to make the structure habitable or re-establish the plantation, interpretative evidence of the original function could be provided.

## 5.9 AUTHENTICITY

*Authenticity* refers to the extent to which the fabric is in its original state.

The current poor condition of the fabric and the unusual roof form are unlikely to be an accurate representation of the original thatched roof cottage but enough fabric remains for the place to have moderate authenticity.

## 5.10 ARCHAEOLOGICAL SIGNIFICANCE

Archaeological significance is a scientific value and is a measure of a site’s research potential and ability to provide further information through the application of archaeological techniques. Consideration of context, authenticity and representativeness are key concepts in measuring archaeological significance. Representativeness is a dynamic measure of the rarity of sites within a local, regional, state, national and/or international landscape.

As further archaeological and historical research increases the knowledge base of site types within the landscape, assessments of representativeness need to be revised. The scientific value and archaeological significance of a site may vary with changing research frameworks as well as shifts in rarity value.

Earth Imprints Consulting has adopted a grading system provided in Table 1 as a means of determining the archaeological significance of the study area. Measures used to evaluate archaeological significance of the study area include the presence of structural foundations, surface features, material culture and archaeological deposits; integrity and intactness; availability of historical records; research potential; the potential for interpretation; and age and rarity.

Most archaeological sites will display criteria from different ratings. Not all of the indicative criteria in each of the ratings need to be satisfied to rank a site with a particular level of significance. If a site displays attributes from more than one rating, the overall rating is determined by the majority of criteria in any one rating.

**Table 1 – Rating and indicative criteria used to measure the archaeological significance of the study area.**

| Rating                     | Indicative Criteria  |
|----------------------------|--|
| Exceptional<br>(Very high) | Structural foundations, surface features and material culture<br>Primary archaeological deposits<br>High degree of integrity<br>Low level of disturbance<br>Sound documentary evidence<br>Extremely rare or unique |
| Considerable<br>(High)     | Some structural foundations, surface features and material culture   |

|                    |   |
|--------------------|---|
|                    | <ul style="list-style-type: none"> <li>Primary archaeological deposits</li> <li>Moderate degree of integrity</li> <li>Moderate level of disturbance</li> <li>Some documentary evidence</li> <li>Moderate level of rarity forming part of a class of sites</li> </ul>  |
| Some<br>(Moderate) | <ul style="list-style-type: none"> <li>Some surface features and associated material culture</li> <li>Secondary archaeological deposits</li> <li>Moderate degree of integrity</li> <li>Moderate level of disturbance</li> <li>Little documentary evidence</li> <li>Low level of rarity or common</li> </ul> |
| Little<br>(Low)    | <ul style="list-style-type: none"> <li>Little surface features and associated material culture</li> <li>Secondary archaeological deposits</li> <li>Low degree of integrity</li> <li>High level of disturbance</li> <li>Little documentary evidence</li> <li>Very common</li> </ul>                          |
| None               | No archaeological fabric exists   |

### **5.10.1 Assessment of Archaeological Significance**

Coffee Pot and Waggrakine Well is of considerable archaeological significance and includes structural remains (the cottage and well), domestic plantings (fig tree), artefact scatters (around the cottage and well and along the unsealed road) and earthworks (unsealed road, horseshoe-shaped earthwork and dam). Overall, the site maintains a moderate degree of integrity and has been subject to moderate levels of disturbance since it was first established and constructed during the early 1870s.

Some of these features, including artefact scatters along and adjacent to the unsealed road, the horseshoe-shaped earthwork and the dam extend beyond the HCWA registered curtilage boundary. On their own, the horseshoe-shaped earthwork and dam are considered to be of little archaeological significance. The artefact scatters that fall outside of the HCWA registered curtilage are significant features and are considered integral to understanding the place's history, use and development.

There is potential for subsurface archaeological remains, dating from the 1870s to be located around the site of the cottage including in the subfloor deposits inside the footprint of cottage and immediately around the exterior of the building. The building materials and artefact scatter around the cottage form part of the archaeological record and have the potential to provide further information about the construction and use of the cottage and the lives of its owners and residents.

Subsurface archaeological evidence may remain associated with former fences, gardens and other landscape features as well as with rubbish dump sites. There is also potential for artefacts to be located in the well, which was originally recorded by surveyor, William Phelps in 1870 and was rebuilt c.1927 after the walls collapsed.

Some primary and secondary documentary evidence exists for the Coffee Pot and Waggrakine Well. Further archaeological investigations have the potential to provide further information about the site, which would complement the existing historical record. There is also some potential for oral history to provide additional information about the social, domestic and commercial uses of the site.

The historical and architectural values associated with the Coffee Pot and Waggrakine Well are considerable and there is excellent potential for these values, in association with the archaeology, to be incorporated into interpretation of Coffee Pot highlighting the development of farming in the region from the 1870s, domestic life in rural Western Australia and army operations during the Second World War. The material culture (artefacts) has research and interpretation potential. There is also interpretation potential regarding the conservation of the place including education regarding the archaeological values.

## 6.0 STATEMENT OF SIGNIFICANCE

*Coffee Pot & Waggrakine Well*, a single storey stone cottage in ruins and a nearby well, has cultural heritage significance for the following reasons:

the place is representative of the pioneering spirit that characterised the life of Reverend Nicolay, who lectured at Kings College, London; was a co-founder, in 1848, of Queens' College London, the first tertiary institution for women in England; served as an Anglican chaplain in Brazil from 1858 to 1867; was chaplain to the Geraldton convict depot from 1870 to 1874; led geological expeditions on behalf of the Western Australian Colonial Government; collected and established the nucleus of a geological collection that began the Western Australian Museum; and served as chaplain to the Fremantle Prison from 1878 until his death in 1897;

the place is a remnant of Reverend Charles Grenfell Nicolay's ambitious endeavour to establish a coffee plantation in Western Australia, which was a total failure;

the experimental coffee plantation at the place was one of a number of attempts made by the Colonial Government in the 1860s and 1870s to find export crops which could be profitably grown in the State to generate needed revenue, and is one of the earliest attempts at commercial coffee production in Western Australia;

the place's importance to the Chapman Valley community for its association with early settlement and agricultural history is demonstrated in the re-roofing of the building in the early 1980s by local residents in order to slow its deterioration;

the place includes Waggrakine Well, a source of water surveyed by W. Phelps in 1870, but used by travellers prior to this time;

the Coffee Pot is rare as a residence built on a coffee plantation, in the early nineteenth century, in Western Australia; and,

the place has landmark value due to an elevated setting and lack of surrounding development together with a prominent and unusual roof form.

The power lines are intrusive.

## 7.0 GRADED ZONES AND ELEMENTS OF SIGNIFICANCE

### 7.1 INTRODUCTION

Levels of significance have been assigned to the various structures, site elements and landscape features identified in this report. Levels of significance are based on levels identified as appropriate by J. S. Kerr and published in *The Conservation Plan*.<sup>145</sup> The grading is based on an assessment of the issues arising from the Statement of Significance (Section 6.0) the authenticity and integrity of the place. The following levels of significance are referred to in this report:

- of exceptional significance
- of considerable significance
- of some significance
- of little significance
- intrusive element

On this basis elements assessed as being of 'some significance' are considered to be on the threshold for entry into the National Trust of Australia Classified List and entry into Heritage Council of Western Australia's State Register of Heritage Places.

The levels of significance for the site are indicated in Figure 7. Archaeological Zones of Significance are shown in Figure 8. Elements of significance are listed in Section 7.4.

### 7.2 ZONES OF SIGNIFICANCE – SITE

In general, zones of higher significance include those elements of greater significance. These zones may include some elements and details that are not significant in their own right.

The following zones are of exceptional significance:

Nil.

The following zones are of considerable significance:

- The registered curtilage of the Coffee Pot and Waggrakine Well
- The Fig tree to the northeast of the Coffee Pot
- Artefact concentrations to the southwest of the Coffee Pot
- Artefact scatter around the Coffee Pot

The following zones are of some significance:

- The view lines to the Coffee Pot from the surrounding land

The following zones are of little significance:

- The horseshoe-shaped earthwork to the northeast of the Coffee Pot
- The former dam to the northeast of the Coffee Pot
- Vegetation directly adjacent to the north and east elevations

The following zones are intrusive:

Nil.

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<sup>145</sup> J. S. Kerr, op. cit.

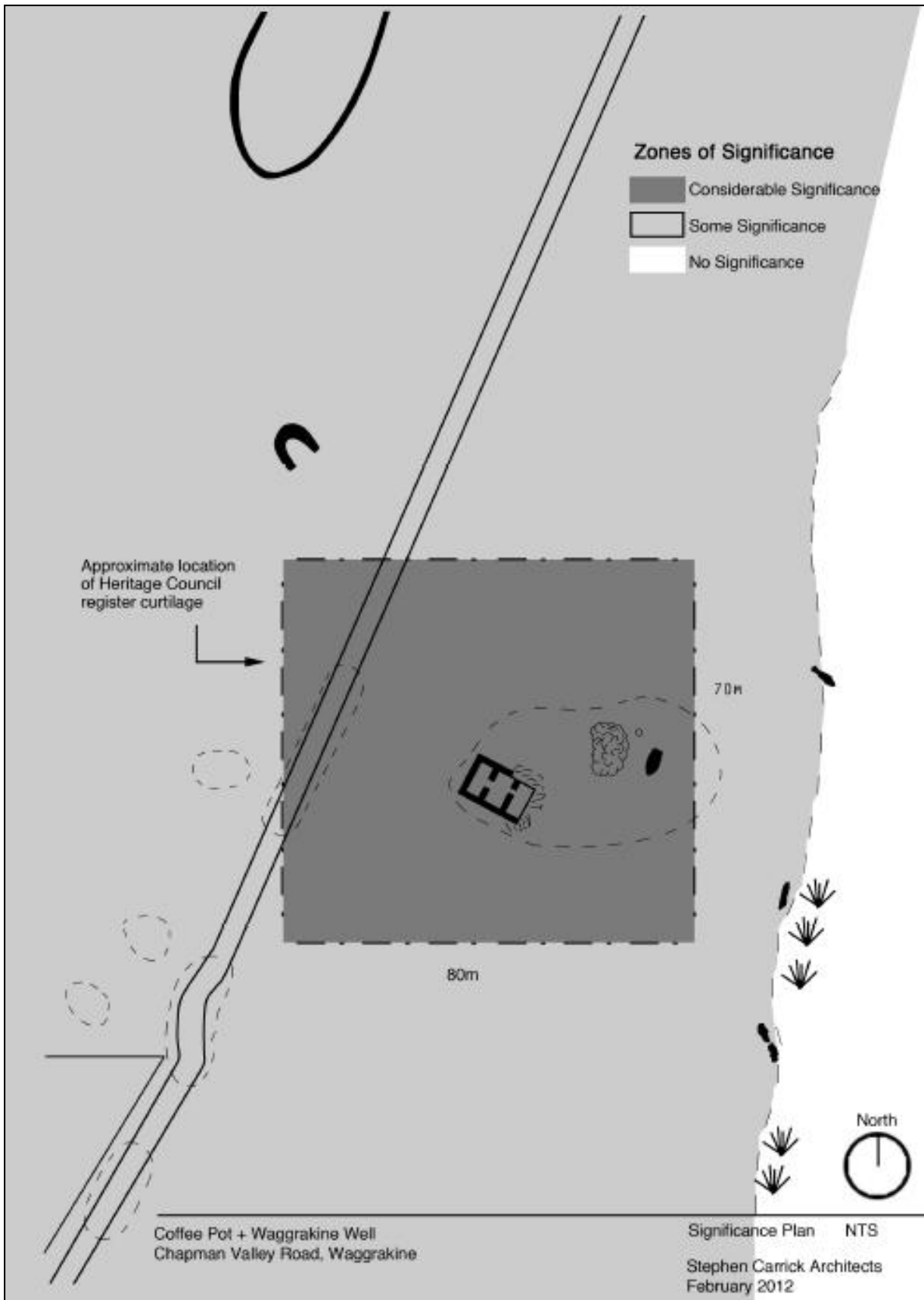


Figure 7 – Zones of Significance Plan

7.3 ZONES OF SIGNIFICANCE - ARCHAEOLOGY

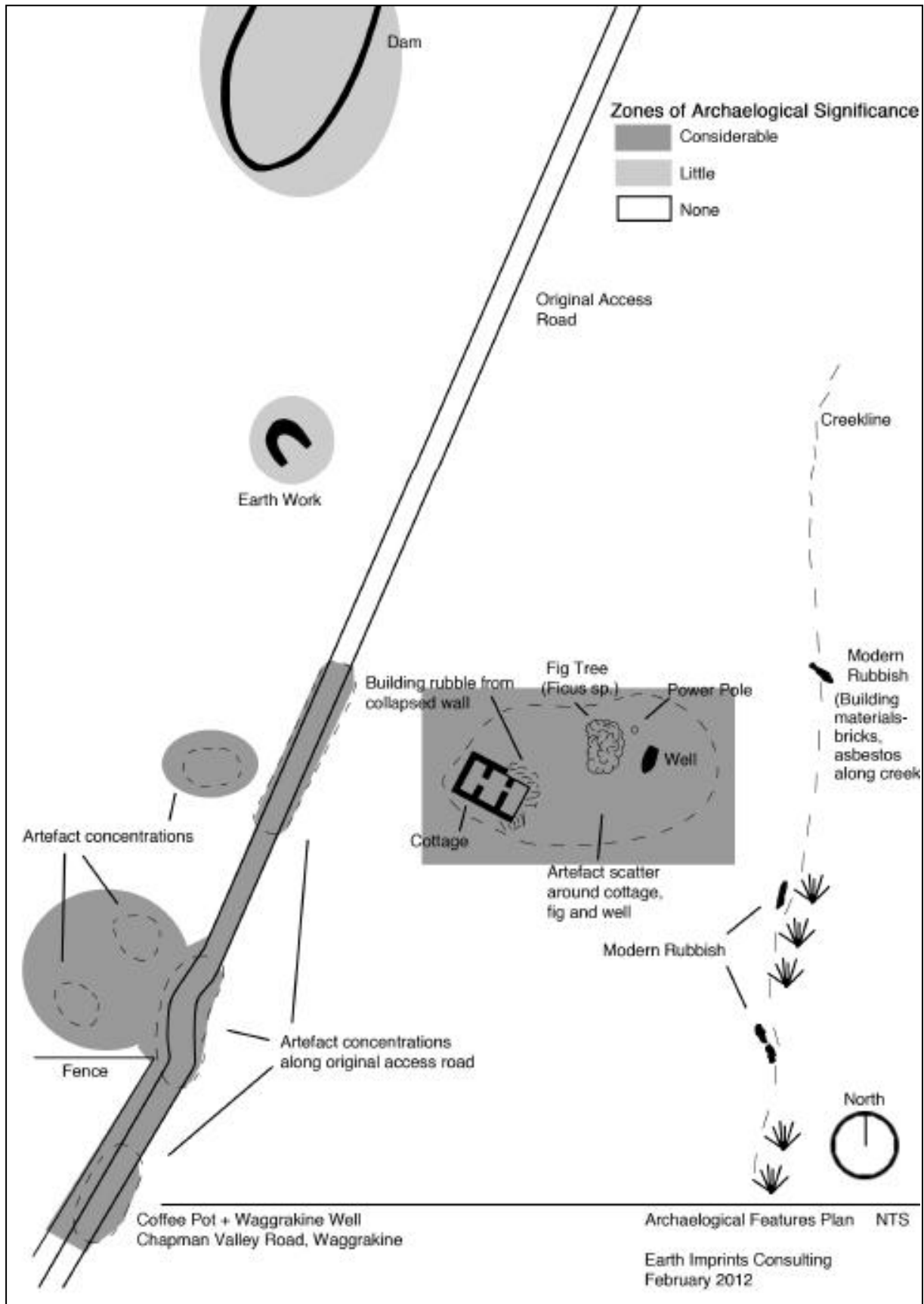


Figure 8 – Zones of Archaeological Significance Plan

## 7.4 ELEMENTS OF SIGNIFICANCE

The levels of significance for individual elements of the place have been assigned as follows:

The following elements are of exceptional significance:

Nil.

The following elements are of considerable significance:

- The overall form (except roof) of the Coffee Pot
- The overall form of the Waggrakine Well
- The stone work to the Coffee Pot and Waggrakine Well
- The external and internal openings
- The stepped stone plinth to the Coffee Pot
- The bricks used in openings and wall patching
- Bolts, steel plates, nails, wire and other remnant fixings
- Fireplace and remnant chimney
- Curved steel lintels to fireplace

The following elements are of some significance:

- The hipped roof form
- Timber rafters and structure to the roof
- The latter brickwork used to stabilise the chimney
- Timber frames to windows and doors, timber lintels and later repairs to the Coffee Pot
- Internal wall finishes, render and limewash
- Stone and other building materials from the collapsed walls
- Compacted earth floors and slurry to floor
- Building imperfections, including repairs that are not damaging the significant fabric

The following elements are of little significance:

- The roofing material and hip capping
- Hard cement patches to stone walls
- Compressed fibrous cement (asbestos) rubble

The following elements are intrusive:

- The above ground power lines



## **8.0 CONSERVATION POLICY ISSUES**

### **8.1 INTRODUCTION**

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

The aims of the conservation policy for Coffee Pot & Waggrakine Well are:

to provide guidance to the owners of the place, regarding the significance of the place as a whole and individual elements;

to provide practical recommendations for the conservation of the significant fabric and policies for restoration, reconstruction and maintenance of the significant elements;

to identify issues that might enhance or impede future use options and conservation;

to identify practical means by which the place can be presented through appropriate interpretation; and

to provide guidance for future adaptation and development that may be required to meet changing functional requirements.

### **8.2 GUIDE TO THE CONSERVATION POLICY**

The conservation policy is presented under the following general headings:

#### **POLICIES ARISING OUT OF THE CULTURAL SIGNIFICANCE OF THE PLACE**

This covers the requirements outlined in the articles of the Burra Charter, requirements that arise out of the statement of significance and requirements arising from the graded zones of significance.

#### **REQUIREMENTS ARISING FROM THE PHYSICAL CONDITION OF THE PLACE**

This covers detailed policies for the conservation of the significant fabric of the place.

#### **EXTERNAL REQUIREMENTS**

This outlines current heritage listings and their implications as well as requirements of statutory authorities.

#### **REQUIREMENTS OF CLIENTS, TENANTS AND USERS OF THE PLACE**

This looks at present ownership and use status, the expectations and requirements of community and users of the building, and issues of compatible future use and development.

#### **USE, IMPLEMENTATION AND MANAGEMENT STRATEGY**

The final section outlines policies regarding future decisions for the place and gives a timeframe for the implementation of conservation policies.

### 8.3 CONSERVATION AIMS

The conservation plan and specifically the conservation policies recommend that Coffee Pot & Waggrakine Well should be retained and conserved in a manner which ensures the recognition and conservation of it as a place of aesthetic, historic, scientific and social significance.

The main aim of the conservation policy for Coffee Pot & Waggrakine Well is to provide a framework for the conservation of the place acknowledging the owner's requirements, constraints, ongoing use and the place's location within the region.

The conservation plan has identified areas and elements within the site as being of considerable, some and little significance as well as elements assessed as intrusive. (Refer to Section 7.0 Graded Zones and Elements of Significance). This assessment has taken into account the authenticity and integrity of the building.

Specific policies and recommendations are made for each of the assessed areas or elements. Generally conservation of elements of considerable and some significance should be considered as a higher priority than the conservation of elements of little significance. The conservation of elements of little significance should be considered in the context of the future use and development of the site and building as a whole.

***Policy 1.1 The statement of significance for Coffee Pot & Waggrakine Well and the recommendations of the conservation plan should be used by the owners, and the future users of the place, as well as all relevant authorities, as a key guiding document for decisions about conservation, management, maintenance, development and future use of the place.***

***Policy 1.2 The conservation plan should be reviewed every ten years to ensure that the policies continue to be relevant and are being implemented in an appropriate manner, that changes are recorded and that any further information that comes to light is properly included and assessed. It is not a requirement that this document has to be rewritten.***

***Policy 1.3 If there are major changes to the place that impact on the relevance and accuracy of this conservation plan then this report should also be updated at the completion of those works.***

***Policy 1.4 All work undertaken to conserve or adapt the place should be appropriate to the significance of the place and should be guided by experienced conservation practitioners.***

### 8.4 REQUIREMENTS ARISING OUT OF THE BURRA CHARTER

The conservation policy for Coffee Pot & Waggrakine Well recommends the conservation and interpretation of the existing building, well and site in accordance with the principles established in the Burra Charter (See Appendix C).

The Burra Charter sets out definitions of conservation terminology, conservation principles and conservation processes, and indicates certain principles which should guide conservation. Generally, original fabric is considered to be of greatest significance, however in some cases more recent fabric is of equal significance because it tells the story of the ongoing development and use of the place.

The principles of the Burra Charter focus on the means of conserving significant fabric in order to preserve the authenticity of the heritage place. For example, where

fabric has deteriorated to the point where it is no longer viable, reconstruction should be carried out using replacement material which matches the original as closely as possible. Since the greatest value however is placed on authentic material dating from the period of construction, conservation of this is of the highest priority and replacement should only be carried out when all means of conserving the original fabric have been investigated.

Conservation of existing fabric does not require that the fabric appears as new. Part of the understanding of a place of heritage significance includes the patina of age resulting from minimum interference with original fabric. Conservation, however, does require a well-managed maintenance program.

#### **8.4.1 Policies Arising from the Burra Charter**

***Policy 2.1***      ***The definitions and principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) should be used to guide all considerations for the future conservation, adaptation or use of the buildings and the site and any associated requirements for physical works (Section 10.0 Policies Arising from the Physical Condition of the Place).***

***Policy 2.2***      ***The conservation of significant elements should be carried out in accordance with the principles outlined in the Burra Charter.***

## **9.0 POLICIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE**

### **9.1 INTRODUCTION**

The Assessment of Significance (Section 5.0) and Statement of Significance (Section 6.0) define the cultural significance of Coffee Pot & Waggrakine Well in terms of aesthetic, historic, scientific and social significance, and in terms of its rarity and representativeness. The significance of a place must be capable of being observed in the fabric, the site features, building and other elements of physical evidence in order that the conservation of these can ensure the conservation of significance. The significance of Coffee Pot & Waggrakine Well is defined in this conservation plan as follows:

the place is representative of the pioneering spirit that characterised the life of Reverend Nicolay, who lectured at Kings College, London; was a co-founder, in 1848, of Queens' College London, the first tertiary institution for women in England; served as an Anglican chaplain in Brazil from 1858 to 1867; was chaplain to the Geraldton convict depot from 1870 to 1874; led geological expeditions on behalf of the Western Australian Colonial Government; collected and established the nucleus of a geological collection that began the Western Australian Museum; and served as chaplain to the Fremantle Prison from 1878 until his death in 1897;

the place is a remnant of Reverend Charles Grenfell Nicolay's ambitious endeavour to establish a coffee plantation in Western Australia, which was a total failure;

the experimental coffee plantation at the place was one of a number of attempts made by the Colonial Government in the 1860s and 1870s to find export crops which could be profitably grown in the State to generate needed revenue, and is one of the earliest attempts at commercial coffee production in Western Australia;

the place's importance to the Chapman Valley community for its association with early settlement and agricultural history is demonstrated in the re-roofing of the building in the early 1980s by local residents in order to slow its deterioration;

the place includes Waggrakine Well, a source of water surveyed by W. Phelps in 1870, but used by travellers prior to this time;

the Coffee Pot is rare as a residence built on a coffee plantation, in the early nineteenth century, in Western Australia; and,

the place has landmark value due to an elevated setting and lack of surrounding development together with a prominent and unusual roof form.

The power lines are intrusive.

#### **9.1.1 Policies Arising from the Statement of Significance**

The statement of significance for Coffee Pot & Waggrakine Well and the implementation of the conservation policies in this Conservation Plan provide the basis for the conservation of the significance of the place (Refer Policy 1.1 & 1.2).

**Policy 3.1** *Coffee Pot & Waggrakine Well should be retained and conserved in a manner that respects and supports the assessed significance of the place and its component parts.*

**Policy 3.2** *The future use of Coffee Pot & Waggrakine Well should take account of the significance of the place as well as the requirements of the owners.*

**Policy 3.3** *The building elements and site features assessed as being of considerable significance should be conserved or adapted in accordance with the recommendations of the conservation plan (Section 9.2).*

**Policy 3.4** *The building elements and site features assessed as being of some significance should be conserved or adapted in accordance with the recommendations of the conservation plan (Section 9.2).*

**Policy 3.5** *The building elements and site features assessed as being of little significance may be retained or demolished on the basis of the requirements of use (Section 9.2).*

**Policy 3.6** *Opportunities for interpreting the significance of the place and its development over time should be developed and implemented in accordance with the recommendations of the conservation plan (Section 11).*

## **9.2 REQUIREMENTS ARISING OUT OF GRADED ZONES AND ELEMENTS OF SIGNIFICANCE**

The Graded Zones and Elements of Significance for the place have been outlined in Section 7.0. These levels have been assigned based on levels identified by J. S. Kerr and published in *The Conservation Plan*.<sup>146</sup>

The following recommendations for the different graded zones and elements of significance are based on those outlined in Heritage Council of Western Australia's 'Conservation Plan Study Brief,' (Appendix A) but have been adapted to suit the specific requirements of Coffee Pot & Waggrakine Well (Refer section 7.0 Graded Zones and Elements of Significance).

### **9.2.1 Policies for Zones and Elements of Significance**

(Refer Section 7.0)

#### **Exceptional significance**

**Comment:** There are no zones or elements of exceptional significance.

#### **Considerable Significance**

**Policy 4.1** *The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Reconstruction is desirable provided sufficient detailed information is available.*

**Policy 4.2** *Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not*

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<sup>146</sup> J. S. Kerr, op. cit.

*affect any external or internal fabric which is of considerable significance. Any internal partitions should be fully reversible. No significant fabric should be removed or action taken to confuse the sense of the space.*

**Policy 4.3** *Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the fabric should be thoroughly documented.*

**Policy 4.4** *There should be no new works which will obscure important views to and from the site.*

**Comment:**

This policy generally refers to the presentation of both the Coffee Pot and the Waggrakine Well. The policy refers to the significant building fabric, the internal spaces and the external elevations. The location of the well and the stone construction are also included in this policy. The Fig tree is included as an item of considerable significance.

Existing and proposed planting schemes, as well as any structures, need to be carefully considered to avoid obscuring important views to and from the site.

The registered curtilage of the place is assessed of considerable significance.

**Some Significance**

**Policy 4.5** *The significant fabric of these spaces or elements should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing fixtures, services and reversible partitions provided this does not affect the significant external and internal appearance of the building. Discrete structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes.*

**Policy 4.6** *There should be no new works in areas which will adversely affect the setting of the buildings or obscure important views to and from the site.*

**Comment:**

This policy generally refers to the setting of Coffee Pot and Waggrakine Well. As a guide the some significance zone extends to the line of the creek to the east, the lot boundary to the north and west and approximately 30 metres south of the registered curtilage. Any new development in this zone requires careful consideration to ensure the setting of the place is not adversely impacted.

**Little Significance**

**Policy 4.7** *The fabric of such spaces or elements may be retained or removed depending on the future use requirements. Care should be taken,*

***however, to ensure that any such works do not detract from the significance of adjoining spaces or elements. Before removal, ensure that comprehensive photographic and graphic recording is completed.***

**Comment:**

This policy generally refers to fabric which has been introduced as part of the adaptation of the building and site in recent times. It may be retained or removed on the basis of the requirements of use. Its presence is not, however, affecting the heritage significance of the place. The policy also refers to the archaeological features of the dam and the horse shoe shaped earthwork northwest of the cottage.

**Intrusive Elements**

***Policy 4.8*** Intrusive spaces or elements have been identified as detracting from the significance of the place and their removal, and/or replacement, with more appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economy, before implementation. Before removal/demolition ensure that comprehensive photographic and graphic recording is completed.

**Comment:**

This policy generally refers to fabric which has been introduced as part of repairs to the building and site in recent times but which is reducing its heritage significance or to later intrusive fitouts and additions. Generally this fabric should be removed and the buildings and site restored to original detail or adapted in a more appropriate manner. The above ground power lines are identified as intrusive elements on the setting of the place.

## **10.0 POLICIES ARISING FROM THE PHYSICAL CONDITION OF THE PLACE**

### **10.1 REQUIREMENTS ARISING FROM THE PHYSICAL CONDITION OF THE BUILDING AND SITE**

The conservation policy must address the issues related to the conservation of the fabric of the building and site. Generally the Coffee Pot is a ruinous condition. There are many aspects of the building that require attention. The Waggrakine Well appears to be in a reasonable condition when viewed from the ground. However the well requires a structural inspection and will require a secure cap to address safety and public liability issues.

***Policy 5.1 Original ground levels should be investigated and where possible reinstated.***

***Policy 5.2 An examination of roof and ground drainage needs to be investigated and documented. Prior to any repair work to damaged building fabric all drainage rectification works should be implemented.***

### **10.2 CONSERVATION OF THE SITE, LANDSCAPE AND ARCHAEOLOGY**

The physical setting of the building, site boundaries and landscape issues have been discussed in Section 3.1 Description of the Site and Setting. The following policies arise out of this discussion, in conjunction with other issues arising out of the Analysis of Documentary and Physical Evidence, Assessment, Statement and Levels of Significance (Sections 4.0, 5.0, 6.0 and 7.2).

The Burra Charter defines setting as the area around a place, which may include the visual catchment. Article 8 of the Charter refers to conservation requiring the retention of an appropriate visual setting and that new construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

#### **10.2.1 The Site**

(Refer Section 3.1)

***Policy 5.3 Retain Coffee Pot & Waggrakine Well as the dominant elements on the site.***

***Policy 5.4 New buildings or structures must not obscure elements identified as significant.***

***Policy 5.5 Prepare a simple landscape plan. Use a Landscape Architect or Arborist for appropriate work to maintain the Fig. Use the policies in this conservation plan, the requirements of the owner and the users of the place to inform the landscape plan.***

***Policy 5.6 Landscaping should complement the structures and the setting should be simply treated. Car parking requirements should form part of the landscape plan.***

***Policy 5.7 Examine the opportunity to propagate the existing Fig for use in other plantings within the site.***



**Policy 5.8** When preparing the landscape plan use plantings appropriate to the region and in line with the significance of the place.

**Policy 5.9** Ensure any required fencing is kept simple and utilitarian.

**Policy 5.10** When required, undertake archaeological work in accordance with the policies in this conservation plan.

**Policy 5.11** Remove weeds and shrubs adjacent to the Coffee Pot that are not significant.

**Policy 5.12** Remove building debris adjacent to the Coffee Pot and Waggrakine Well that is not significant. This removal is to be guided by a conservation practitioner to ensure that building fabric related to the Coffee Pot and Waggrakine Well remains on site.

**Policy 5.13** Remove any hazardous material in accordance with health and safety standards.

### 10.2.2 Archaeological Policies

#### General archaeological policies

**Policy 5.14** Coffee Pot should be retained and conserved as ruin and archaeological site.

*The archaeological record is a non-renewable resource. It is preferable that archaeological deposits remain in situ and not be impacted by development. It is not considered appropriate to rebuild the cottage in its entirety although structural and remediation works are required to prevent further deterioration.*

**Policy 5.15** New development should be located at an appropriate distance away from the area of considerable archaeological significance so as not to impact on any archaeological deposits.

**Policy 5.16** Any adaption and future use of the Coffee Pot and Waggrakine Well site should consider the impact on archaeological deposits and the archaeological potential of the site.

**Policy 5.17** Artefact scatters that fall outside the Heritage Council of WA registered curtilage are considered integral to understanding the place and management, mitigation and interpretation measures should give due regard to this component of the site.

**Policy 5.18** If the areas, which are identified in this conservation plan as holding a degree of archaeological potential, are subject to threat of disturbance, a suitably qualified archaeologist should be consulted to provide advice on the potential impact of the disturbance and mitigation measures. Further research which may involve invasive and non-invasive methods should be undertaken prior to disturbance by a suitably qualified and experienced archaeologist.

**Policy 5.19** Following consultation by an archaeologist to determine the appropriate course of action, archaeological monitoring should be

*undertaken in areas of archaeological significance if they are to be disturbed.*

***Policy 5.20 All archaeological work including the use of both invasive and non-invasive techniques should be conducted by a suitably qualified and experienced historical archaeologist within an archaeological research framework, which focuses on answering specific research questions or problems.***

***Policy 5.21 Archaeological test excavation would provide additional information about the use and construction of Coffee Pot and Waggrakine Well and the domestic life of its residents.***

***Policy 5.22 A controlled metal detector survey of the area surrounding the site, including areas outside of the present study area would provide further information about the potential for subsurface archaeological deposits.***

***Policy 5.23 All people involved in the management of the site or undertaking any work at the site should be made aware of the site's archaeological significance and potential. If any significant archaeological deposits affected during work, work should cease and an archaeologist should be contacted to inspect the area and provide recommendations for the appropriate management of the archaeology.***

#### **Artefact management policies**

***Policy 5.24 Artefacts should remain in situ unless recorded and recovered by a suitably qualified archaeologist for specific management, research or interpretation reasons.***

***Policy 5.25 Artefacts recovered from the site (previously or during future archaeological investigations) should be curated as a collection.***

***Policy 5.26 Any artefacts recovered from the site should be catalogued in an electronic database of archaeological artefacts with input from an historical archaeologist. A hard copy of the catalogue and records associated with any archaeological works should be stored with the artefacts.***

***Policy 5.27 The land owner remains the owner of any artefacts on the site and is responsible for their management and care. Agreements to transfer ownership or custodianship of an archaeological collection to a suitable repository e.g. a local historical society or museum should be made with the consultation of an historical archaeologist.***

#### **Interpretation policies**

***Policy 5.28 Interpretation should consider the archaeological values of Coffee Pot and Waggrakine Well and any results of any archaeological work undertaken at the site.***

***Policy 5.29 Further investigation, including historical and archaeological research, would assist with the interpretation of Coffee Pot and Waggrakine Well.***

***Policy 5.30 Installation of any interpretation including signage should not adversely impact any archaeological features or material culture. Signage should not detract from the visual appearance of the site.***

### Community/stakeholder engagement policies

***Policy 5.31 Should further archaeological research and investigations including excavation be undertaken, the owner should consider a public archaeology program to inform the community about the history and archaeology of Coffee Pot and its relationship to the development of the region.***

## 10.3 CONSERVATION OF COFFEE POT AND WAGGRAKINE WELL

### 10.3.1 General Planning Policies

(Ref. Section 3.3)

***Policy 6.1 The Coffee Pot & Waggrakine Well should be retained and conserved. The original room layout and form should be retained intact. The original external and internal walls of the building should be retained and conserved. The form of the well and its relationship to the Coffee Pot should be retained.***

***Policy 6.2 The advice of a structural engineer should be sought to advise on the structural adequacy, required repairs and ongoing monitoring of the building and well.***

***Policy 6.3 There should be minimal adaptation to the original fabric of the building and well.***

***Policy 6.4 The remaining original internal spaces should be conserved and retained.***

***Policy 6.5 Fabric and elements assessed as being of considerable or some significance should be retained and conserved. Fabric of little significance may be removed or retained.***

***Policy 6.6 The existing front entry to the Coffee Pot & Waggrakine Well should be retained as the main entrance to the buildings.***

***Policy 6.7 New works should be identifiable as such and wherever possible be reversible.***

***Policy 6.8 Implement a maintenance program for monitoring of condition of fabric for both buildings including a strategy for rectification of identified problems.***

If the site is vested in the Shire of Chapman Valley then the Coffee Pot and Waggrakine Well should be included within the Shire's building asset maintenance program.

Maintenance of the built fabric is essential for protecting the significant fabric. Periodic inspection of the building and well is required to identify potential problems early. The maintenance strategy will need to address specific areas. These include:

- Preferred maintenance procedures
- The intervals at which inspections should be carried out for different elements
- The interval at which maintenance works should be carried out
- Regular pest inspection
- Period at which painted/limewashed elements should be repainted/relimewashed and the appropriate paint system for each element
- Maintenance strategy to be reviewed on a regular basis

***Policy 6.9      Develop a minor works program and budget for the site in association with a Maintenance Plan.***

### 10.3.2 Conservation of the External Fabric

#### Footings

***Policy 7.1      As part of the brief for the structural assessment of the building, request the structural engineer's advice on any physical evidence of footing defects or any investigations that may be required to ascertain the condition of the footings. Implement the structural engineer's recommendations.***

***Policy 7.2      Introduce a breather strip at the edge of the building and ensure ground water drains away from all sides of the building.***

#### External Walls

***Policy 7.3      Structural Engineer with heritage experience to investigate wall cracking to all elevations of the Coffee Pot. Engineer to specifically note the wall separation between Room 1 and Room 2. Options for repair should be discussed with a heritage practitioner to examine a methodology that retains as much existing building fabric as practical whilst still satisfying required structural standards.***

***Policy 7.4      Structural Engineer to investigate collapsed wall sections to the north and east elevations of the Coffee Pot. Options for repair should be discussed with a heritage practitioner to examine a methodology that retains as much existing building fabric as practical whilst still satisfying required structural standards.***

***Policy 7.5      Structural Engineer to investigate the structural stability of the Waggrakine Well. Engineer to advise of any required repairs.***

**Policy 7.6** *An appropriate and secure cover to be designed for the Waggrakine Well. Structural engineer to advise on sizing of structure to support a cover. Cover should be designed to allow for interpretation and controlled access to the Well.*

**Policy 7.7** *Investigate the removal of hard render to the elevations. Trial different removal methods to a sample area to ensure the stone substrate is not damaged in the process of removal.*

**Policy 7.8** *Re-point where mortar is missing or failing.*

**Policy 7.9** *Reconstruct sections of wall to make the Coffee Pot secure. Use stone adjacent to the site. If more stone is required use matching field stone.*

**Policy 7.10** *Cap the top of walls with a soft mortar mix.*

**Policy 7.11** *Retain and conserve timber window frames where still extant. Remove paint, repair and repaint as required.*

### **Roofing and Roof Plumbing**

**Policy 7.12** *Reframe the roof to match the existing pitch and clad with corrugated galvanised iron. Use simple flat profile capping on the hips. Ensure roof is tied down in accordance with Structural Engineers advice.*

**Policy 7.13** *Investigate using an appropriate gutter on the west elevation to assist with water runoff. It is recommended that gutters are not fixed to other elevations.*

### **Doors**

**Policy 7.14** *If doors are required for security purposes to east elevation use a timber ledged and braced door with simple hardware.*

There is no documentary evidence to support a specific type of door so a style of the period is appropriate.

### **Windows**

**Policy 7.15** *All original window openings and evidence of window frames to the Coffee Pot should be retained and conserved.*

**Policy 7.16** *If windows are required for security or health purposes use timber casement windows with small glass panes and simple hardware.*

There is no documentary evidence to support a specific type of window so a style of the period is appropriate.

### **Chimney**

**Policy 7.17** *Investigate the reconstruction of the base of the chimney based on the physical evidence.*

There is no documentary evidence to support the chimney detail. Hard mortar repairs have been undertaken to the rear of the fireplace. Using the existing physical evidence the base of the chimney should be reconstructed to a simple detail.

### Lighting

**Policy 7.18** *Prepare an external lighting scheme which will enhance the presentation of the building and create a distinct night time character.*

Floodlighting of significant building facades should be discrete and if lights are required to be fixed to significant fabric then fixings should be kept to a minimum. The lighting will serve as enhancement and provide some improvement to public safety.

### 10.3.3 Conservation of the Internal Fabric

#### Floors

**Policy 7.19** *Retain and conserve earth compacted floors throughout. Clean out debris and assess condition of the floors. Patch floors using a weak slurry to stabilise.*

#### Walls

**Policy 7.20** *Retain and conserve the original internal walls. The walls are stone with some brick sections as repairs.*

**Policy 7.21** *Monitor, investigate and treat any evidence of rising damp.*

**Policy 7.22** *Implement findings from the structural report to repair cracking and wall separation.*

#### Finishes

**Policy 7.23** *Investigate the various layers of internal finishes. Based on physical evidence use limewash to maintain the wall finishes. Do not strip back the internal wall finishes to apply the limewash.*

**Policy 7.24** *Use the results of the investigations to inform the interpretation of the site.*

#### Ceilings

**Policy 7.25** *There are no existing ceilings and unless documentary evidence is uncovered confirming previous ceilings it is recommended that no ceilings are introduced.*

#### Doors

**Policy 7.26** *There are no existing internal doors and unless documentary evidence is uncovered confirming previous internal doors or there is a future use requirement to support a compatible use it is recommended that no internal doors are introduced.*

**Policy 7.27** *Retain and conserve internal openings between rooms. Retain and conserve timber frames and thresholds.*

#### Fireplace

**Policy 7.28** *Reconstruct the back of the fireplace to make the place secure. There is no existing fireplace and unless documentary evidence is uncovered confirming previous details of the fireplace it is recommended that no fireplace is introduced.*

**Services**

***Policy 7.29***    **Retain evidence of known original services wherever possible.**

Technological advancement has introduced a need for additional servicing to buildings which were never designed for them. The principle of introducing new services should always be to minimise intrusion upon significant fabric. Other general principles that should be used as a guide to services are:

- Chasing of masonry walls should be avoided.
- Air-conditioning units and exhaust fans should not be located in windows.
- Skirting ducts are preferred to ductwork to walls or ceilings

There are no known services to the Coffee Pot. The introduction of all services has the potential to negatively impact on the cultural heritage significance of the place. The introduction of any services needs to be carefully designed and located.

## **11.0 POLICIES ARISING FROM THE REQUIREMENT TO INTERPRET THE PLACE**

### **11.1 INTRODUCTION**

The assessment of significance of Coffee Pot & Waggrakine Well has identified aesthetic, historic, scientific and social values of the place to be high. Therefore, the interpretation of the place is of importance as a means of conserving the significance of the place.

### **11.2 REQUIREMENTS FOR INTERPRETATION**

The interpretation of a place of assessed cultural heritage significance involves the way in which the significance is conveyed to the users of the place, including visitors. Well developed interpretation engages the visitor and enriches the visitor's experience.

Interpretive material may include furniture, colour schemes, lighting, light fittings, signs, plaques, displays and other material as a means of explaining the history or reflecting the era of significance of the place. Interpretive material is used to integrate the story of the history of the place with ongoing practical use.

The significant building material (including stone walls, wall finishes, openings, chimney and timber) of the place should also be considered as an interpretive tool.

***Policy 9.1 An Interpretation Plan, to assist, guide and coordinate the interpretation for the Coffee Pot & Waggrakine Well, should be prepared.***

#### **11.2.1 Themes for Interpretation**

The significance of Coffee Pot & Waggrakine Well can be separated into broad themes for the purposes of interpretation as follows:

- Developing agricultural industries focussing on the failed coffee experiment
- The life of Reverend Nicolay
- The development and description of the Coffee Pot and Waggrakine Well
- Community concern and conservation action in the 1980's
- Development of Waggrakine and the broader Chapman Valley region
- Social History – the stories and experiences of those who have knowledge about the building over its life
- The conservation process, including archaeological investigations, being followed for the site and buildings

Not all of the above themes need to be interpreted at the same time. Interpretation can be staged over time with different themes developed and on site interpretation updated. This approach to interpretation can assist in maintaining interest and relevance.

#### **11.2.2 Policies for Interpretation**

***Policy 9.2 Provide copies of this conservation plan to the Shire of Chapman Valley public library, the Chapman Valley Historical***



*Society/Museum, and the City of Geraldton-Greenough public library for general information.*

**Policy 9.3**      *Ensure that interpretation of the place includes the history and significance of the place itself in the context of Western Australia and the local area; the social and historic values associated with the place through labelling, displays, and other means compatible with the current use; and interpretative elements to demonstrate the change in the use of the site.*

**Policy 9.4**      *Examine further opportunities for the interpretation of specific areas of the Coffee Pot and Waggrakine Well site.*

**Policy 9.5**      *Interpret the fabric of the building as part of the conservation process. Conservation of Coffee Pot and Waggrakine Well in a manner which enables the original intention of the place and the spaces to be understood is an important aspect of its interpretation. Provide information about the conservation process when works are being undertaken.*

**Policy 9.6**      *Retain and conserve any former fixings in walls (bolts, nails or dowels) as these elements are all evidence of former activities and form part of the interpretation of the place.*

**Policy 9.7**      *Oral history relating to the place's use and the development of the region should be gathered and used to enrich the interpretation of the place.*

**Policy 9.8**      *Prepare drawings, for display, that clearly illustrate the development of the site over time.*

## 12.0 POLICIES ARISING FROM EXTERNAL REQUIREMENTS

### 12.1 INTRODUCTION

The conservation plan should take account of external statutory requirements including those of the local government authority, the Shire of Chapman Valley and the Heritage Council of Western Australia.

Generally, any development or adaptation of the place should comply with statutory constraints including building and health requirements administered by the local authority. In the case of properties included on the State Register of Heritage Places, requirements of the Heritage Council also apply.

### 12.2 CURRENT HERITAGE LISTINGS

#### Heritage Council of Western Australia

##### State Register of Heritage Places

Coffee Pot and Waggrakine Well was included in the State Register of Heritage Places (P0475) as an Interim Entry in November 2003 and as a Permanent Entry on 20 July 2004 (Appendix D). Entry into the State Register carries a legal requirement that development applications be considered, in accordance with the Heritage Act of WA 1990, by the Heritage Council of Western Australia. It is advisable to provide proposals to the Heritage Council well in advance of any work being undertaken.

For a place on the State Register the local authority can not issue an approval for development without receiving the formal advice of the Heritage Council.

#### Shire of Chapman Valley

##### Municipal Inventory of Heritage Places

Coffee Pot and Waggrakine Well is on the Shire of Chapman Valley's Municipal Inventory of Heritage Places. The Shire's Municipal Inventory was adopted on 31 October 1996 with 66 places listed and is currently under review. It is anticipated that the review will be completed by June 2012. It is highly likely that the existing Management Category for the place will not be amended.

The current Management Category for the place is Level 1. This category has the following management recommendation:

*Conservation of the place is considered essential. Any proposed development should not unduly impact on the significance of the place and be in accordance with either a Conservation Plan or Heritage Impact Statement.*

The Municipal Inventory assigns a level of significance to the place as follows:

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

##### Shire of Chapman Valley Town Planning Scheme No.1 Schedule of Places of Heritage Value

There are seven places included under the Shire of Chapman Valley Town Planning Scheme No.1, Appendix 5 – Schedule of Places of Heritage Value. The subject site is included as “Waggrakine Well and nearby Old Stone Cottage.”

The place is described as an “*old stone lined well and nearby two room stone cottage with unique pyramid shaped corrugated iron roof.*”

The Scheme states that buildings listed in the Schedule should be conserved and preserved. The consent of Council is required to carry out any development on, in, adjoining or in relation to any place listed in the Schedule.

The Shire of Chapman Valley may acquire any land or buildings that it considers necessary for the conservation of any place listed in the Schedule. The Shire can also enter into agreements with owners or occupiers of places in order to ensure the places conservation.

### Other Listings

The Heritage Council of Western Australia’s database entry for Coffee Pot and Waggrakine Well does not record any other listings for the place. The place is not listed by the National Trust of Australia (WA) and it is not listed by the Australian Heritage Council on the National Heritage List.

#### **12.2.1 Policies arising from current heritage listings**

***Policy 10.1 As Coffee Pot & Waggrakine Well is included on the State Register of Heritage Places all applications for development, including demolition, adaptation or change of use, are required to be referred to the Heritage Council of Western Australia for consideration.***

***Policy 10.2 A copy of this conservation plan should be provided to the Heritage Council of Western Australia.***

***Policy 10.3 As Coffee Pot & Waggrakine Well is included on the Schedule of Places of Heritage Value in the Town Planning Scheme all applications for development to or adjoining the place require the consent of the Shire of Chapman Valley. All applications for development are required to be referred to the Shire of Chapman Valley for approval.***

***Policy 10.4 A copy of this conservation plan should be provided to the Shire of Chapman Valley. The conservation plan should become one of the key guiding documents regarding heritage and planning decisions for the place.***

***Policy 10.5 All major development applications for the place should be accompanied by a Heritage Impact Statement, prepared by an experienced conservation professional.***

#### **12.3 REQUIREMENTS OF STATUTORY AUTHORITIES**

Fire safety regulations, Health Acts, the Australian Building Code regulations and other constraints operating on any property apply and the future use of the building will be influenced by these requirements. Appropriate procedures for approval should be followed for any proposed or future use of the building or site, however all applications should be accompanied by a statement indicating the heritage significance of the place and any heritage listings. All applications should involve a process of negotiation in order to ensure that requirements are met with minimum interference to significant fabric and other heritage values.

### **Western Australian Planning Commission**

In March 2009 a subdivision application for Lot 1455 and Lot 22 was lodged by Landwest Urban and Rural Planning Consultants, on behalf of the owner, with the Planning Commission. The Coffee Pot and Waggrakine Well is located on Lot 1455.

In August 2009 an approval subject to conditions for a Freehold (Green Title) subdivision was issued by the Planning Commission.

In summary, the conditions of Approval from the Western Australian Planning Commission that specifically relate to the Coffee Pot and Waggrakine Well are:

- Contribution to the upgrade and maintenance of the historic Coffee Pot and Waggrakine Well in accordance with the Conservation Plan
- The proposed reserve containing the historic Coffee Pot and Waggrakine Well to be vested in the Crown and to be ceded free of cost
- A schedule of conservation works to secure the Coffee Pot and Waggrakine Well shall be developed prior to the vesting to the Shire of Chapman Valley. The schedule is to include indication of priority and costs
- A fiscal contribution to be made to the Shire of Chapman Valley to ensure the completion of the works contained in the schedule of conservation works

The Shire of Chapman Valley advised in July 2010 correspondence that they are prepared to clear two of the conditions of approval that relate to the contribution to the upgrade and maintenance of Coffee Pot and Waggrakine Well upon the subdivider undertaking the following actions:

- Preparing a Conservation Plan for the place to the satisfaction of the Mid West Regional Heritage Advisor
- Undertaking works outlined in the Conservation Plan to the satisfaction of the Mid West Regional Heritage Advisor

The Shire has noted that many Conservation Plans identify priority, medium term and long term conservation works. The Shire has advised that all works contained within the Plan would be required to be undertaken, only those agreed to by the Shire and the Mid West Regional Heritage Advisor.

#### **12.3.1 Policies Arising out of Statutory Requirements**

***Policy 10.6*** *Where elements have been assessed as having cultural heritage significance, any works arising from requirements to comply with statutory regulations should be evaluated against this conservation policy to ensure minimum impact on significant fabric.*

***Policy 10.7*** *Professional advice should be sought to ensure that both compliance issues such as health and safety and conservation issues are fully documented and assessed. When conflicting priorities are present it is essential that the various professional disciplines meet and negotiate with regard to options. If practicable, on site meetings are preferable.*

***Policy 10.8*** *A schedule of conservation works, including priorities and costings, is to be prepared to address the conditions of approval for subdivision from the Western Australian Planning Commission.*

Heritage considerations should not be used as an excuse to compromise concerns such as fire safety, universal access or sanitation. In some instances, however, even the best creative attempts to meet statutory regulations cannot do so while adequately conserving a place of cultural heritage significance. In these instances *only*, heritage considerations may override other statutory obligations. Where the precise requirements of such obligations cannot be met, the general intention of them should be upheld to the greatest degree possible. Negotiation and formal agreement is still required in these circumstances.

## **13.0 REQUIREMENTS OF OWNERS AND USERS OF THE PLACE**

### **13.1 INTRODUCTION**

As at February 2012, the subject site is owned by Frank Tomasi Nominees Pty Ltd. In the future, as part of the development of Lots 1455 and lot 22 by the owners, the Public Open Space Reserve that will contain the Coffee Pot and Waggrakine Well will be vested in the Shire of Chapman Valley.

### **13.2 OWNER REQUIREMENTS**

On behalf of the owner, Frank Tomasi Nominees Pty Ltd, Landwest Urban and Rural Planning Consultants prepared a subdivision proposal of Lot 1455 and Lot 22 and lodged an application with the Western Australian Planning Commission (Figure X).

The subdivision proposed an extension of Coffee Pot Drive to the north-east and the creation of 13 Lots ranging in area from 2 hectares to 4.71 hectares. The Lots are proposed either side of Coffee Pot Drive with one Lot south of Chapman Valley Road and located within the City of Greater Geraldton local government area. Proposed building envelopes with required boundary setbacks are shown.

The Coffee Pot and Waggrakine Well is located in the north-west section of the subdivision within a 4.15 hectare area proposed for Public Open Space (POS). The heritage structures are located in the south-west corner of the POS. The registered curtilage, as surveyed under the Heritage Act, is wholly within the POS.

It is the owner's intention to comply with the conditions of Approval from the Western Australian Planning Commission that specifically relate to the Coffee Pot and Waggrakine Well. The owner intends to prepare a schedule of conservation works including priorities and an opinion of probable cost. The owner will discuss the extent of works required with the Shire of Chapman Valley and either undertake the works themselves or provide a financial contribution to the Shire to enable the Shire to complete the works.

### **13.3 SHIRE OF CHAPMAN VALLEY**

The Shire of Chapman Valley's Town Planning Scheme outlines the zoning for the site and specifies permitted uses under the zoning. The intention of the zoning is to maintain a rural character whilst providing a range of opportunities for rural residential lifestyles.

#### Zoning

The subject site is zoned Special Rural under the Shire of Chapman Valley Town Planning Scheme No.1.

The Zoning and Development Table outlines required development standards related to:

- Minimum Lot area
- Minimum effective frontage
- Minimum boundary setbacks
- Minimum car parking spaces
- Minimum landscaping requirements

The Zoning and Development Table includes a policy statement describing the intention of Special Rural under the Town Planning Scheme. The statement follows:

*POLICY STATEMENT It is the intention of the Council to provide a variety of opportunities for rural/residential and hobby farm lifestyles. It is also the intention of Council to ensure that the activities undertaken within the areas so zoned, maintain a rural character and the areas as a whole do not have detrimental effect on nearby farming and other land uses. The standards and requirements of this table are general in nature and may be modified.*

#### Permitted Uses

The following uses are outlined in the Zoning and Development Table within the Shire of Chapman Valley, Town Planning Scheme No.1 District Zoning Scheme (Updated to include Amendment 50 23 December 2011).

(Reference: Department of Planning Website <http://online.planning.wa.gov.au>)

The following uses are permitted and are subject to compliance with Development Standards:

- Dwelling House
- Rural Pursuit
- Horse Stables
- Civic Use

The following uses are not permitted unless special approval is given by Council and conditions are complied with:

- Intensive Agriculture
- Produce Store
- Art and Craft Studio and Sales
- Industry Cottage
- Professional Office within a Dwelling House
- Nursery
- Added Accommodation Unit
- Home occupation
- Public Utility
- Wayside Stall

The following uses are not permitted unless special approval is given by Council after advertising:

- Private Recreation
- Cattery

The following use is not permitted unless it is incidental to a predominant use as determined by Council:

- Parks, Recreation Grounds, Golf Links, Botanical Gardens, Playing Fields, not used at night

Shire of Chapman Valley Town Planning Scheme No.1 Additional Requirements and Modifications Applicable to Special Rural Zones

Appendix 6 under the Town Planning Scheme refers to Additional Requirements and Modifications Applicable to Special Rural Zones.

One of the areas under this appendix is Area No.1 Waggrakine. There are sixteen requirements that form the policy for this area. The majority of the requirements relate to general subdivision however there are two requirements that directly impact on the Coffee Pot and Waggrakine Well. These are:

- At the time of subdivision the site that includes the historic Coffee Pot and Waggrakine Well as shown of the Subdivision Guide Plan shall be set aside as the Public Open Space to be transferred to the local authority.
- The subdivider is to contribute to the upgrade and maintenance of the historic Coffee Pot and Waggrakine Well at the time of subdivision.

It is noted that both of the above requirements have been incorporated in the approval for subdivision as issued by the Western Australian Planning Commission.

### **13.4 CURRENT ISSUES**

There are a number of current issues that impact on the future use and conservation of the Coffee Pot and Waggrakine Well.

Physical condition

The Coffee Pot is in a ruinous condition. Some parts of the structure have collapsed and other parts are in danger of collapse. The site in its current condition is not safe and public access should not be allowed. When considering conservation options for the place the condition of the structure needs to be balanced with the requirements for safety to allow public access.

The top of the Waggrakine Well is at ground level and is currently loosely covered by sheets of corrugated iron. Whilst the Well walls appear sound with no obvious wall movement at ground level the Well itself is inherently dangerous especially with no secure capping to the top of the Well.

Size of the place

The stone cottage has two roofed rooms and an uncovered area to the east. The rooms are small in size, Room 1 is approximately 11sqm and Room 2 is approximately 20 sqm in area. These small areas provide limited opportunities for potential future uses. Many potential uses would require additional floor area and the heritage values, especially the aesthetic values, of the place would be compromised with an addition.

If an addition was an attached structure it would most likely need to be a larger scale than the existing building and this scale would impact on the heritage values of the existing.



### Feasibility of potential uses

Many potential uses, especially those with the aim of a commercial return, would not be feasible. There are no services connected to the Coffee Pot and the introduction of a range of modern services would impact on the simplicity of the structure and therefore detract from the heritage values.

The Shire of Chapman Valley is thirty minutes northeast of Geraldton and the subject site is located 700 metres from Chapman Valley Road. The relatively remote location of the site limits the opportunities and the feasibility of potential uses.

### Subdivision

A subdivision plan has been approved by the Western Australian Planning Commission with the subject site being located on a proposed Public Open Space Reserve. The Reserve is located at the end of Coffee Pot Drive and is bounded by lots zoned Special Rural. The Public Open Space Reserve is 4.15 hectares with a substantial amount of open space being retained to the north and northwest of the Coffee Pot and Waggrakine Well.

The closest lot boundary fence to the Coffee Pot will be approximately 25 metres to the south of the site. It is proposed that the Public Open Space is vested in the Shire of Chapman Valley and therefore the care and management of the Coffee Pot and Waggrakine Well will rest with the local authority.

## **13.5 ADAPTATION AND NEW DEVELOPMENT ON SITE**

The Coffee Pot is in a ruinous state and is currently not occupied. The well is not used. Due to the building and sites constraints there are limited opportunities to introduce new uses without negatively impacting on the cultural heritage values of the place.

The approved subdivision will result in the Coffee Pot and Waggrakine Well forming part of a Public Open Space with a rural subdivision. It is proposed that the Shire of Chapman Valley accept the vesting of the place as part of the reserve and assume care and management of the site.

The use with the least impact is a community use as an interpretation site. The story of the place, the development of the region and the people could all be incorporated through relevant and appropriate interpretation. The addition of new structures or buildings to the existing should be avoided.

The policies for adaptation and new development have assumed the following:

- Adaptation as an interpretation site and
- The registered curtilage is incorporated within a public open space area as proposed by the approved subdivision plan

It should be noted that it is essential to the survival of the place that it has an ongoing compatible use. This is the best method for ensuring its continued survival and ongoing conservation.

Should the use of the site or building change in the future, consideration should be given to uses which are compatible with the assessed significance of the place. Uses of a community nature or that ensure ongoing public access would be most appropriate. Minimum alterations to meet safety standards may be permissible to

facilitate these uses. Interpretation would also allow the Coffee Pot and Well's history to be understood.

Generally, the most appropriate uses are those that can be accommodated without requiring major alteration to significant fabric. Any adaptation of the spaces or fabric of the building should be carried out within the parameters of the conservation policies provided in this conservation plan. Whilst there is little scope for the extension of the building without significantly compromising the cultural heritage significance of the place, there is scope for a new separate development to the north of the Public Open Space.

Limited opportunities exist to develop some sections of the site without compromising the significance of the place and its setting. Any new building proposed for the site should be designed to respect the cultural heritage significance of the place. The existing significant building and Well should remain the dominant structures on the site.

Designing a building to be compatible with an existing heritage building does not imply designing a new building to look like an old building. Rather, there is a preference for new buildings of good contemporary design to complement the heritage building. New development must respect the materials, style and detailing of the original building, but avoid mimicking.

***Policy 13.1 All efforts should be made to ensure the place continues to be occupied and managed with appropriate ongoing uses, preferably community and associated uses that allow some public access.***

***Policy 13.2 Where new development is required to facilitate an ongoing use of the place, fabric identified as significant should be protected. Where possible, interpretation of the earlier stages should be included in any new development.***

***Policy 13.3 An appropriately designed and scaled new building may be situated in the zone of some significance with preference of any new development to the north of the Coffee Pot and Waggrakine Well.***

***Policy 13.4 Development to the north of the Coffee Pot and Waggrakine Well should be limited. Structures that assist and support the ongoing community use are acceptable. Opportunities for the interpretation of the archaeology should be explored as part of any development proposal.***

***Policy 13.5 New development should respect the cultural heritage of the place by being compatible in terms of scale and proportions without copying the original structure.***

***Policy 13.6 If any extensions or additions to the Coffee Pot and Waggrakine Well are proposed there needs to be a rigorous design and approval process implemented. The preference is that no major extensions or additions to the elevations or roof are allowed.***

***Policy 13.7 If opportunities arise for development to adjacent sites to the east and north of the Coffee Pot & Waggrakine Well then careful consideration of sight lines to the subject site need to be examined when siting a new building.***

**Policy 13.8** *All new tenants or managers are to be made aware of the cultural significance of Coffee Pot & Waggrakine Well prior to signing of a lease or renewing leases.*

**Policy 13.9** *Existing tenants or managers should be made aware of the existence of this Conservation Plan as a management guiding document for the future management and development of the place and of specific implications upon their lease area.*

**Policy 13.10** *The Shire of Chapman Valley should consider referencing this conservation plan in lease agreements to ensure that tenants are made aware of the document and any specific implications upon their lease area.*

**Policy 13.11** *A copy of this conservation plan should be retained by the owner and the Shire of Chapman Valley to guide their management of the place.*

**Policy 13.12** *The recommendations of the Conservation Plan should be considered for incorporation into the Shire's future planning for the site and adjacent lands.*

**Policy 13.13** *Development proposals need to comply with the Shire of Chapman Valley Town Planning scheme and any specific planning policies.*

## 13.6 INCENTIVES AND ASSISTANCE

### 13.6.1 Heritage Council of Western Australia

#### Heritage Grants Program

The Heritage Grants Program provides assistance to private owners of State Registered places to undertake urgent conservation works. Grants of up to \$100,000 are available through an annual competitive application process.

State Government instrumentalities, local governments and those not-for-profit corporations that are eligible for Lotterywest funding are not eligible for the Heritage Grants Program. Owners are required to contribute at least 50% of the total value of the project.

Priority will be given to applications that are based on:

- Urgent conservation works to stabilise the place.
- Essential conservation works to protect significant built fabric.
- Projects that demonstrate planning for the future.
- Funding equity and cost effectiveness.

A lower priority will be given to:

- Owners with previous grants, which are not completed or acquitted.
- Owners who have purchased a State Registered place within the past 3 years (however a grant may be considered in exceptional circumstances where the future of an "at risk" place is secured).

Applications will be assessed against the following criteria:

- Does the work constitute essential conservation, preservation and/or stabilisation of the significant built fabric?

- Are works consistent with the principles of The Burra Charter?
- Statement of Significance.
- The documentation is to a standard that clearly illustrates the work proposed.
- Future management of the place (proposed schedule of works, maintenance, financial management).

If successful, applicants are required to enter into a grant agreement with the Heritage Council of WA and a recognised Heritage Consultant is required to oversee the project and to sign off on the completed works.

### **13.6.2 Joint Initiatives**

#### Heritage Loan Subsidy Scheme

The Heritage Loan Subsidy Scheme is administered by the Heritage Council of Western Australia and the Western Australian Local Government Association.

The Scheme subsidises interest rates on loans for conservation works by 4%. Typical works supported by the Scheme are brick and stone wall conservation (including tuck-pointing), chimney restoration, fencing and verandah restoration. Loans can be arranged through the financial institution of the owner's choice.

To be eligible properties must be within a participating local government area and be listed on the local government heritage list, State Register of Heritage Places, Commonwealth Register of the National Estate or the National Trust's List of Classified Places.

There are 27 participating local governments in Western Australia. Currently, the Shire of Chapman Valley is not a participating local government to the Scheme.

#### Regional Heritage Adviser

The Midwest Heritage Adviser is funded by the Heritage Council of WA and services 23 local governments in the region. The Adviser is part of the Regional Heritage Advisory Program. The Heritage Adviser assists the general public and the local government authorities officers with development applications and other issues relating to buildings with heritage significance. The Adviser can provide free advice on ways to restore, reuse or reconstruct buildings to ensure their heritage value is maintained and enhanced.

The Adviser can also provide current information with regard to relevant grant schemes and other incentives.

### **13.6.3 Lotterywest**

Lotterywest offers grants to not for profit community groups or local governments. Private individuals and State Government Departments are not eligible under the funding programs.

#### Conservation of Cultural Heritage Grants Program

This program aims to assist community groups and local governments to conserve part of the State's cultural heritage. Grants are available for urgent conservation work

on places or objects of significant heritage value, as well as for the preparation of Conservation or Treatment Plans. The key assessment criterion is community benefit. The program encourages projects where the community will be able to access or use the place once it is conserved. Grants for works will usually only be considered if a conservation or treatment plan has been completed.

### Interpretation of Cultural Heritage Grants Program

This program aims to assist communities to develop an understanding of the significance of their cultural heritage places and objects, as a way of maintaining their sense of identity and heritage. The program provides grants to explain and help us to understand our past.

## **13.7 SUMMARY OF CONSERVATION POLIIOCY**

The main points from Sections 7.0 to 13.0 are as follows:

- The place has a considerable level of cultural heritage significance and should therefore be retained, conserved and interpreted.
- The most important element of the place is the overall external form of the Coffee Pot. The building fabric and the internal layout are also important elements. The building, well and site are in a zone of considerable significance.
- The Conservation Plan should be one of the key guiding documents for all decisions regarding conservation of the place, and should be used by the owners, Shire of Chapman Valley, Heritage Council of WA and other decision making authorities when considering development applications for the place.
- Any additions or alterations to the place should be sensitive to its cultural heritage.
- The principles of the Burra Charter should be applied to all works on site, including any adaptation works or new developments.
- Limited opportunities are available for associated new development.
- It is recommended that the structures are stabilised with the professional assistance of a structural engineer, conservation works undertaken and the place is made publically accessible. Public access should be managed and may be limited depending on the responsible authority.
- Future use as an interpretation site or associated community use is recommended for the Coffee Pot.
- A structural inspection, the undertaking of any required conservation works to the stone work, a secure cap and appropriate interpretation is recommended for the Waggrakine Well.
- Elements in poor condition should be prioritised for conservation works. Details of works required to conserve the physical fabric of the place are in Section 10.0.

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- Interpretation on site to tell the story of the place, the life of Reverend Nicolay and the early development of the region is highly recommended.
- Information gathered as a result of any archaeological investigations should form part of the interpretation of the place.
- This Conservation Plan should be made publicly available through the Battye Library, Heritage Council of WA library and the Shire of Chapman Valley Public Library.

## **14.0 IMPLEMENTATION AND MANAGEMENT STRATEGY**

### **14.1 RESPONSIBILITY**

The owner of Coffee Pot & Waggrakine Well is responsible for the implementation of the conservation plan.

It is the responsibility of the owner to ensure that all consultation and statutory approvals are sought from the relevant bodies before commencement of any work to the building or site.

### **14.2 CONSERVATION AND MAINTENANCE**

It is essential to the conservation of the buildings and site that a coordinated program of management and maintenance of the physical fabric be established and carried out on a regular basis. Some works have been identified as urgent and should be carried out in the short term. Other works are less immediate and may be carried out as part of an ongoing maintenance program for the place. In addition some works are desirable but not essential and may be carried out at any time in the future.

A priority of recommended works to be undertaken in the short, medium and long term is at Section 14.5.

### **14.3 ADOPTION OF THE POLICY**

The conservation plan for Coffee Pot & Waggrakine Well should be adopted by the Owners and the Shire of Chapman Valley and used to inform their decision making for the place and their overall heritage asset management plan. The plan should also be adopted by the Heritage Council as the guiding document for future conservation and management of the place.

### **14.4 REVIEW**

The conservation policy for Coffee Pot & Waggrakine Well should be reviewed and updated every ten years by appropriately qualified heritage consultants. It is the responsibility of the owner of the place to commission the review. The review involves checking the work that has been carried out against the conservation plan and updating the information accordingly. Rewriting of the document is not necessary.

### **14.5 PHYSICAL CONSERVATION WORKS**

#### **14.5.1 General Physical Conservation Issues, Short, Medium and Long Term Priorities**

There are a number of issues concerning the physical conservation of the building and site. The following short, medium and long term priorities for the physical conservation of the buildings is based on works required to conserve the physical fabric only. A schedule of works with drawings for the Coffee Pot (external and internal) and Waggrakine Well have also been detailed and are included at section 14.7.

### Short Term (0-12 months)

- Undertake a termite and pest inspection. Establish a pest monitoring program for the building and well.  
Ensure inspections are documented in a written report that provides all the details related to the inspection and not just the required maintenance or replacement works. This reporting enables informed decisions to be made by the owner on all aspects of the building and site. Use the report to inform maintenance and conservation of the building, well and site in an ongoing maintenance program.
- Engage a structural engineer to undertake a structural report for the building and well. As part of the inspection the Engineer to investigate cracking to all elevations especially noting the wall separation between room 1 and room 2. Implement any temporary repairs immediately and budget for permanent longer term repairs.
- Remove hazardous materials from the site in accordance with health and safety requirements.
- Engage an arboriculturist to prepare a report on the Fig tree adjacent to the Coffee Pot. Implement any immediate actions arising from the report.
- Remove vegetation that is not identified as significant adjacent to the Coffee Pot.
- Document the required repairs and conservation works. Establish a timeframe for the repairs in line with recommendations from this Conservation Plan and budget considerations.

### Medium Term (1-3 years)

- Investigate internal finishes to the Coffee Pot. Limewash internal surfaces in preference to stripping back existing finishes. Use the outcomes from the investigation to inform the interpretation of the place.
- Implement the repairs arising from the structural engineer's report. Ensure the repair methodology is in accordance with conservation principles and practices.
- Implement conservation works to the significant fabric of the Coffee Pot and Waggrakine Well.
- Design and document (including structural engineer detailing) a cover for the well.
- Reconstruct sections of collapsed wall using stone adjacent to the Coffee Pot. Match stone to different sections of the structure. Reconstruct walls to enable the structure to be secure and locked.
- Reconstruct the back of the fireplace based on physical evidence.
- Keep and conserve any bolts or fixings to the external and internal walls.
- Repoint stone walls where required.
- Remove hard render where there is evidence that the render is damaging the stonework. Re-render using an appropriate mortar mix.
- Install new roof framing and new corrugated iron roof (Z600 or equivalent)
- If required for security purposes install simple profile casement windows to openings.
- If required for security purposes install a ledged and braced timber door to entry.



- Prepare a landscape plan for the site.
- Prepare an interpretation plan addressing the recommendations from this Conservation Plan.
- Prepare a simple signage policy for the site.
- Prepare and implement an external lighting scheme to highlight the cultural heritage significance of the building and well and to assist with security for the site.
- Develop a maintenance program for the site considering the recommendations from this Conservation Plan.

### **Long Term (over 3 years)**

- Undertake annual inspections in accordance with a maintenance plan for the site.
- Undertake maintenance arising from the annual inspections.

## **14.6 IMPLEMENTATION OF THE INTERPRETATION POLICY**

It is the responsibility of the owners and the managers of the place to implement the recommendations for interpretation. The conservation plan recommends that this should be incorporated with proposed programs of works for each section of the buildings. Consideration should be given at the planning stage for the way in which the story of the former uses of the Coffee Pot and Waggrakine Well will be integrated in the development of the site, so that it can be known and understood by present and future generations.

## **14.7 SCHEDULE OF CONSERVATION WORKS**

This Schedule is an outline of works for the conservation of the built fabric, considering the cultural heritage values of the place and any proposed uses. This schedule is general in nature and provides a broad scope of required conservation work. This schedule is not a complete building works schedule for the adaptation of the place for a new use.

The deterioration of some of the building fabric has now reached the point that unless urgent works are undertaken issues of security, safety and structural integrity will be compromised.

## **1.0 CONSERVATION NOTES**

- 1.1 As Coffee Pot and Waggrakine Well are on the State Register of Heritage Places care needs to be taken whilst undertaking the works in this schedule. Proposed works need to be submitted to the Heritage Council for their consideration and support.
- 1.2 No building fabric is to be removed from the site without the prior approval of the Conservation Architect.
- 1.3 Any work involving trenching or subsurface disturbance needs to be mindful of the archaeological resource. All trenching or sub surface works need to be approved prior to commencement.

- 1.4 The aim of the conservation works is to retain as much building fabric as possible. The existing building construction is not exact and the materials and fixings are basic. The retention of these qualities is highly desirable.

## **2.0 CONSERVATION SCHEDULES**

- 2.1 Attached are drawings of external and internal elevations illustrating the required works to each wall.
- 2.2 Incorporate the outcomes of the structural report in the final documentation of the conservation work.

## **3.0 DEMOLITION**

- 3.1 Carefully remove items identified as intrusive including building materials and vegetation.
- 3.2 Remove any hazardous materials that present a health or safety hazard, in accordance with Australian Standards.

## **4.0 PEST INSPECTION AND TREATMENT**

- 4.1 Undertake a thorough pest inspection of the Coffee Pot and Waggrakine Well and prepare a detailed written report including recommendations by a qualified and licensed contractor.
- 4.2 Undertake approved works arising from the pest inspection recommendations.

## **5.0 FIG TREE**

- 5.1 Undertake a thorough inspection of the Fig tree and prepare a detailed written report including recommendations by a qualified arboriculturist.
- 5.2 Undertake approved works arising from the arboriculturist recommendations.
- 5.3 Allow to prune the existing Fig tree. Allow to remove cuttings from site.

## **6.0 STRUCTURAL**

- 6.1 Undertake a structural assessment and prepare a report of the Coffee Pot and Waggrakine Well by a structural engineer. All structural elements are to be assessed for structural integrity noting the current physical condition of the building fabric.
- 6.2 Structural Engineer to specifically examine:
- Building foundations
  - Wall separation between room 1 and room 2
  - Stone walls
  - Cracking to all walls
  - Window and door openings
  - Fireplace
  - Roof framing and roof tie down
  - Structural integrity of the well

- 6.3 Following the assessment by the structural engineer allow for preliminary discussions with Conservation Architect for specific repair methods for the Coffee Pot and Waggrakine Well
- 6.4 Allow for repair works to the items under section 6.2.

## **7.0 DRAINAGE**

- 7.1 Allow to form a 300mm drainage trough to all elevations adjacent to all elevations. Fill trough with medium sized aggregate.

## **8.0 ROOF**

- 8.1 Allow to remove existing roof framing and cladding to the hip and skillion roof forms.
- 8.2 Allow to reframe a new roof to match the existing. Ensure roof is constructed in accordance with structural engineering details.
- 8.3 Clad roof with Z600 corrugated steel sheeting.
- 8.4 Allow to install a half round gutter to the west elevation.
- 8.5 Allow to install steel mesh bird proofing under eaves.

## **9.0 FLOORS**

- 9.1 Conserve earth compacted floors throughout. Clean out debris and assess condition of the floors. Patch floors using a weak slurry to stabilise.
- 9.2 Allow to install timber joists and butt jointed timber boards to match existing to room 3.

## **10.0 WELL**

- 10.1 Allow to incorporate recommendations from the structural engineer in the works for the well
- 10.2 Install a steel framed and steel grate cover to the Waggrakine Well.

## **External**

### **11.0 West Elevation**

- 11.1 Allow to rake out hard mortar to 4 sqm.
- 11.2 Allow to repair stone wall with local stone to 5 sqm.
- 11.3 Allow to repoint with a lime rich mortar to 5 sqm.

### **12.0 East Elevation**

- 12.1 Allow to carefully remove 1 sqm later stone work above existing door frame.

- 12.2 Allow to reconstruct an inner leaf and an outer leaf of stone to the east elevation. Allow 3 sqm of stone reconstruction. Use stone adjacent to the site or match stone with local field stone.
- 12.3 Allow to cap top of angled wall with a lime mortar mix to protect stone.
- 12.4 Allow to install a timber lintel above the door opening.
- 12.5 Allow to install a timber ledged and braced boarded door to the existing frame.

### **13.0 North Elevation**

- 13.1 Allow to cap top of wall with a lime mortar mix to protect stone.
- 13.2 Allow to reconstruct an inner leaf and an outer leaf of stone to the north elevation. Allow 6 sqm of stone reconstruction. Use stone adjacent to the site or match stone with local field stone. Allow to repoint
- 13.3 Allow to rake out hard mortar to 4 sqm.
- 13.4 Allow to repair stone wall with local stone to 3 sqm.
- 13.4 Allow to repoint with a lime rich mortar to 12 sqm.
- 13.5 Allow to remove stone and brick to fireplace. Reconstruct stone and brick using approved brick and local stone to match. Allow 1 sqm. Allow to repoint.

### **14.0 South Elevation**

- 14.1 Allow to cap top of wall with a lime mortar mix to protect stone.
- 14.2 Allow to rake out hard mortar to 50% of elevation.
- 14.3 Allow to repair stone wall with local stone to 6 sqm.
- 14.4 Allow to repoint with a lime rich mortar to 50% of elevation.
- 14.5 Allow to repair 2No. timber window frames. If required for security reasons install 2No. casement windows.
- 14.6 Retain bolts and fixtures attached to the stone walls

## **Internal**

### **Room 1**

#### **15.0 Elevation 1**

- 15.1 Allow to repair cracking in accordance with recommendations from structural engineer.
- 15.2 Allow to patch stone to 6 sqm.
- 15.3 Allow to repoint with a lime rich mortar to 50% of wall.
- 15.4 Allow to limewash wall

#### **16.0 Elevation 2**

- 16.1 Reconstruct stone work to lower section of wall.

- 16.2 Repair corner connection of south wall to east wall as per structural engineers specification
- 16.3 Repair stone and brickwork around existing window frame
- 16.4 Allow to repoint reconstructed and repaired sections of wall.
- 16.5 Allow to limewash wall

### **17.0 Elevation 3**

- 17.1 Repair corner connection to north and south wall as per structural engineers specification
- 17.2 Repair stone above and surrounding existing door frame
- 17.3 Allow to patch stone to 2 sqm of wall
- 17.4 Allow to repoint reconstructed and repaired sections of wall.
- 17.5 Allow to limewash wall

### **18.0 Elevation 4**

- 18.1 Reconstruct stone work to lower section of wall
- 18.2 Repair corner connection of wall to room 2 (north) wall as per structural engineers specification.
- 18.3 Allow to patch stone to 1 sqm of wall
- 18.4 Allow to repoint reconstructed and repaired sections of wall.
- 18.5 Allow to limewash wall

## **Room 2**

### **19.0 Elevation 1**

- 19.1 Allow to repair stone work to lower section of wall
- 19.2 Allow to repoint stone above opening
- 19.3 Allow to patch stone to 1 sqm of wall
- 19.4 Allow to repoint reconstructed and repaired sections of wall.
- 19.5 Allow to limewash wall

### **20.0 Elevation 2**

- 20.1 Allow to repair stone work to lower section of wall
- 20.2 Allow to rake out hard mortar to window sill and to wall. Allow 1 sqm.
- 20.3 Allow to patch stone to 1 sqm of wall
- 20.4 Allow to repoint reconstructed and repaired sections of wall.
- 20.5 Allow to limewash wall

**21.0 Elevation 3**

- 21.1 Reconstruct stone wall as per external east elevation
- 21.2 Allow to repair stone work to lower section of wall
- 21.3 Allow to patch stone to 1 sqm of wall
- 21.4 Allow to repoint reconstructed and repaired sections of wall.
- 21.5 Allow to limewash wall

**22.0 Elevation 4**

- 21.1 Reconstruct stone wall as per external north elevation
- 22.2 Repair cracking as per structural engineers specification.
- 22.3 Install curved steel lintels to fireplace as per structural engineers specification
- 22.4 Allow to reconstruct wall above fireplace
- 22.3 Allow to patch stone to 1 sqm of wall
- 22.4 Allow to repoint reconstructed and repaired sections of wall.
- 22.5 Allow to limewash wall

**Room 3**

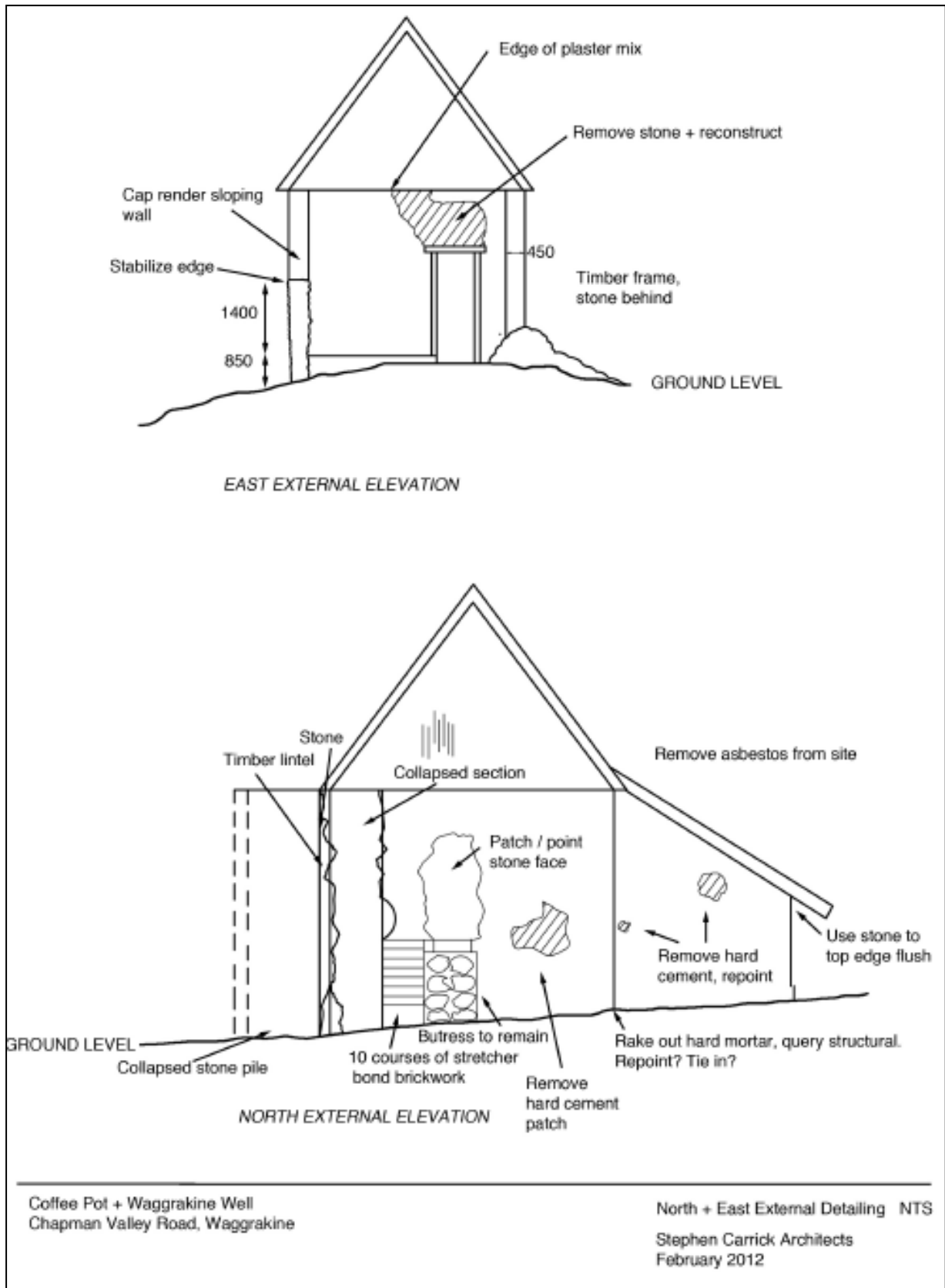
**23.0 Elevation 1**

- 23.1 Undertake works as per external east elevation
- 23.2 Allow to limewash wall

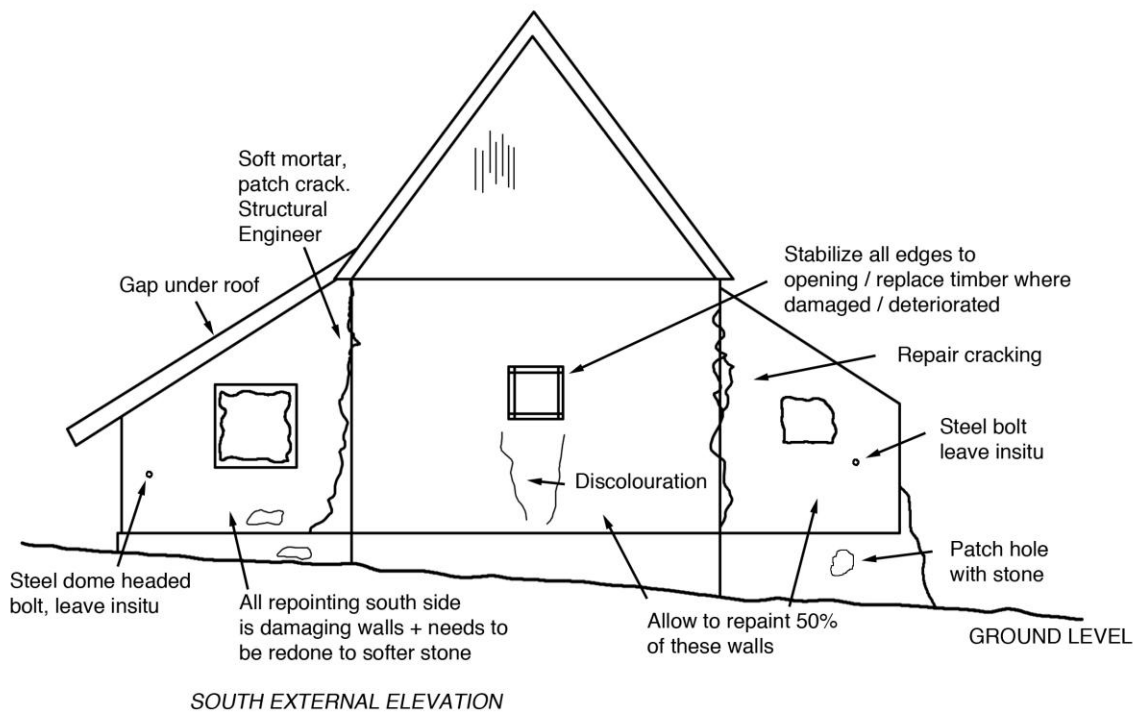
**24.0 Elevation 2**

- 24.1 Allow to repair stone work to lower section of wall
- 24.2 Allow to repair stone work and stabilise wall return
- 24.3 Allow to repair stone work and stabilise opening
- 24.4 Allow to repoint reconstructed and repaired sections of wall.
- 24.5 Allow to limewash wall

COFFEE POT & WAGGRAKINE WELL · CONSERVATION PLAN



COFFEE POT & WAGGRAKINE WELL · CONSERVATION PLAN

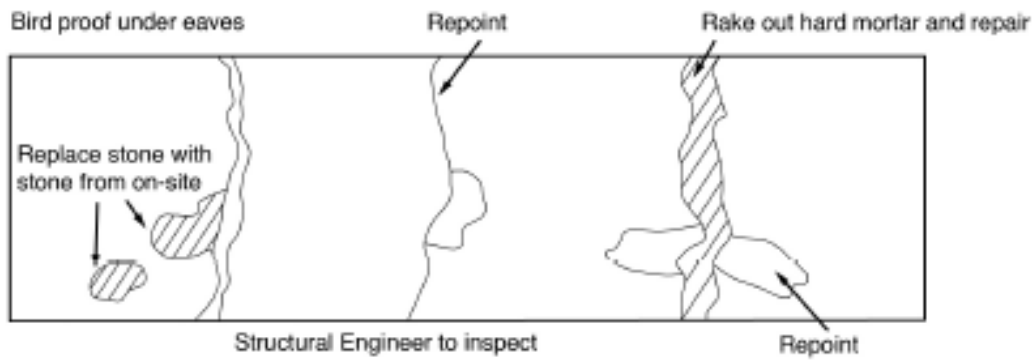


Coffee Pot + Waggrakine Well  
Chapman Valley Road, Waggrakine

South External Detailing NTS

Stephen Carrick Architects  
February 2012





WEST EXTERNAL ELEVATION

Coffee Pot + Waggrakine Well  
Chapman Valley Road, Waggrakine

West Wall External Detailing NTS

Stephen Carrick Architects  
February 2012

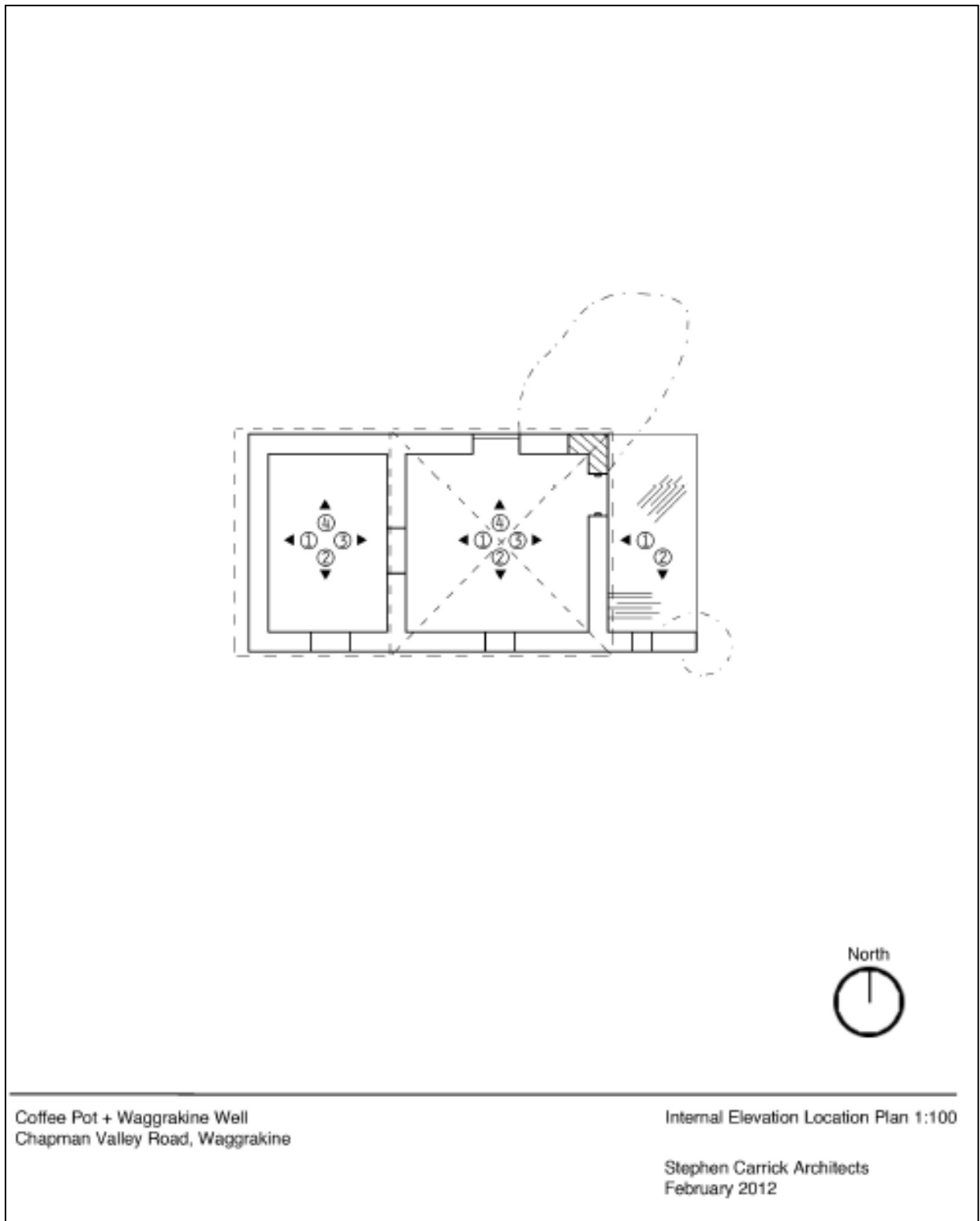
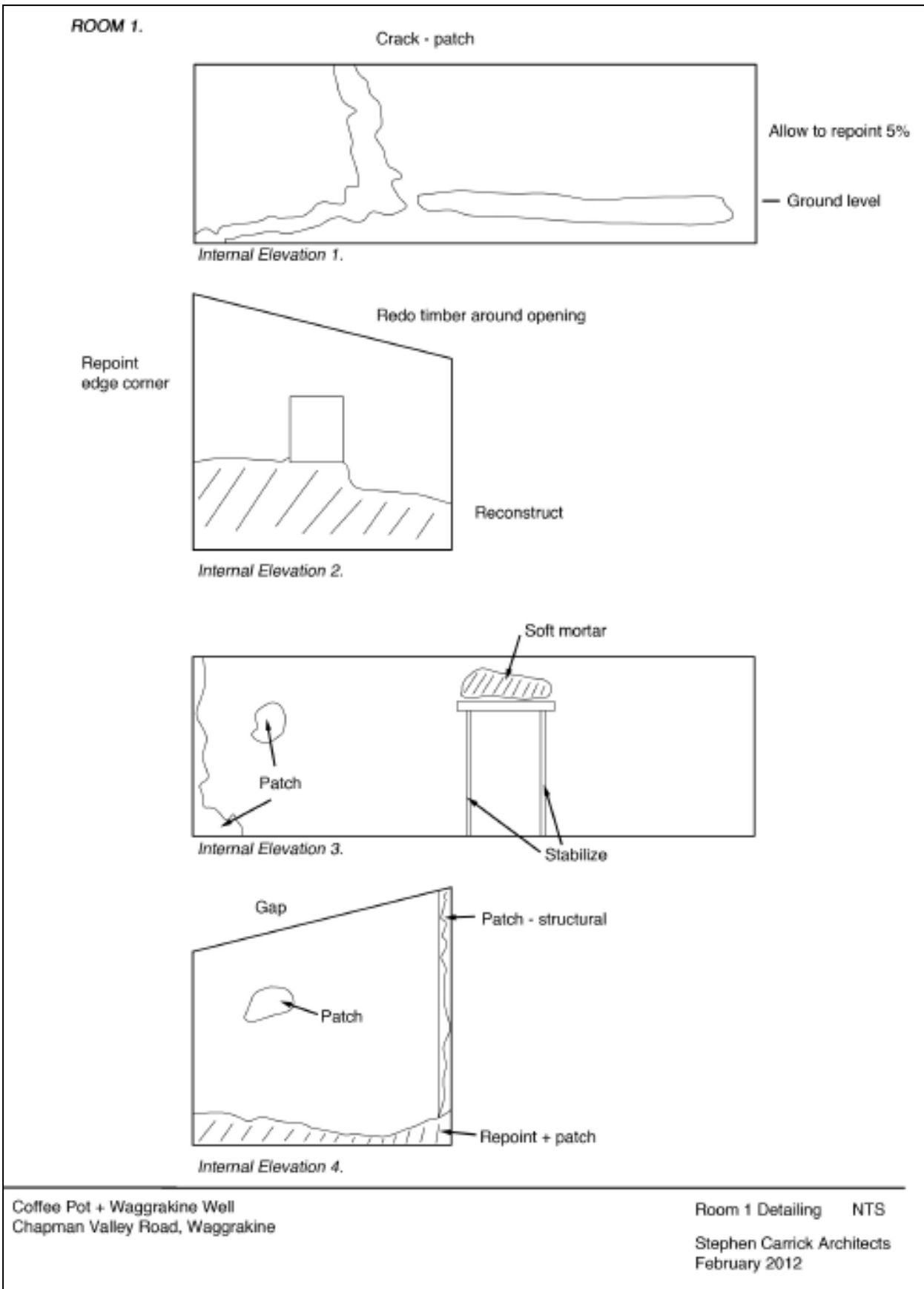


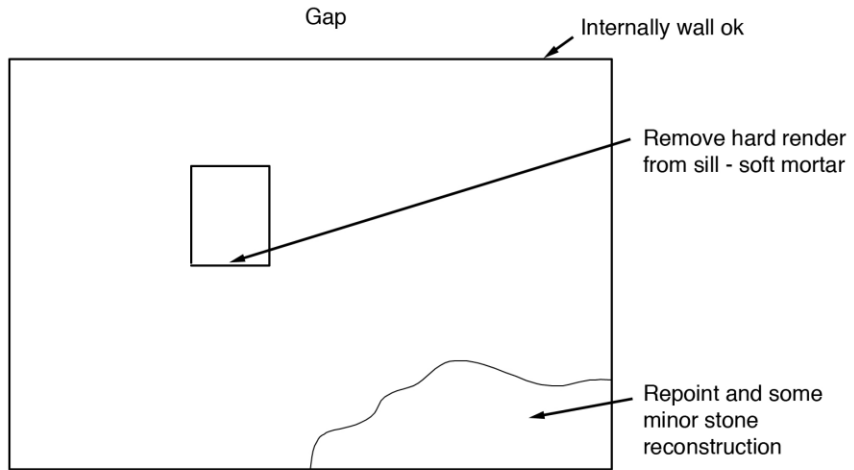
Figure X Internal Elevations Location Plan

COFFEE POT & WAGGRAKINE WELL · CONSERVATION PLAN

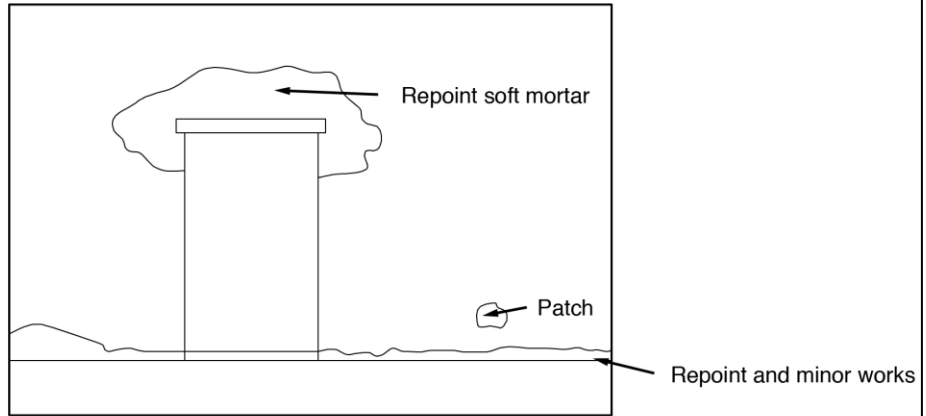


**COFFEE POT & WAGGRAKINE WELL · CONSERVATION PLAN**

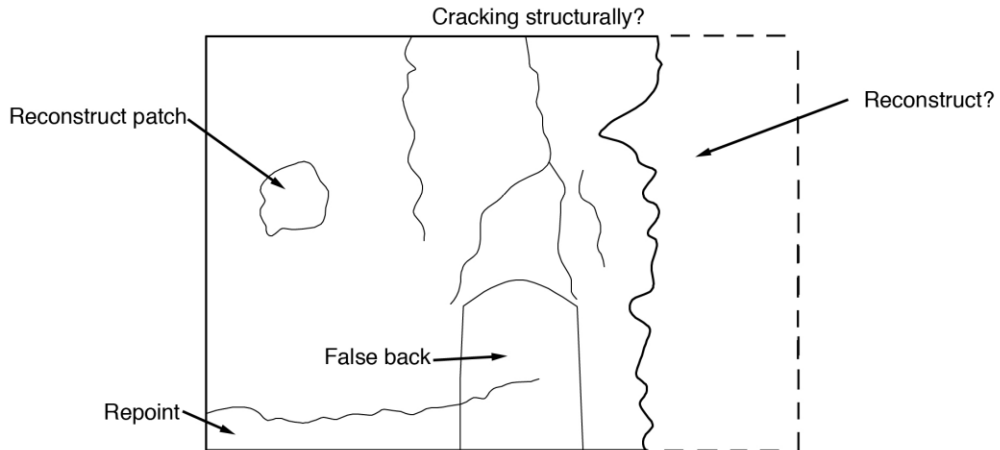
ROOM 2.



Internal Elevation 2.



Internal Elevation 1.



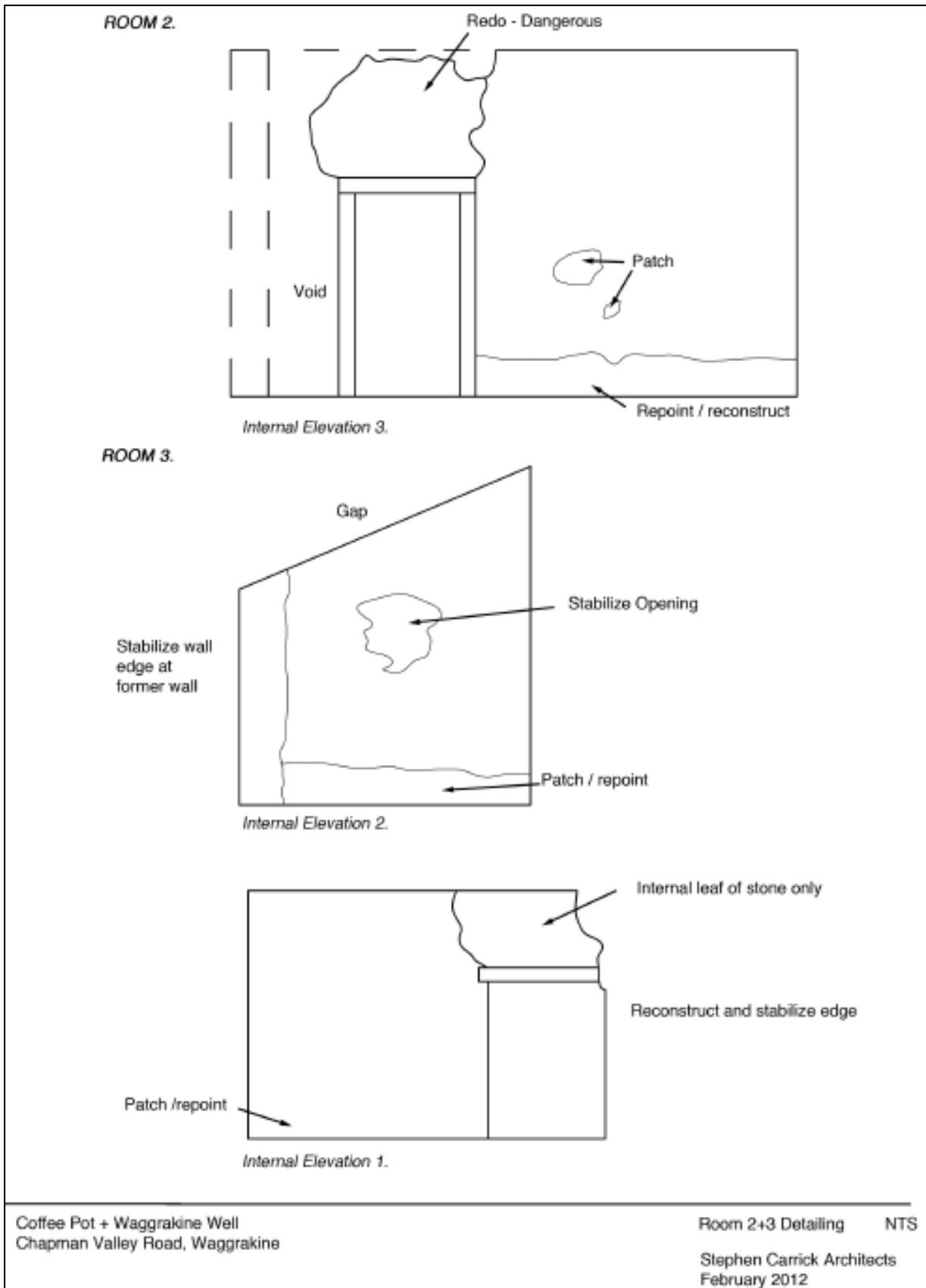
Internal Elevation 4.

Coffee Pot + Waggrakine Well  
Chapman Valley Road, Waggrakine

Room 2 Detailing NTS

Stephen Carrick Architects  
February 2012

COFFEE POT & WAGGRAKINE WELL · CONSERVATION PLAN



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2/11<sup>th</sup> Battalion, GERALDTON, 1942-11-17, 028832

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Dept of Indigenous Affairs: <http://www.dia.wa.gov.au/AHIS/>

National Archives of Australia: <http://www.naa.gov.au>

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Yamatji Marlpa Aboriginal Corporation: [www.yamatji.org.au](http://www.yamatji.org.au)

# APPENDICES

APPENDIX A      Conservation Plan Study Brief - Introduction to Conservation  
Plans, Heritage Council of Western Australia, October 2002



APPENDIX B      Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places, Heritage Council of Western Australia, November 1996

APPENDIX C      The Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance, 1999

APPENDIX D *Coffee Pot & Waggrakine Well*, Heritage Council of Western Australia  
Registration and Assessment Documentation, 2004



1. **DATA BASE No.** 00475
2. **NAME** *Coffee Pot and Waggrakine Well* (1872)  
FORMER NAME Coffee Plot
3. **LOCATION** Chapman Valley Road Nr Coffee Pot Drive, Waggrakine
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**  
That part of Lot 1455 on Deposited Plan 246636, and being part of the land comprised in Certificate of Title Volume 1463 Folio 904 as is defined on Heritage Council of Western Australia Drawing No. P0475 as prepared by Steffanoni Ewing & Cruickshank Pty Ltd.
5. **LOCAL GOVERNMENT AREA** Shire of Chapman Valley
6. **OWNER** White Corsair Pty Ltd
7. **HERITAGE LISTINGS**
  - Register of Heritage Places: Interim Entry 28/11/2003  
Permanent Entry 20/07/2004
  - National Trust Classification: -----
  - Town Planning Scheme: -----
  - Municipal Inventory: Adopted 31/10/1996
  - Register of the National Estate: -----
8. **CONSERVATION ORDER**  
-----
9. **HERITAGE AGREEMENT**  
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10. **STATEMENT OF SIGNIFICANCE**  
*Coffee Pot & Waggrakine Well*, a single storey stone cottage in ruins and a nearby well, has cultural heritage significance for the following reasons:  
  
the place is representative of the eccentric pioneering spirit that characterised the life of Reverend Nicolay, who lectured at Kings College, London; was a co-founder, in 1848, of Queens' College London, the first tertiary institution for women in England; served as an Anglican chaplain in Brazil from 1858 to 1867; was chaplain to the Geraldton convict depot from 1870 to 1874; led geological

expeditions on behalf of the Western Australian Colonial Government, collected and established the nucleus of a geological collection that began the Western Australian Museum; and served as chaplain to the Fremantle Prison from 1878 until his death in 1897;

the place is a remnant of Reverend Charles Grenfell Nicolay's ambitious endeavour to establish a coffee plantation in Western Australia, which was a total failure;

the experimental coffee plantation at the place was one of a number of attempts made by the Colonial Government in the 1860s and 1870s to find export crops which could be profitably grown in the State to generate needed revenue, and is possibly one of the earliest attempts at commercial coffee production in Australia;

the place's importance to the Chapman Valley community for its association with early settlement and agricultural history is demonstrated in the re-roofing of the building in the early 1980s by local residents in order to slow its deterioration;

the place includes Waggrakine Well, a source of water first surveyed by W. Phelps in 1870, but used by travellers prior to this time;

the Coffee Pot is rare as a residence built on a coffee plantation, in the early nineteenth century, in Western Australia; and,

the place has landmark value due to an elevated siting and lack of surrounding development together with a prominent and unusual roof form.





## REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

### 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

#### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.5.3 Developing agricultural industries

#### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 302 Rural industry & market gardening

#### 11.1 AESTHETIC VALUE\*

The elevated siting and lack of development surrounding *Coffee Pot & Waggrakine Well* give landmark value to the place which is accentuated by the prominent and unusual roof form. (Criterion 1.3)

#### 11.2 HISTORIC VALUE

*Coffee Pot & Waggrakine Well* is a remnant of Reverend Charles Grenfell Nicolay's ambitious endeavour to establish a coffee plantation in Western Australia, which was a total failure (Criterion 2.1)

The coffee plantation was worked by ticket of leave labour employed by Reverend Charles Nicolay and the Coffee Pot building was most likely constructed by convicts or ticket of leave men. (Criterion 2.2)

The Coffee Pot was established as part of an experimental coffee plantation which operated from 1870 to 1873 on the western slope of the Moresby Flat Topped Range, east of Geraldton, as an early attempt at specialised agriculture in the district, and one of a number of attempts made by the colonial Government in the 1860s and 1870s to find export crops which could be profitably grown in the State to generate needed revenue. The place is possibly one of the earliest attempts to at commercial coffee production in Australia (Criterion 2. 2)

\* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

The Waggrakine Well was a source of water first surveyed by W. Phelps in 1870, but used by travellers prior to this time. (Criterion 2. 2)

*Coffee Pot & Waggrakine Well* is representative of the eccentric pioneering spirit that characterised the life of Reverend Nicolay, who lectured at Kings College, London; was the co-founder, in 1848, of the first tertiary institution for women in England, Queens' College London; served as an Anglican chaplain in Brazil from 1858 to 1867; was chaplain to the Geraldton convict depot 1870-1874; led geological expeditions on behalf of the Colonial Government; collected and established the nucleus of a geological collection that began the Western Australian Museum; and served as chaplain to the Fremantle Prison from 1878 until his death in 1897. (Criterion 2.3)

Reverend Nicolay's experimental coffee plantation at Waggrakine, for which the Coffee Pot was built, was one of the earliest attempts at commercial coffee production in Australia, and probably the first such attempts in Western Australia. (Criterion 3.3)

### **11.3 SCIENTIFIC VALUE**

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### **11.4 SOCIAL VALUE**

*Coffee Pot & Waggrakine Well* importance to the Chapman Valley community for its association with early settlement and agricultural history is demonstrated in the re-roofing of the building in the early 1980s by local residents in order to slow its deterioration. (Criterion 4.1)

*Coffee Pot & Waggrakine Well* contribute to the local community's sense of place, being an easily recognisable and unique building in the mid-west region, and a reminder of the early history of the area. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12.1 RARITY**

The Coffee Pot is rare as a residence built on a coffee plantation, in the early nineteenth century, in Western Australia. (Criterion 5.1)

### **12.2 REPRESENTATIVENESS**

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### **12.3 CONDITION**

*Coffee Pot & Waggrakine Well* is in poor condition. Whilst the local community made attempts to conserve the place with a re-roofing program in the 1980s, further conservation work is still required to stabilise the stone walls and arrest deterioration. Encroaching vegetation and livestock threaten the condition of the fabric. The place is in poor condition.

## 12.4 INTEGRITY

*Coffee Pot & Waggrakine Well* has low integrity. The original coffee plantation was a short lived experiment with little evidence to suggest the place was occupied for its original function after 1873, nevertheless a pastoral function has been retained since that time. Whilst it would not be viable to make the structure habitable or re-establish the plantation, interpretative evidence of the original function could be provided.

## 12.5 AUTHENTICITY

The current poor condition of the fabric and the unusual roof form are unlikely to be an accurate representation of the original thatched roof cottage but enough fabric remains for the place to have moderate authenticity.

## 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by John Taylor Architect.

### 13.1 DOCUMENTARY EVIDENCE

*Coffee Pot & Waggrakine Well*, a one-room stone and iron cottage with a nearby well, was built for Frederick Granville Nicolay in 1872, most likely by ticket of leave labour. The building originally had a thatched roof of rushes. The place was built on an experimental coffee plantation, which was abandoned in 1873, shortly after the Coffee Pot was constructed. The name 'Coffee Pot' is a corruption of coffee plot. The Waggrakine Well was recorded by surveyor W. Phelps in 1870. *Coffee Pot & Waggrakine Well*, on a 100-acre (40.5ha) section of the coffee plantation, was granted to the Anglican Church in 1875. It was acquired by private owners in 1977. In the early 1980s, local residents re-roofed the Coffee Pot to protect it from weathering.

Early European settlement in the Chapman Valley area comprised large pastoral landholdings. Mining of copper and lead was another activity, begun with the establishment of the Geraldine Lead Mine on the Murchison River. Western Australia was stagnating in the 1840s, with a small, scattered population and lack of capital. The introduction of convicts in 1850 brought with it Imperial funds for support of the Convict Establishment which resulted in some public works, and general growth. The colony was a large importer of consumables and equipment, with little to export, and the Government made a number of attempts to find export crops that could be profitably grown in the State and generate needed revenue. In 1862-63, cotton was grown on the Greenough Back Flats with Government assistance, but results were unsatisfactory. Bishop Salvado experimented with growing tobacco at New Norcia in the 1860s, which although successful on a small scale did not translate to commercial quantities.<sup>1</sup>

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<sup>1</sup> Appleyard, R. T. 'Western Australia: Economic and demographic growth, 1850-1914', in Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 227-233; Bain, Mary Albertus, *A Life of Its Own*, City of Geraldton, 1996, p. 108.

In April 1870, the Reverend Charles Grenfell Nicolay, newly appointed Anglican chaplain at Geraldton, recommended that an experimental coffee plantation be established in the district, as the climate was similar to some parts of Brazil where coffee flourished. Nicolay had impressed Governor Weld and the Colonial Secretary with his knowledge and ability, and in July 1870, the Governor authorised the setting aside of a reserve for the purpose of a coffee plantation. The unnumbered reserve was situated on the western slope of the Moresby Range, and comprised some 640 acres.<sup>2</sup> In August 1870, surveyor W. Phelps surveyed the reserve area, recording the Waggrakine (Waggarakine) Well, which was situated within the reserved land. Waggrakine Well was north of the main thoroughfare to Geraldton, but there were tracks leading to it from the road, indicating that it was used by travellers through the area. The Aboriginal name Waggrakine was later applied to a pass in the Range (1874), and a siding on the Geraldton-Northampton railway line (1879).<sup>3</sup>

Charles Grenfell Nicolay was born in England in 1815. He was the seventh child of Frederick Nicolay, clerk of his Majesty's Treasury. His father died when he was two years old and his mother struggled to raise her eight children. As a result, Charles did not attend university. In 1841, at the age of 26, he was ordained a Deacon in the Church of England and appointed to a curacy in the Scilly Isles. Following his appointment, he married Mary Ann Raven. They had eight children, the eldest Frederick, born in 1842. In 1843, Nicolay was appointed librarian of King's College, London, a position he held until 1858. During this period, he acquired a thorough knowledge of geography, geology and history, through reading. He was elected a Fellow of the Royal Geographical Society in 1844, and was lecturer in geography at King's College from 1854 to 1858.<sup>4</sup>

Nicolay is credited with being a co-founder of Queen's College, London, in 1848, the first institution of higher learning for women in England. He was Dean, Deputy Chairman and Professor of Geography and History at Queen's for a number of years. During his time at King's and Queen's colleges, Nicolay published a number of books and papers on geography, history and social matters. In 1856, he was asked to resign as Dean of Queen's College, due to certain 'defects of temper' and poor relations with some of the female staff.<sup>5</sup>

In 1858, he was appointed chaplain to the British residents of Bahia, Brazil, at the Church of St George, which had been consecrated by Matthew Hale. He remained in Brazil until 1867, when he was once again asked to resign. He was without a clerical position until 1870, when he was appointed chaplain at Geraldton, which included the chaplaincy of the convict depot

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<sup>2</sup> Playford, Phillip E. & Pridmore, Isobel, 'The Reverend C. G. Nicolay: A pioneer geographer, geologist, and museum curator in Western Australia', *Early Days*, Vol. 7 No. 1, pp. 29-33; Phelps, W., *Surveyor's Fieldbook No. 11*, p. 31, August 1870.

<sup>3</sup> DOLA Nomenclature File, Waggrakine Well, Battye Library; Phelps, W., *Surveyor's Fieldbook No. 11*, p. 31, August 1870; 1875 survey for Location 161A.

<sup>4</sup> Playford, Phillip E. & Pridmore, Isobel, *op cit*.

<sup>5</sup> Playford, Phillip E. & Pridmore, Isobel, *op.cit.*, p. 30, quoting the 1856 report of an official inquiry by Committee of Education into the operation of Queen's College, London.

there. Reverend Nicolay arrived in Fremantle on the *Lady Louisa*, on 25 April 1870. His wife did not join him until 1878.<sup>6</sup> Nicolay immediately interested himself in the affairs and natural resources of the colony, and after assuming his duties at Geraldton, made his recommendation regarding the establishment of a coffee plantation. The Government agreed to commit £100 for the project, and Reverend Nicolay wrote to his son Frederick, in Melbourne, and asked him to come and manage the plantation.<sup>7</sup>

Frederick Nicolay had joined the British merchant service in 1860, and by 1870 was working on a cattle station in Queensland, before spending some time in Tasmania and Melbourne.<sup>8</sup> In his reminiscences, written many years later, he writes of receiving his father's letter and of discussing it with the person who delivered it to him, although he does not say who that person was:

I was invited to go to Geraldton to start and take charge of a coffee plantation which the Government of Western Australia had arranged for... I told him that I did not understand coffee planting - "But you have been at coffee plantations in Brazil & seen how they are conducted & with a good book on the subject would be able to see that the ground was properly prepared & the seed sown in the proper manner. You know something of gardening. Your father seems to think so." Oh, we as children were very fond of gardening & my father is quite an expert gardener. We had a large one in Brazil. "Well then I suppose you grow beans and why not coffee? You will have no opposition & all the information that can be obtained found for you." So I agreed.<sup>9</sup>

Some time had elapsed before Frederick received the letter, and more time elapsed before he reached Western Australia. In the meantime, Reverend Nicolay began work on the plantation. Money was advanced for seed and labour, and in August 1871, £19-10-0 was paid to a Mr Crowther for fencing. Charles Nicolay is recorded as employing at least five ticket of leave men at Chapman Valley between 1870 and 1872. These were undoubtedly employed on the plantation. In July 1871, John Johnson and James O'Hara were employed as labourers, and Thomas Eyre and Will Stanley were employed on fencing.<sup>10</sup>

Reverend Nicolay made two reports on the coffee plantation, one in June 1871 and another in June 1872. In 1871, he stated that some of the seeds sown had begun to germinate and looked healthy. In 1872, he reported that unfortunately the seedlings suffered from the depredation of 'the common enemies birds and grubs', and 'the strong northerly winds which prevailed

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<sup>6</sup> Erickson, R., *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, p. 2322.

<sup>7</sup> Playford, Phillip E. & Pridmore, Isobel, *op cit*; CSO records, ACC 36, Vol. 709, Fol. 1-19, 16 July -24 July 1872; Nicolay, Frederick Granville, *Diaries and reminiscences*, [c.1900], p. 69, Eattye private archives, ACC 1706A.

<sup>8</sup> Nicolay, Frederick Granville, *op cit*.

<sup>9</sup> *ibid*.

<sup>10</sup> Erickson, R., *Bicentennial Dictionary of Western Australians*, *op cit*; WAEL, *Employers of convicts & WAEL, Convicts*, ACC 3785A; CSO records, ACC 36, Vol. 709, Fol. 1-19, 16 July -24 July 1872.

all last summer'. After two seasons, the Government considered the plantation a failure and having spent the promised amount, advanced no more money for the project.<sup>11</sup>

The conditions required for growing coffee are a moderate, humid climate with high rainfall. Temperatures between 15°C and 25°C are ideal, with extremes below 3°C or above 30° being detrimental to the development of the essential coffee cherry. The plants are very susceptible to frost, and also grow best when sheltered from the wind. An annual rainfall of at least 1000mm, and preferably over 1800mm is required, with a large amount of cloud cover being better than direct sunlight.<sup>12</sup> It is hardly surprising that coffee did not do well at Waggrakine, as the area has few of these characteristics.

When Frederick Nicolay arrived at Geraldton, he found his father living alone in the Anglican parsonage with a ticket-of-leave man as a servant, and the coffee plantation experiment all but over:

I was soon introduced to the Coffee Plantation. A military tent was in readiness for me until a house was built. It did not take long for that to be done. It consisted of one large room square & built of brick. The roof was thatched with rushes as were most of the smaller houses in the district of which there were none anywhere near. There was one house belonging to a sheep station only two miles off - the property of a Mr Mills [Narra Tarra], but that had a shingled roof. The Coffee Plantation was seven miles from Geraldton - I had one man there, a ticket of leave man from the "Depot" or convict prison... Thomas Hansbury.

As to the Coffee Plantation - there was actually nothing to be done in the way of planting as it was out of season. The Government had given up the scheme as far as contributing any more money, as it turned, so my father had made a sort of little farm for the place in order to get money to pay expenses and get the land into good tilth for the coffee & grew some wheat, barley & oats.

There was practically nothing for me to do and no pay so I began to turn my attention to sheep farming, ie to learn something about sheep, so I went to the "Bowes" station owned by a Mr Thomas Burges as sort of gentleman jackeroo.<sup>13</sup>

After this entry, Frederick Nicolay makes no further mention of the coffee plantation or the Coffee Pot building. The entries in his reminiscences are not dated and no exact date for his arrival in Geraldton has been found. His arrival was certainly after his father's last report on the plantation in 1872, and as he mentions it being out of season for planting, it could have been later in that year. This is confirmed by the dates of employment of Thomas Hansbury (Hansbury). Reverend Nicolay employed him at Chapman Valley from 1 January 1871 to 31 December 1872.<sup>14</sup>

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<sup>11</sup> CSO records, ACC 36, Vol. 709, Fol. 1-19, 16 July -24 July 1872.

<sup>12</sup> Australian Coffee Research and Development Team, *Coffee Growing in Australia: A Machine Harvesting Perspective*, Rural Industries Research and Development Corporation, NSW, 1995, pp.20-21.

<sup>13</sup> Nicolay, Frederick Granville, op cit, pp. 81-83 & 109.

<sup>14</sup> *ibid*; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, op cit; WABI, Employers of convicts & WABI, Convicts, ACC 3785A.

Frederick Nicolay also does not say who built his cottage, but his wording indicates that he did not turn his hand to the work himself; he was after all the son of a gentleman. Given his father's connection to the convict depot, and the employment of ticket of leave men on the plantation, the Coffee Pot is most likely to have been built by ticket of leave men. Whether Thomas Hanbury, the ex-convict employed as a servant for Frederick Nicolay was involved in the work is not known. Hanbury worked as a general servant, miner, labourer, fencer and woodcutter during his fourteen years in the colony. He died in 1879.<sup>15</sup>

In 1875, the Anglican Church acquired a grant of the 100 acre Victoria Location 161A (later designated Location 1455), on which was situated *Coffee Pot & Waggrakine Well*. Location 161A was part of the larger coffee plantation reserve.<sup>16</sup> Reverend Nicolay had been appointed editor of the *Perth Gazette & W.A. Times* in 1874, and was forced by his Bishop to resign his chaplaincy in 1875, rather than carry on with it while undertaking other work as well. Nicolay may have ensured the Church acquired *Coffee Pot & Waggrakine Well* before he left his position at Geraldton. Alternatively, it is possible that Church funds were used in the construction of the Coffee Pot as the Government had ceased to provide money for the project by the time the place was built, and Reverend Nicolay had no income of his own.<sup>17</sup>

Reverend Nicolay was appointed chaplain at the Fremantle convict establishment in 1878, a position he held until his death. On behalf of the Government, he was involved in a feasibility study for a ship canal between Rocky Bay and the coast, led an expedition to investigate reports of coal in the bed of the Fitzgerald River, and prepared a 'Handbook of Western Australia', published in 1881. That year, he was authorised by Governor Robinson to begin collecting rocks and minerals, which eventually formed the nucleus of a museum in Fremantle, with himself as curator. He also advised the Government on geological matters during this period, and wrote circulars on prospecting for gold, the geology of Western Australia and Aborigines. Nicolay was criticised from a number of quarters regarding his involvement in these projects, being considered by many to be incompetent mainly, it seems, due to his lack of formal educational qualifications.<sup>18</sup>

Following the death of his wife, Reverend Nicolay's daughter Mary Ann, a nursing sister, arrived from England in 1888 to live with him.<sup>19</sup> Reverend Nicolay died suddenly on 9 May 1897. Mary Ann Nicolay remained in Western Australia. She took a group of ten nurses to South Africa during the

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15 Erickson, R. & O'Mara, G., *Convicts in Western Australia, 1850-1887*, UWA Press, Perth, 1988, p. 235.

16 CSO Correspondence Register, SROWA, ACC 51/9; Country Grant Vol. 1 Fol. 63, 12 May 1875; Phelps, W., *Surveyor's Fieldbook* 11, p. 31, August 1870. Research in the *West Australian Government Gazette* consolidated index 1836-1890, pp. 90-94, showed that Reserve 161A was not gazetted during that period.

17 Playford, Phillip E. & Pridmore, Isobel, op cit. The North-West Diocese of the Anglican Church at Geraldton does not currently have an archivist and were unable to provide any information on the place.

18 Playford, Phillip E. & Pridmore, Isobel, op cit.

19 *ibid.*

Register of Heritage Places - Assessment Doc'n Coffee Pot and Waggrakine Well 7  
20/07/2004

Boer War, and was appointed Inspecting Matron of Government Hospitals on her return. She was awarded the Coronation medal in 1937. Frederick Nicolay worked as a pearler and a farmer and, in the early 1900s, ran a coach and cart building business in Fremantle with his sons.<sup>20</sup>

The description of the Coffee Pot building in Frederick Nicolay's reminiscences, written some thirty years after the event, show some discrepancy with the physical building. The Coffee Pot was built in stone, not brick, and there is evidence of two smaller rooms as well as the main room, although the stonework of part of this appears to indicate it could have been added at a later date. Local oral tradition dating back to at least the 1920s refers to the building as the Coffee Pot, and knows of no other building ever having been on the site.<sup>21</sup> No records have been located to indicate that the place was occupied at any time after 1873,<sup>22</sup> but it may have been used by shepherds or a farm labourer initially. For many decades, the land has been used to graze sheep and grow wheat while the building gradually crumbled.

From some time in the 1920s or early 1930s until after World War Two, the property was leased from the Anglican Church by Stuart Mills for grazing of stock. During World War Two the army used the property as a training camp. By this time, the structure had no floors or roof. It is locally believed that the troops stationed at the property were deployed to New Guinea and fought on the Kokoda Trail.<sup>23</sup>

The property was leased from the Anglican Church by Ivo Dick Criddle from c.1947 and used as a market garden. When Criddle died in 1953, his two sons took over and a market garden continued to operate from the site until c.1970. During the time that the Criddles leased the property, the chimney was bricked up so that the building could be used as a silo.<sup>24</sup>

In 1977, a Geraldton company, Kroan Pty Ltd, purchased the place from the Anglican Church. Sometime in the early 1980s, local residents undertook to re-roof the building to provide some protection from weathering. In 1988,

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<sup>20</sup> *ibid*; Erickson, R., *Bicentennial Dictionary of Western Australians*, op cit.

<sup>21</sup> Stan Gratte, Jean Trautman, Barbara Shields. Harley Criddle, Andrew Mills. Enga Smith, Wayne Sutton, Joan Downes, phone conversations with Tanya Henkel, March 2003, recorded on HCWA file P0475.

<sup>22</sup> The following sources were checked for information regarding post-1873 occupation: Anglican Church North West Diocese, Geraldton (owners 1875-1977); William Walker, White Corsair Pty Ltd, (current owners); regional heritage adviser, Tanya Henkel; Certificate of Title (no leases of land recorded); Bain, Mary Albertus, *Ancient Landmarks: A social and economic history of the Victoria District of Western Australia 1839-1894*, UWA Press, 1975; Suba, Tanya & Callow, Bruce, *European Site Survey Chapman Valley*, Landcorp, 1993; Heritage Commission of WA, *Upper Chapman Valley Heritage Trail*, brochure.

<sup>23</sup> Andrew Mills, grandson of Stuart Mills; Stan Gratte, Local Historian and Enga Smith, member of the Mills family and author of *Saddle in the Kitchen*, a memoir of growing up in area, published by Hesperian Press; phone conversations with Tanya Henkel, March 2003, recorded on HCWA file P0475.

<sup>24</sup> Harvey Criddle, son of Ivo Dick Criddle, and Andrew Mills, phone conversations with Tanya Henkel, March 2003, recorded on HCWA file P0475.



White Corsair Pty Ltd purchased the land as an investment. The land is not leased out but is used by local farmers for grazing sheep.<sup>25</sup>

*Coffee Pot & Waggrakine Well* is entered on the Shire of Chapman Valley Municipal Heritage Inventory, adopted on 31 October 1996, and has been designated Management Category 1.<sup>26</sup>

In 2003, the place is vacant.

### **13.2 PHYSICAL EVIDENCE**

*Coffee Pot & Waggrakine Well* comprising the remains of a stone cottage (1872) and well are located in a paddock on sloping land, about 700 metres north of the Geraldton-Yuna Road. Access to the place is across private land used by local farmers for sheep grazing. The well is sited approximately fifty metres to the north-east of the cottage and further down the hill. Power lines and poles run through the valley, close to the well. The land is elevated with views back towards Geraldton harbour to the south-west, and has a moderate slope falling to the south-east and views to the Moresby Flat Top Range to the north-east.

The cottage is a rectangular, two-room structure with stone walls and a steeply pitched, pyramidal, corrugated metal deck roof. A skillion roof extends at a lower pitch over a room on the west side of the cottage, with eaves close to ground level. The structure is only partially enclosed as the south wall is all that remains of a former room on the east side of the cottage, and the roof does not continue over this space.

The random rubble stone walls, approximately 450mm wide, have been laid on a plinth, projecting below floor level. More of the plinth is visible towards the eastern end of the building, as the land falls away. The north-east corner of the structure has collapsed, with rubble scattered around the surrounding ground surface. It is likely the cottage once extended beyond the current roofed portion as the plastered walls and window opening in the south elevation are indicative of an interior space. Two further rectangular, timber framed openings punctuate the south elevation and a timber door frame remains in the east elevation, near the collapsing corner. A semi-circular arched fireplace opening is located in the north wall, with the masonry above supported on arched steel lintels. Cracks that widen towards roof level have developed in this wall with the loss of structural stability around the collapsing corner. The fire-place opening has been occluded externally with a low stone buttress projecting from the north elevation. Coursed brickwork is evident around this opening. The flooring material of the cottage was not distinguishable at the time of inspection beneath layers of dirt and rubble.

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<sup>25</sup> Certificate of Title Vol. 1463 Fol. 904, 22 March 1977 & 26 August 1988; Telephone conversation with William Walker, White Corsair Pty Ltd, 11 March 2002. Enquiries to date have failed to uncover the identity of those who re-roofed the building.

<sup>26</sup> Suba, T., Callow, B. & Grundy, G., *Shire of Chapman Valley Municipal Inventory of Heritage Places, 1995-6*, Place No 1.

The Colorbond finish metal deck roof was erected over the stone walls in the early 1980s to prevent further deterioration of the structure. It has been crudely constructed and has wide galvanised-appearance ridge cappings to the steep pyramid form. A gutter has been fixed along the overhanging eaves of the skillion section but is not connected to a downpipe.

There is little documentary evidence to suggest the form of the original building. The existing structure appears to have been extended from an early description of the place as one large square room built of brick but it is unclear when these modifications may have occurred. The masonry of the western end exhibits a different hue and block size to the central and eastern walls, perhaps indicative of different eras of construction. The only evidence of brick construction is in the external fireplace surround in the north elevation. The corrugated pyramid roof is unlikely to reflect the original pitch or form which is believed was once thatched with rushes.

The cottage is in poor condition and requires stabilisation, particularly at the north-east corner. While the place is unfenced, livestock are free to encroach and have the potential to exacerbate deterioration of the remaining fabric.

The opening of the well is at ground level, with the stone walls describing an opening approximately 2.2 metres in diameter. Sheets of corrugated iron have been placed over the well opening to provide cover. There is water currently 2.1 metres below ground level and an irrigation pipe running from the well to the east.

### **13.3 COMPARATIVE INFORMATION**

The Coffee Pot is a unique little building which has been virtually unused since construction. Searches in HCWA database and Municipal Inventories for the Victoria district and the south-west for a similar small rural residence or a building associated with experimental farming projects of the 19th century revealed no other building of this type, with regard to size or association.

Searches in the heritage databases for all States in Australia found no other places listed that were associated with the production of coffee. In the Northern Territory, coffee was grown commercially at Beatrice Hills from 1884, but the enterprise failed before the end of the decade due to a corporate collapse of the parent company, and reduction in the supply of cheap labour as a result of stricter immigration laws. A viable coffee industry survived in Queensland and Northern New South Wales from the 1890s to the 1920s, when it declined due to high harvesting costs and difficulties in obtaining cheap labour. It is not known when the earliest coffee plantations were tried in this region. Token coffee plants were grown by Robert Towns at Cleveland Bay, Queensland, in c1864 to comply with the 'Coffee and Sugar Cultivation Act' that had granted him the land, but this

was a temporary measure while sugar was being established, and it is unclear as to whether commercial coffee was ever grown here.<sup>27</sup>

Other attempts to grow coffee in Western Australia were made by Bishop Salvado at New Norcia from c1873-1878, and by David Picton Davies and Francois Arekoin in Glen Forrest in 1885. No evidence has been found to show that either of these ventures was successful, or that any elements of the coffee experiments remain.<sup>28</sup>

#### 13.4 KEY REFERENCES

No key references.

#### 13.5 FURTHER RESEARCH

Further research in the CSO records could provide more detail on the coffee plantation project, and may uncover correspondence on the grant of the land to the Anglican Church.

Further research may also provide more information relating to other commercial coffee growing attempts in Australia.

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<sup>27</sup> Online searches of State heritage listings; conversations with Bruce Easkerville of Heritage NSW and Nicole Warren of Heritage NT; Docker, E.W. *The Blackbirders: the Recruiting of South Sea Labour for Queensland 1863-1907*, Angus & Robertson, Sydney, 1970, p.17; Rural Industries Research and Development Corporation, *op.cit.* p.17;

<sup>28</sup> Elliot, I, *Mundaring: A History of a Shire*, Shire of Mundaring, 1893, p.162; July 2002 conversation with Tereas DeCastro, postgraduate student at UWA undertaking research into coffee growing at New Norcia. Future issues of New Norcia studies containing her research may provide more information.

APPENDIX E Heritage Council of Western Australia Drawing No. P0475 as prepared by  
Steffanoni Ewing & Cruickshank Pty Ltd

APPENDIX F Place Record for Shire of Chapman Valley Municipal Inventory, Place No 1.

APPENDIX G Shire of Chapman Valley Town Planning Scheme No 1 – Appendix 5  
Schedule of Places of Heritage Value

**APPENDIX 5 - SCHEDULE OF PLACES OF HERITAGE VALUE**

| <b>CODE NO.</b> | <b>NAME</b>                                       | <b>LOCATION<br/>(as marked on Scheme Maps)</b>   | <b>DESCRIPTION</b>  |
|-----------------|---|--|---|
| 1               | Former Nabawa Hotel                               | Pt. Victoria Loc. 893 on Nabawa-Northampton Road - approx. 200m north of junction with Geraldton-Yuna Road in Nabawa Townsite.   | Single storey mud brick hotel with corrugated iron roof. Built in 1863 as the Mining Arms and was one of the oldest licensed houses in WA. Closed as a hotel in June 1973.  |
| 2               | East Yuna Reserves                                | Reserve No.s 28418 and 29231 located approx., 24 kilometres south east of Yuna on the Bindoo Road.   | Significant as Flora and Fauna Reserves. Situated higher than surrounding countryside. One of few remaining northern sandheath habitats. Flora is characteristically Mallee with low open scrub. Provides the only link between the coast and the inland for some species of birds.   |
| 3               | Moresby Flat Topped Ranges and associated valleys | An area located in the south west portion of the Shire and which generally embraces the land east of the north West Coastal Highway from Howatharra south to the boundary with the Shire of Greenough. It includes the Buller River and the lower part of the Chapman River. The broad extent of the area is shown by a cross hatching on the 1:50,000 scheme map. | An area of high scenic and geological interest. The Moresby Flat Topped Ranges form a backdrop to Geraldton. Unique types of Flora which varies from a low to tall heath with higher stands dominated by Mallee. Myrtles are prolific. Between the hills and along the watercourses there is taller scrubland with eucalypts such as York and River Gums. |
| 4               | Waggrakine Well and nearby Old Stone Cottage      | Victoria Loc. 1455, Waggrakine at northern portion of location approx., 750m north of Geraldton-Yuna Highway.  | Old stone lined well and nearby two room stone cottage with unique pyramid shaped corrugated iron roof.   |
| 5               | Road Board Office                                 | Town Lot 15 East Terrace - 2 Lots south of Mill Street on western side of road - Nanson Townsite.  | Original Road Board Office built in 1913.   |
| 6               | Roman Catholic Church                             | Mt. Erin Estate Lot 111 Reserve 21544 - west side of Geraldton-Yuna Road, approx. 0.6km south of Eastough Street in Nanson Townsite  | Local stone building erected in 1939 and designed by Mons. Hawes.   |
| 7               | Narra Tarra Mine                                  | Lot 119 (now Res. 27349) south west of Nabawa townsite off Nabawa-Yetna Road approx. 2.5km west of junction with Geraldton-Yuna Road   | Lead, copper mine site opened in 1890 and closed around 1958.   |

APPENDIX H Shire of Chapman Valley Town Planning Scheme No 1 – Appendix 6  
Additional Requirements and Modifications Applicable to Special Rural  
Zones

**APPENDIX 6 - ADDITIONAL REQUIREMENTS AND MODIFICATIONS  
APPLICABLE TO SPECIAL RURAL ZONES**

**Area No. 1 – Waggrakine**      *AMD 1 GG 10/5/85; AMD 40 GG 3/4/09*

1. All subdivision is to be generally in accordance with the Subdivision Concept Plan adopted by Council and endorsed by the Commission.
2. The minimum lot size shall be 2.0 hectares.
3. No buildings or outbuildings shall be permitted outside the building envelopes identified on the lots abutting the Highway as shown on the Subdivision Guide Plan endorsed by Council.
4. Direct vehicle access to the Geraldton Yuna Highway from lots abutting the Highway shall not be permitted.
5. As a condition of development on each lot, Council shall require the planting of at least 10 native or locally acceptable trees around the building and outbuilding cluster.
6. No building shall be erected above the 140 metre A.H.D. contour.
7. The minimum lot frontages shall be as shown on the Subdivision Guide Plan.
8. At subdivision, the development setback from either side of any creek-line/s is to be confirmed in conjunction with the Department of Water.
9. A Foreshore Management Plan is to be prepared and implemented for the creek-lines identified as requiring such a plan by the Department of Water.
10.
  - (a) At the time of subdivision suitable arrangements are to be made with the Water Corporation for the adequate provision of a reticulated water supply to service lots above the RL 112 AD line. This shall include the transfer of freehold land (free of cost) and any infrastructure works (at the subdividers expense) as indicated on the Subdivision Concept Plan.
  - (b) In regards to the proposed water tank site, an over head tank erected on a stand is not permitted.
  - (c) The infrastructure (tank and associated buildings/infrastructure) shall be of a colour complimentary to the existing landform and landscape elements, to the satisfaction of the local government. Ziincalume or a galvanised corrugated iron finish or similar is not permitted;
  - (d) The Water Corporation or Developer will be required at the time of installing a water storage tank to submit a landscaping plan for screening purposes to be endorsed by the local government, with this plan to be implemented within 12 months from the date of approval unless other wise approved by the Local Government.
11. All buildings shall be sympathetic in design and construction, and complimentary in colour and materials to the existing landform and landscape elements, to the satisfaction of the local government.
12. The use of zincalume and/or coloured roof and wall materials, which in the opinion of the local government prejudices the landscape amenity of the surrounding landform, is not permitted.
13. The clearing of remnant vegetation on the property other than for fire management and or driveway access purposes is not permitted unless otherwise determined by the local government.
14. A landscaping plan shall be submitted as a part of a development application for each lot clearly showing the planting of native trees and shrubs around all proposed buildings on the property, to

the satisfaction of the local government.

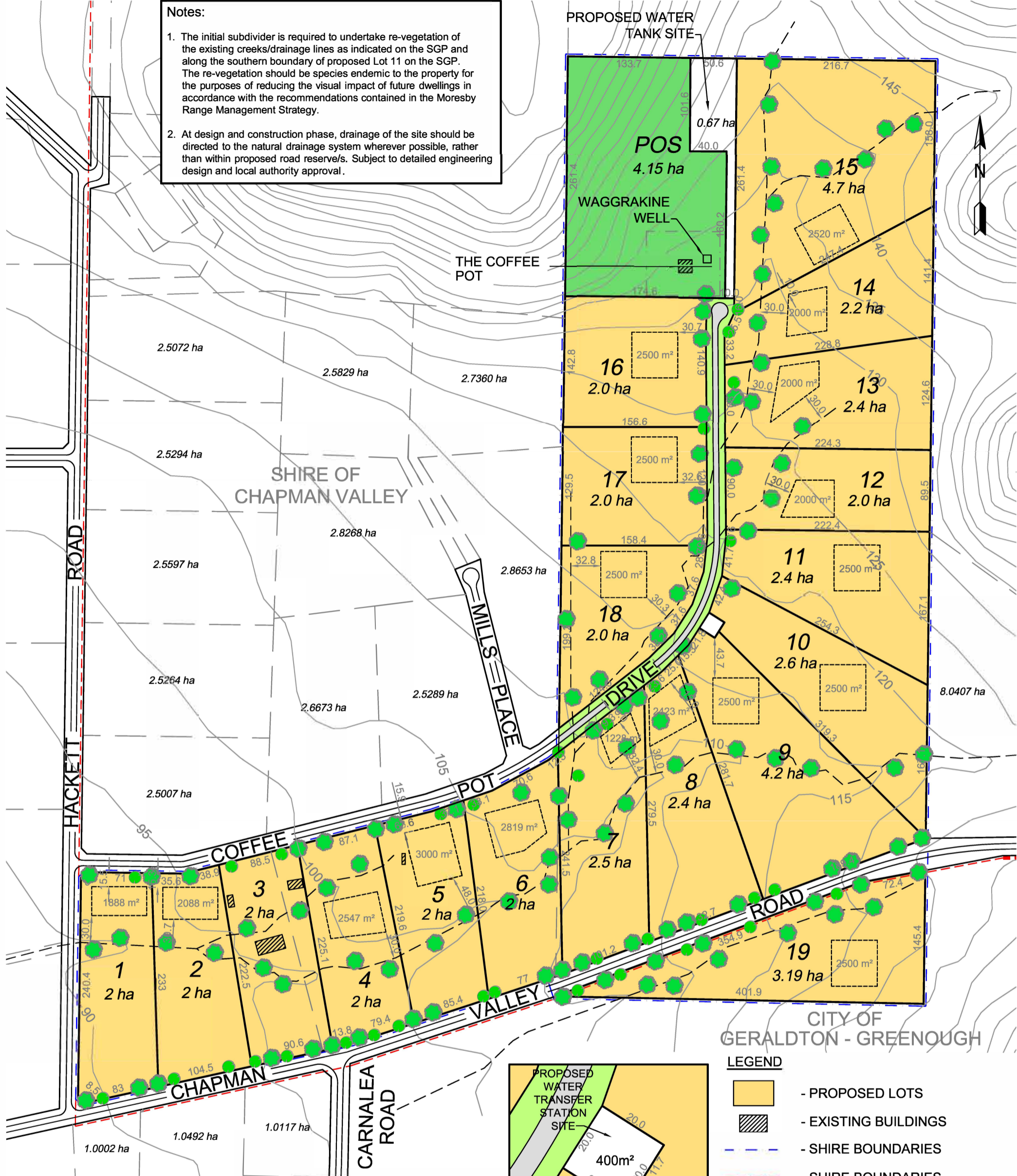
15. At the time of subdivision the site that includes the historic Coffee Pot and Waggrakine Well as shown of the Subdivision Guide Plan shall be set aside as the Public Open Space to be transferred to the local authority.
16. The subdivider is to contribute to the upgrade and maintenance of the historic Coffee Pot and Waggrakine Well at the time of subdivision.



Appendix 3  
Endorsed Structure Plan  
Lot 1455 Coffee Pot Drive  
Waggrakine

**Notes:**

1. The initial subdivider is required to undertake re-vegetation of the existing creeks/drainage lines as indicated on the SGP and along the southern boundary of proposed Lot 11 on the SGP. The re-vegetation should be species endemic to the property for the purposes of reducing the visual impact of future dwellings in accordance with the recommendations contained in the Moresby Range Management Strategy.
2. At design and construction phase, drainage of the site should be directed to the natural drainage system wherever possible, rather than within proposed road reserve/s. Subject to detailed engineering design and local authority approval.



PROPOSED WATER TANK SITE

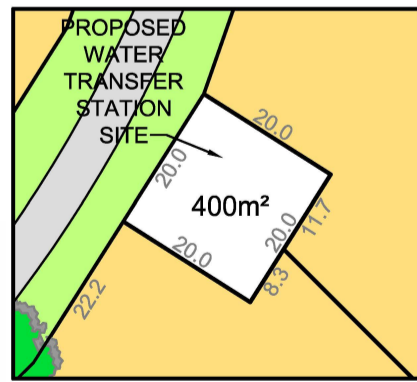
POS  
4.15 ha

WAGGRAKINE WELL

THE COFFEE POT

SHIRE OF CHAPMAN VALLEY

CITY OF GERALDTON - GREENOUGH



ENLARGEMENT A

**LEGEND**

- PROPOSED LOTS
- EXISTING BUILDINGS
- SHIRE BOUNDARIES
- SHIRE BOUNDARIES
- EXISTING CREEKS/DRAINAGE
- VEGETATION
- BUILDING ENVELOPE
- DEVELOPMENT EXCLUSION AREA

LOT 21 : 5.5401 ha  
 LOT 22 : 6.3814 ha  
 LOT 1455: 40.2745 m<sup>2</sup>  
 EXISTING LOTS : 3  
 PROPOSED RURAL RESIDENTIAL LOTS : 19  
 PROPOSED PUBLIC PURPOSE LOTS : 3

THIS PLAN WAS PREPARED FROM HTD PLAN 27204PS2-1-2  
 DATED 12/06/2008 (LANDWEST)



ALL DISTANCES ARE IN METRES



Suite 1 & 2 Geraldton Central  
 65 Chapman Road Geraldton WA 6530  
 PO BOX 1597 Geraldton WA 6531  
 Email : info@landwest.net.au  
 Phone : (08) 9965 0550  
 Fax : (08) 9965 0559

CLIENT: ARDMONA HOLDINGS PTY LTD, IR & SA PERRETT AND FRANK TOMASI NOMINEES PTY LTD

TITLE: SUBDIVISION CONCEPT PLAN  
 LOT 21 ON DIAGRAM 79337, LOT 22 ON DIAGRAM 79338  
 AND LOT 1455 ON DEPOSITED PLAN 246636  
 HACKETT & CHAPMAN VALLEY ROAD, WAGGRAKINE

CERTIFICATE OF TITLE: 1907/403, 1907/404 & 1463/904  
 DATE LAST MODIFIED: 26/08/2009

|               |                |  |     |           |
|---------------|----------------|--|-----|-----------|
| REV: A        | DATE: 25/08/09 | DETAILS: MODIFY BUILDING ENVELOPES AND INCLUSION OF ADDITIONAL NOTES | SD  | GMB       |
| APPROVED:     |                |  | BY: | APPROVED: |
| DESIGNED: GMB | DRAWN: SD      | PLAN: 09105-SGP<br>09106-SGP   |     |           |

\* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described. Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

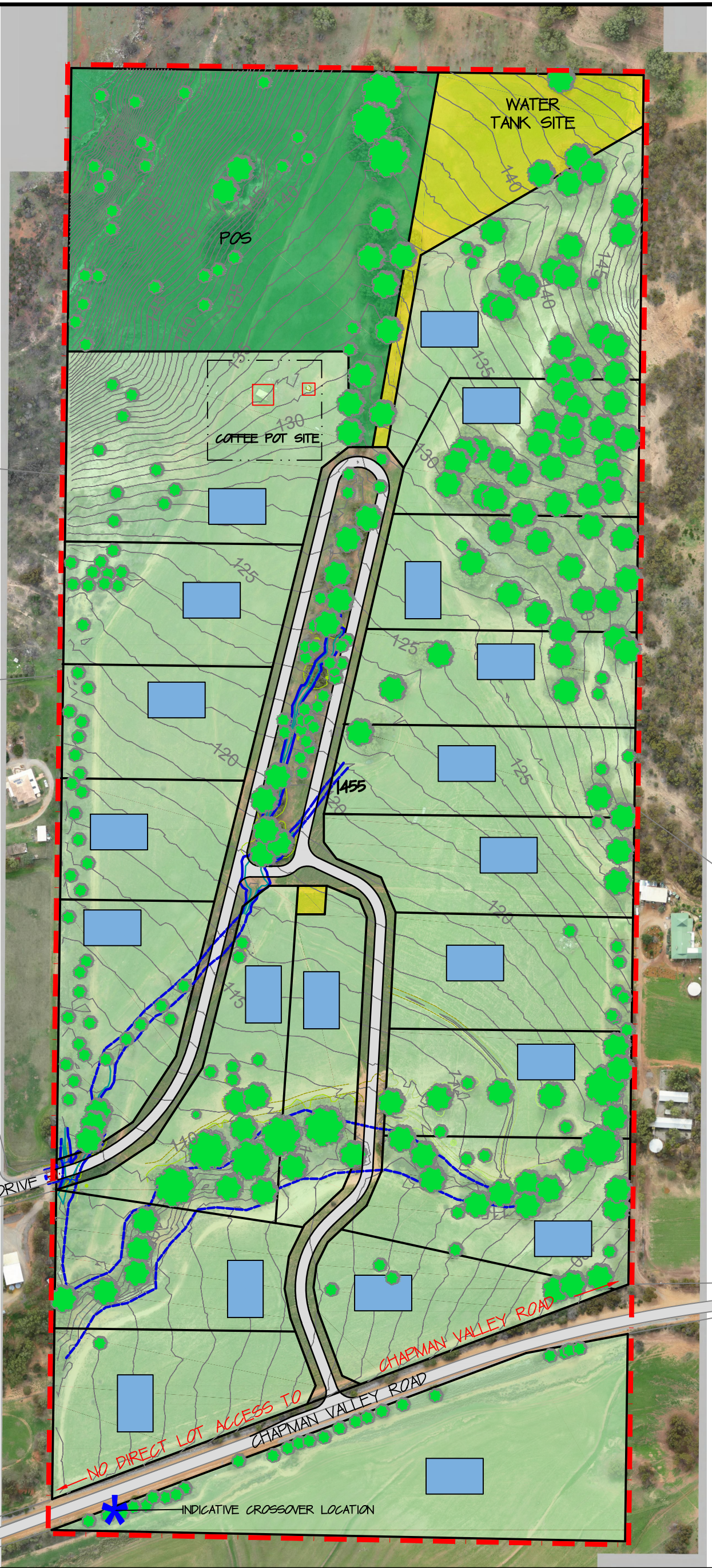
SCALE: 1:4000 @A3

Appendix 4  
Indicative Amended  
Structure Plan  
Lot 1455 Coffee Pot Drive  
Waggrakine

- - - - - SUBJECT LAND
- - - - - EXTENT OF HERITAGE PLACE  
(AS DEFINED BY HERITAGE COUNCIL WA)
- PROPOSED LOTS
- PROPOSED PUBLIC  
PURPOSE LOTS
- PROPOSED POS
- INDICATIVE BUILDING  
ENVELOPES

**NOTES:**

1. INDICATIVE ONLY. SUBJECT TO DETAILED DESIGN AND STRUCTURE PLAN MODIFICATION AND APPLICATION.
2. INTERSECTION LOCATION INDICATIVE ONLY. FINAL LOCATION WITH CHAPMAN VALLEY ROAD AND TRAFFIC MANAGEMENT REQUIREMENTS SUBJECT TO LOCAL AUTHORITY APPROVAL.
3. WATER CORPORATION INFRASTRUCTURE LOCATION INDICATIVE ONLY. FINAL LOCATION FOR INFRASTRUCTURE TO BE DETERMINED AT STRUCTURE PLAN MODIFICATION APPLICATION PHASE SUBJECT TO WATER CORPORATION APPROVAL.
4. BUILDING ENVELOPE LOCATION AND SIZE SUBJECT TO BAL ASSESSMENT AT STRUCTURE PLAN STAGE.
5. \* INDICATIVE CROSSOVER LOCATION ADVISED BY CITY OF GREATER GERALDTON.



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 Phone : (08) 9965 0550

CLIENT: FRANK TOMASI NOMINEES PTY LTD

TITLE: INDICATIVE ONLY  
 STRUCTURE PLAN MODIFICATION  
 LOT 1455 ON PLAN 246636  
 CHAPMAN VALLEY ROAD, WAGGRAKINE

CERTIFICATE OF TITLE:  
1463 / 904

DATE LAST MODIFIED:  
04/12/2017

REV: DATE: DETAILS:

APPROVED:

BY: APPROVED:

PLAN:



\* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described. Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

SCALE: 1 : 3000 @A3

DESIGNED: GMB

DRAWN: DSH

APPENDIX 4