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URBIS

CONSERVATION MANAGEMENT PLAN

Former Peat Island Centre,
Peat Island and Part Mooney
Mooney NSW 2083

Prepared for
**PROPERTY & DEVELOPMENT NSW (HOUSING &
PROPERTY, DEPARTMENT OF PLANNING,
INDUSTRY & ENVIRONMENT)**

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CONTENTS

Executive Summary	1
Background & Purpose of this Conservation Management Plan	1
What is the Place?	1
Why is the Place Significant?	3
What are the current Heritage Listings?	5
How should the Significance of the Place be Managed?	5
1. Introduction	7
1.1. Purpose	7
1.2. Methodology	7
1.3. Author Identification & Acknowledgements	7
1.4. Limitations and Exclusions	8
1.5. Site Location	8
1.6. Abbreviations & Definitions	9
2. Physical Analysis & Description	13
2.1. Summary Description of Precincts	13
2.1.1. Precinct A – Peat Island and Causeway	15
2.1.2. Precinct B – Mooney Mooney Foreshore Precinct	16
2.1.3. Precinct C – Chapel Precinct	17
2.1.4. Precinct D – Residential Precinct	18
2.2. Physical Analysis of Individual elements	19
2.2.1. Condition Grading	19
2.2.2. Precinct A - Peat Island and Causeway	20
2.2.2.1. Bindaree – Reference 1	22
2.2.2.2. Reservoir– Reference 2	24
2.2.2.3. Wharf – Reference 3	24
2.2.2.4. Rizkalla – Reference 5	25
2.2.2.5. Administration Building – Reference 6	26
2.2.2.6. Pines Ward Building – Reference 8	28
2.2.2.7. Kitchen – Reference 10	31
2.2.2.8. Denby Ward Building – Reference 12	33
2.2.2.9. Seabreeze Ward Building – Reference 13	36
2.2.2.10. Former Matrons Cottage – Reference 14	38
2.2.2.11. Former Reception Cottage – Reference 15	40
2.2.2.12. Wharf Road – Reference 16	41
2.2.2.13. Former School / Staff Amenities – Reference 18	42
2.2.2.14. Rotunda – Reference 21	43
2.2.2.15. Causeway – Reference 52	44
2.2.2.16. Shelter (Music Shell) – Reference 58	44
2.2.2.17. Retaining Wall – Reference 61	45
2.2.2.18. Dry Packed Stone Revetment and Stairs – Reference 63	45
2.2.3. Precinct B – Mooney Mooney Foreshore Precinct	46
2.2.3.1. Sanbrook – Reference 23	47
2.2.3.2. Former Classroom / activity room – Reference 24	47
2.2.3.3. Recreation Hall – Reference 25	47
2.2.3.4. Carpenter – Reference 26	48
2.2.3.5. Industrial Therapy Unit – Reference 27	48
2.2.3.6. Dairy and Secondary Stores – Reference 30	48
2.2.4. Precinct C – Chapel Precinct	50
2.2.4.1. Chapel – Reference 34	51
2.2.4.2. Staff Quarters – Reference 36	51
2.2.4.3. Entry Gates – Reference 44	52
2.2.4.4. Pedestrian Tunnel – Reference 47	52
2.2.4.5. Lavatory Block – Reference 49	52
2.2.4.6. Memorial Garden (Flagstaff) – Reference 50	53
2.2.4.7. Memorial Garden (Rose Garden) – Reference 51	53

2.2.5.	Precinct D – Residential Precinct	54
2.2.5.1.	Staff Cottages – Reference 40 and 41	55
2.2.5.2.	Staff Cottages – Reference 43	55
2.2.5.3.	Former Principal's Residence & Garage – Reference 70	56
2.2.5.4.	Brick school building – Reference 71	56
2.2.5.5.	Timber weatherboard school building – Reference 72.....	57
2.2.5.6.	Amenities blocks – Reference 73.....	57
2.2.5.7.	Fire Station – Reference 74	58
2.2.5.8.	Fire Station Amenities – Reference 75.....	58
3.	Historical Overview	59
3.1.	Historical Sources	59
3.2.	History of the Former Peat Island Centre	60
3.2.1.	Rabbit Island (now Peat Island) - 1788-1900	60
3.2.2.	Phase 1: Preparing for the Inebriates Institution (1901-1910)	62
3.2.3.	Phase 2: Peat Island Mental Hospital (1910-1945).....	69
3.2.4.	Phase 3: Modernisation and Expansion (1945-1960)	76
3.2.5.	Phase 4: Decline (1960-2000).....	81
3.2.6.	Phase 5: Closure (Post 2000)	90
3.3.	History of George Peat and Mooney Mooney	91
3.4.	Summary Historical Timeline	96
3.5.	Phase of Development Diagrams	99
3.6.	Historical Themes	104
4.	Aboriginal Cultural Heritage	105
4.1.	Aboriginal Archaeological Resource.....	105
4.2.	Potential Heritage Impact and Management Strategy	106
5.	Historical Archaeology Summary.....	108
5.1.	Historical Archaeological Context	108
5.2.	Historical Archaeological Potential	109
5.3.	Summary	111
5.4.	Conclusions	111
6.	Comparative Analysis.....	112
6.1.	Evolution of Purpose-built Mental Health Care Institutions in Australia	112
6.2.	Representative Characteristics of Mental Hospital in NSW.....	127
7.	Cultural Heritage Significance	129
7.1.	Significance of Individual Built & Landscape Elements	129
7.1.1.	Gradings of Significance.....	129
7.1.2.	Schedule of Significant Elements Across the Site	131
7.1.3.	Gradings of Significance Diagrams	135
7.2.	Cultural Landscape Significance	137
7.2.1.	Peat Island.....	137
7.2.2.	Other Precincts.....	140
7.3.	Significant Views and Vistas	142
7.4.	Cultural Heritage Significance Assessment.....	147
7.5.	Summary Statement of Cultural Heritage Significance	149
8.	Heritage Listings & Statutory Obligations.....	150
8.1.	Heritage Listings	150
8.2.	Statutory Obligations.....	153
8.2.1.	Commonwealth Government Legislation & Policies	153
8.2.1.1.	National Construction Code / Building Code of Australia	153
8.2.2.	State Government Legislation & Policies	153
8.2.2.1.	Environmental Planning and Assessment Act 1979	153
8.2.2.2.	Heritage Act 1977	153
8.2.2.3.	National Parks and Wildlife Act 1974	155
8.2.3.	Local Government Legislation & Policies	156

8.2.3.1.	Gosford Local Environmental Plan 2014.....	156
8.2.3.2.	Gosford Development Control Plan 2013.....	157
8.2.4.	Approvals and Consent – Types of Applications.....	159
8.2.4.1.	Approvals for Works	159
8.3.	Management Plans & Guidelines	161
9.	Opportunities & Constraints	162
9.1.	Introduction	162
9.2.	Statutory & Non-statutory Requirements	162
9.2.1.	The Burra Charter.....	162
9.3.	Heritage Significance	164
9.4.	Condition and Integrity of Fabric and Physical Evidence	164
9.5.	Future Uses and Management of the Former Peat Island Centre	165
9.5.1.	Introduction	165
9.5.2.	Adaptability of Buildings of Heritage Significance	165
9.5.3.	New Development	165
9.5.4.	Landscape Opportunities	166
9.5.5.	Management of the Site	166
10.	Conservation Policies.....	167
10.1.	What is a Conservation Policy?	167
10.2.	Adoption, Implementation & Review.....	167
10.2.1.	Adoption of Conservation Management Plan.....	167
10.2.2.	Statutory Obligations	167
10.2.3.	Statutory Heritage Protection	168
10.2.4.	Review of Conservation Management Plan	168
10.3.	Managing Heritage Significance	169
10.3.1.	Statement of Cultural Significance	169
10.3.2.	Best Practice Heritage Management (The Burra Charter)	170
10.4.	Use.....	171
10.5.	Managing Change: Alterations, Adaptation & New Work	173
10.5.1.	Managing Change: Basis of Approach.....	173
10.5.2.	Alterations, Additions & New Buildings	174
10.5.2.1.	General Approach to Modifications and New Works.....	174
10.5.2.2.	Precinct A: Peat Island and Causeway	175
10.5.2.3.	Precinct B: Mooney Mooney Foreshore Precinct – West of Expressway	176
10.5.2.4.	Precinct C: Chapel Precinct	176
10.5.2.5.	Precinct D: Residential Precinct	176
10.5.3.	Compliance with Building Regulations	177
10.6.	Conservation & Maintenance.....	179
10.6.1.	Monitoring of Physical Condition and Integrity	179
10.6.2.	Maintenance and Repairs	179
10.6.2.1.	General Approach to Maintenance and Repairs	181
10.6.2.2.	Sandstone and Masonry.....	181
10.6.2.3.	Doors and windows	182
10.6.2.4.	Roofing	182
10.6.2.5.	Floors.....	182
10.6.2.6.	Painting.....	182
10.7.	Curtilage, Setting and Views.....	183
10.8.	Aboriginal Cultural Heritage & Archaeology	184
10.9.	Historical Archaeology	187
10.10.	Interpretation & Signage	189
10.11.	Implementation Strategies	191
11.	Cyclical Maintenance Plan	192
11.1.	Maintenance Management	192
12.	Bibliography	198
12.1.	Books, Monographs and Reports	198
12.2.	Newspapers and Periodicals	198

12.3.	Internet Sources.....	199
12.4.	Primary Sources	199
13.	Disclaimer	201

FIGURES

Figure 1 – Broader locality map indicating the subject site in red	9
Figure 2 – Location map showing the outline of the subject site in red.....	13
Figure 3 – Diagram showing the existing buildings and structures across all four precincts	14
Figure 4 – Precinct A in red	15
Figure 5 – Precinct B in red	16
Figure 6 – Precinct C in red	17
Figure 7 – Precinct D in red.....	18
Figure 8 – View facing SW of east elevation.	22
Figure 9 – View facing NW of east elevation.	22
Figure 10 – View facing SE of west elevation.	22
Figure 11 – View of north elevation.	22
Figure 12 – View south of internal central corridor.	23
Figure 13 – View of entry room.	23
Figure 14 – View within south bathroom, note termite nest.	23
Figure 15 – View of timber framed windows in typical room.	23
Figure 16 – View of eastern verandah.....	23
Figure 17 – View of south elevation.	23
Figure 18 – View of reservoir.....	24
Figure 19 – Context view looking south from Bindaree.....	24
Figure 20 – View west toward wharf.....	24
Figure 21 – View looking west to wharf.	24
Figure 22 – View of north and east elevations at stair entry.	25
Figure 23 – Detailed view of concrete ‘stone look’ infill on north elevation.	25
Figure 24 – View of east verandah and main entry.	25
Figure 25 – View of south elevation and rear addition.	25
Figure 26 – View looking north of main hall.....	25
Figure 27 – View looking south of main hall.	25
Figure 28 – View of west elevation.....	26
Figure 29 – View of south and east elevations.....	26
Figure 30 – View of modified verandah on east elevation.....	26
Figure 31 – View of south elevation with reservoir.	26
Figure 32 – View looking west of east elevation and additions.	26
Figure 33 – Detailed view of ornate ventilation crown.	26
Figure 34 – View of main door on east elevation.	27
Figure 35 – View of main stairs.	27
Figure 36 – View of original timber windows with modified door.....	27
Figure 37 – View inside the north-east addition.	27
Figure 38 – View on First Floor showing office fit-out.	27
Figure 39 – View of staff kitchen area on Ground.	27
Figure 40 – View of west elevation.....	28
Figure 41 – View of west elevation.....	28
Figure 42 – View of west elevation of the addition to the north.....	28
Figure 43 – View of the east elevation.	28

Figure 44 – View of east elevation of north addition.	29
Figure 45 – View of east elevation showing shade structure.	29
Figure 46 – View of main door on east elevation.	29
Figure 47 – View of modified timber window.	29
Figure 48 – View of open room on Ground Floor.	29
Figure 49 – View of open room on Ground Floor.	29
Figure 50 – View of timber windows and room partitions on First Floor.	30
Figure 51 – View within the bathroom northern addition.	30
Figure 52 – View north in First Floor hall, showing room partitions.	30
Figure 53 – View of main stairs.	30
Figure 54 – View of south elevation of kitchen, with the attached ‘store’ building on the right.	31
Figure 55 – View of section of the north and west elevations of kitchen.	31
Figure 56 – Internal view of kitchen.	31
Figure 57 – Internal view of kitchen.	31
Figure 58 – Internal view of kitchen area.	31
Figure 59 – Internal view of south section of kitchen.	31
Figure 60 – View inside northern room of kitchen.	32
Figure 61 – View of north and east elevations of the attached ‘storeroom’ of kitchen.	32
Figure 62 – View of southern section of west elevation.	33
Figure 63 – View of central section of west elevation. Storeroom is on left.	33
Figure 64 – View of north elevation (addition).	33
Figure 65 – View of east elevation of northern addition.	33
Figure 66 – View of south elevation.	33
Figure 67 – View of east elevation.	33
Figure 68 – View inside Ground Floor showing timber sash windows.	34
Figure 69 – View inside building showing modified timber sash window (with air-conditioning unit).	34
Figure 70 – View of main door on original east elevation, later enclosed verandah can be seen.	34
Figure 71 – View north within First Floor showing partitions.	34
Figure 72 – Open room within First Floor.	34
Figure 73 – View of bathroom within First Floor.	34
Figure 74 – View of west elevation.	36
Figure 75 – View of both west elevation of Sea Breeze and west elevation of Denby.	36
Figure 76 – View of north elevation of addition.	36
Figure 77 – View of east elevation.	36
Figure 78 – View of south elevation.	36
Figure 79 – View of west and south elevations.	36
Figure 80 – View of main stairs.	37
Figure 81 – View of First Floor bathroom.	37
Figure 82 – View of main door on original east elevation, later enclosed verandah can be seen.	37
Figure 83 – View of enclosed eastern verandah.	37
Figure 84 – View of north and east elevation.	38
Figure 85 – View of south and east elevation.	38
Figure 86 – View of west elevation.	38
Figure 87 – View of west elevation, original eaves evident.	38
Figure 88 – View of fireplace within central room.	39
Figure 89 – View of original east doorway and window.	39
Figure 90 – View of fireplace within north-western room.	39
Figure 91 – View of enclosed verandah at south-western corner.	39
Figure 92 – View of south elevation.	40

Figure 93 – View of north elevation	40
Figure 94 – View of bay window looking west	40
Figure 95 – View of bricked up fireplace within central room.	40
Figure 96 – View of bay window looking north-west.	40
Figure 97 – View of original external doorway leading to northern enclosed verandah in central room.	40
Figure 98 – View of original windows on north elevation.	41
Figure 99 – View of enclosed verandah area on west	41
Figure 100 – View of concrete section of road leading to wharf.	41
Figure 101 – View of concrete section of road leading from wharf.	41
Figure 102 – View of the east elevation.	42
Figure 103 – View of the north elevation.	42
Figure 104 – View looking within the enclosed western verandah.	42
Figure 105 – View of the enclosed western verandah.	42
Figure 106 – View within the main room of the building	42
Figure 107 – View of the basement of the building.	42
Figure 108 – View east showing rotunda.	43
Figure 109 – Detail view of rotunda roof structure.	43
Figure 110 – View of rotunda roof structure.	43
Figure 111 – Upper view of rotunda roof structure.	43
Figure 112 – View looking north from Peat Island.	44
Figure 113 – View looking south from Peat Island.	44
Figure 114 – View looking north from Peat Island showing causeway in context to its surrounds.	44
Figure 115 – View looking east across the causeway from Peat Island.	44
Figure 116 – View north showing music shell.	44
Figure 117 – View of music shell looking north-east.	44
Figure 118 – View looking south along the beach.	45
Figure 119 – View looking north-west.	45
Figure 120 – View looking west up the stairs to Rizkella.	45
Figure 121 – View of the wall, east of the stairs.	45
Figure 122 – View of the Sanbrook - west elevation.	47
Figure 123 – View of the Sanbrook - east elevation and concreted outdoor paving	47
Figure 124 – View of the Sewing Room east elevation.	47
Figure 125 – View of the Sewing Room west elevation.	47
Figure 126 – View of the buildings north elevation.	47
Figure 127 – View of verandah on the north elevation.	47
Figure 128 – View of the buildings north elevation.	48
Figure 129 – View of the buildings south elevation.	48
Figure 130 – View north of the building's south elevation.	48
Figure 131 – View east of the buildings south elevation.	48
Figure 132 – View of larger buildings' north elevation.	48
Figure 133 – View of the larger buildings' south elevation.	48
Figure 134 – View of the smaller buildings' north and east elevations.	49
Figure 135 – View of the east elevation of the larger building and the north elevation of the smaller building.	49
Figure 136 – View west within the larger building.	49
Figure 137 – View west in the smaller building.	49
Figure 138 – View of north (L) and west (R) elevations.	51
Figure 139 – View of west (L) and south (R) elevations.	51
Figure 140 – View of north elevation.	51

Figure 141 – View inside chapel.....	51
Figure 142 – View of west and south elevations.	51
Figure 143 – View of north elevation.	51
Figure 144 – View east showing the two main plinths of the entry gateway.	52
Figure 145 – View SE showing all three sandstone plinths.....	52
Figure 146 – Southern portal of tunnel.	52
Figure 147 – Northern portal of tunnel.....	52
Figure 148 – View looking north from the chapel to the lavatories.	52
Figure 149 – Context view of lavatories/chapel. The lavatories can be seen at the left of image.	52
Figure 150 - View looking west, showing flagstaff area memorial.	53
Figure 151 – View north showing current condition of the rose garden memorial.	53
Figure 152 – View south showing rose garden memorial.	53
Figure 153 – View north showing current condition of the staff cottages.....	55
Figure 154 – View east showing current condition of the staff cottages.	55
Figure 155 – View north-east showing current condition of staff cottages.	55
Figure 156 – View east showing current condition of staff cottages.	55
Figure 157 –Current condition of the former Principal's Residence.	56
Figure 158 – Current condition of the former Principal's Residence with garage in right of frame.	56
Figure 159 – Current condition of the brick school building.	56
Figure 160 – Current condition of the brick school building.	56
Figure 161 – Current condition of the timber weatherboard school building.	57
Figure 162 – Current condition of the timber weatherboard school building.....	57
Figure 163 – View south toward amenities block.	57
Figure 164 – View south showing amenities block.....	57
Figure 165 – Current condition of the Fire Station.	58
Figure 166 – Current condition of the Fire Station.	58
Figure 167 – Current condition of fire station amenities.....	58
Figure 168 – Current condition of the fire station amenities.....	58
Figure 169 – View to Rabbit Island from Fairview Point, pre-1903.	61
Figure 170 – Detail from Plan Shewing [sic] Contour Surveys of Milson and Rabbit Islands Hawkesbury River Parishes of Cowan Counties of Cumberland and Northumberland, August 1901. North at top of page.	64
Figure 171 – Inebriate Institution Hawkesbury River, Female Division on Rabbit (Peat) Island, 1903.....	65
Figure 172 – Inebriate Institution Hawkesbury River, Female Division on Rabbit (Peat) Island, Dormitory Blocks A and B, 1903.....	66
Figure 173 – Inebriates Institution Hawkesbury River Female Division on Rabbit (Peat) Island, Reception Cottage, signed by William Mitchell on 16 July 1904, and WL Vernon on 17 July 1904.	66
Figure 174 – Sewing Room (now adapted to the Rotunda) on Peat Island (formerly Rabbit island), 1904.	67
Figure 175 – Buildings on Peat Island (formerly Rabbit Island), 1904-05.....	67
Figure 176 – Hawkesbury River Peat Island Block Plan, 1906. North at top of page.	68
Figure 177 – Inebriates Institution Rabbit Island Hawkesbury River, Accommodation for Staff & General Workrooms, Blocks D & E, 1909.	70
Figure 178 – Inebriates Institution Rabbit Island Hawkesbury River, Alterations etc to Existing Blocks A, B, F & G, 1909.....	70
Figure 179 – William Henry Broadhurst postcard of Rabbit Island, Hawkesbury Riv., c.1910.	71
Figure 180 – Inebriate Institution Hawkesbury River Peat Island, 1926. North to top of page.	72
Figure 181 – Detail from View to Peat Island and Mooney Mooney Point ferry, c1930.	73
Figure 182 – View to Peat Island and Mooney Mooney Point ferry, c1935.	73
Figure 183 – View of Peat Island and Hawkesbury River, c1945 by EW Searle. Source: NLA, nla.obj- 142048131	74

Figure 184 – Hawkesbury River showing Peat Island and Mooney Mooney Point, c1945 by EW Searle.....	74
Figure 185 – View north on Hawkesbury River showing ferry wharf and Peat Island in the distance, c1945 by EW Searle. Note the water tower which is a prominent feature on the Island.	75
Figure 186 – “Peat Island Mental Hospital ...in the centre of the photograph, which was taken at the Hawkesbury Ferry, can be seen the hospital water tower, which is filled from the mountains in the background, through a pipe line which runs across the river bed. The hospital accommodates 165 patients”	75
Figure 187 – Rabbit Island, Hawkesbury River, NSW, c.1940s	77
Figure 188 – Hawkesbury River viewed from Muogamurra National Park, 1946 by John F Noble. Peat Island in centre left of image.....	77
Figure 189 – Peat Island, c1940-50	78
Figure 190 – Rabbit Island, Hawkesbury River, NSW [aka Peat Island], late 1940s or early 1950s	78
Figure 191 – Peat Island, 1950.	80
Figure 192 – The music shell at Peat Island, 1956	81
Figure 193 – Playground, Peat Island, 1956.	81
Figure 194 – The memorial swimming pool on Peat Island, 1956.	82
Figure 195 – Oblique aerial view of Mooney Mooney showing Peat Island in centre background, 1957.	82
Figure 196 – The school at Peat Island, 1957.....	83
Figure 197 – Roadside canteen for Peat Island Hospital, 1957.	83
Figure 198 -Staff cottages east of the Pacific Highway, Mooney Mooney, 1957	84
Figure 199 – Northerly view of the Pacific Motorway at Mooney Mooney with toll booths, c.1965. Peat Island mainland buildings west of new motorway. Causeway to Peat Island visible at far centre right.	84
Figure 200 – Aerial view of Hawkesbury River and Mooney Mooney Point showing construction of Pacific Highway freeway, c1965. Shows Peat Island is connected to the mainland by causeway.	85
Figure 201 – Proposed Access Road and Drainage, Peat & Milson Island Hospital, December 1968	85
Figure 202 – Proposed Fire Service & Water Supply, Peat Island, November 1970.....	87
Figure 203 – Proposed Fire Service, Peat Island, November 1970	88
Figure 204 – Detail from proposed site plan, Peat Island, 1974.	89
Figure 205 – Site plan, c1990s.....	90
Figure 206 – Block plan of 65 acres (26.3 hectares) granted by purchase to George Peat, registered on 27 March 1867.....	92
Figure 207 – Detail from Peats Ferry from Dangars [ie Dangar] island, 1869 by George Penkivil Slade depicting Fairview House.....	93
Figure 208 – Detail from Parish of Cowan, County of Northumberland Land District of Gosford, compiled, drawn and printed in the Department of Lands, Sydney, NSW May 1898. George Peat's allotments numbered 11, 2 and 26 indicated by red arrows.....	93
Figure 209 – Ruins of George Peat’s house “Fairview”, overlooking the Hawkesbury River at Mooney Mooney, about 1880.	94
Figure 210 – The ruins of Fairview, Mooney Mooney looking west to Rabbit Island (now Peat) and Hawkesbury River, c.1900-10.	94
Figure 211 – Block plan accompanying CT Vol 3395 Fol 193, December 1922 being land owned by George Peat of Sydney and being part of Portion 2/11 (26 of Parish) granted to George Peat on 27 March 1867	95
Figure 212 – Block plan accompanying CT Vol 5580 Fol 235, June 1946	95
Figure 213 – Block plan accompanying Vol 8481 Fol 29, November 1963	95
Figure 214 - Aboriginal sites and areas of archaeological potential overlain with the proposed Concept Plan.....	106
Figure 215 - Aboriginal cultural heritage constraints for the study area.	107
Figure 216 – Historical archaeological potential.....	110
Figure 217 Close View of Gradings of Significance for buildings within the Peat Island precincts	136
Figure 218 Landscape plan	138

Figure 219 – Norfolk Island Pines.	139
Figure 220 – Oaks.	139
Figure 221 – View north showing music shell.	139
Figure 222 – View of music shell looking north-east.	139
Figure 223 – View looking south along the beach.	139
Figure 224 – View looking north-west.	139
Figure 225 – View looking west up the stairs to Rizkella.	140
Figure 226 – View of the wall, east of the stairs.	140
Figure 227 Aerial indicating landscape elements of significance in Precinct C	140
Figure 228 - View looking west, showing flagstaff area memorial.	141
Figure 229 – View north showing current condition of the rose garden memorial.	141
Figure 230 – View south showing rose garden memorial.	141
Figure 231 – Extract of Visual Assessment showing visual characteristics of the former Peat Island Centre	143
Figure 232 – Aerial showing significant views	146
Figure 233 – Extract of Gosford LEP 2014 heritage map with subject site indicated in red.	152
Figure 234 – The study site, Peat Island, is indicated as ‘6’ and its land area shaded in pink	158
Figure 235 – <i>The Burra Charter</i> Process (flow chart showing the steps in planning for and managing a place of cultural significance, with key articles relevant to each step shown in the boxes)	163
Figure 236 - Aboriginal cultural heritage constraints for the study area.	185

TABLES

Table 1 – Abbreviations	9
Table 2 – Terms & Definitions	10
Table 3 – Subject site lots.	13
Table 4 – Gradings of Condition	19
Table 5 – Peat Island Gradings of Condition – Individual Elements Precinct A.	20
Table 6 – Peat Island Gradings of Condition – Individual Elements Precinct B.	46
Table 7 – Peat Island Gradings of Condition – Individual Elements Precinct C.	50
Table 8 – Peat Island Gradings of Condition – Individual Elements Precinct D.	54
Table 9 – Important dates and events	96
Table 10 – Historical Themes	104
Table 11 – Previous archaeological studies relevant to subject site	108
Table 12 – Timeline for mental hospitals constructed in NSW	113
Table 13 – Comparative Analysis	114
Table 14 – Gradings of significance	129
Table 15 – Former Peat Island Centre Gradings of Significance – Overall Precinct Gradings.	131
Table 16 – Former Peat Island Centre Gradings of Significance – Individual Elements	131
Table 17 – Significant Views & Vistas	144
Table 18 – Assessment of Heritage Significance	147
Table 19 – Summary of Heritage Listings	150
Table 20 – Implementation strategies for conservation policies	191
Table 21 – Cyclical Maintenance Plan	193

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EXECUTIVE SUMMARY

Background & Purpose of this Conservation Management Plan

Urbis has been engaged by Property & Development NSW (Housing & Property, Department of Planning, Industry and Environment) to prepare the following Conservation Management Plan (CMP) for the former Peat Island Centre at Mooney Mooney. The CMP provides a considered analysis of the heritage significance of the place and provides policies and guidance to assist owners and users to appropriately manage this significance into the future.

The former Peat Island Centre was a Government built institution for the treatment and management of people with a mental illness and comprised multiple land parcels along the foreshore at Mooney Mooney including the former Rabbit Island in the Hawkesbury River. As well as the name Peat Island Centre, the place has been variously known as the Peat Island Inebriates Institution and the Peat Island Mental Hospital throughout its lifetime.

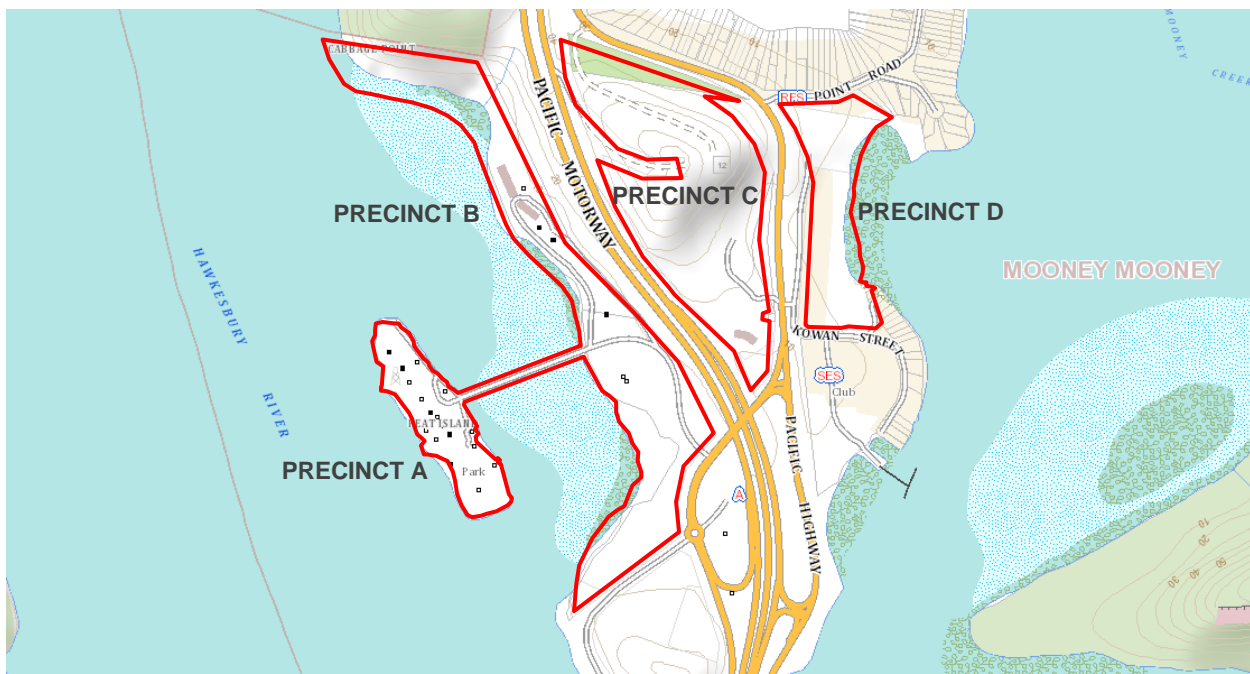
What is the Place?

The subject property is located approximately 50 kilometres north of Sydney Central Business District (CBD) and 30 kilometres south-west of Gosford. It is located in the suburb of Mooney Mooney within the Central Coast region of New South Wales. Mooney Mooney marks the point at which the Sydney-Newcastle Freeway and Pacific Highway cross from the Central Coast into the Sydney Metropolitan area at Brooklyn in the Hornsby Shire.

Peat Island which forms an integral part of the subject site is situated in the Hawkesbury River and is linked to the mainland by a causeway. The subject site also includes land along the northern banks of the Hawkesbury River and inland at Mooney Mooney.

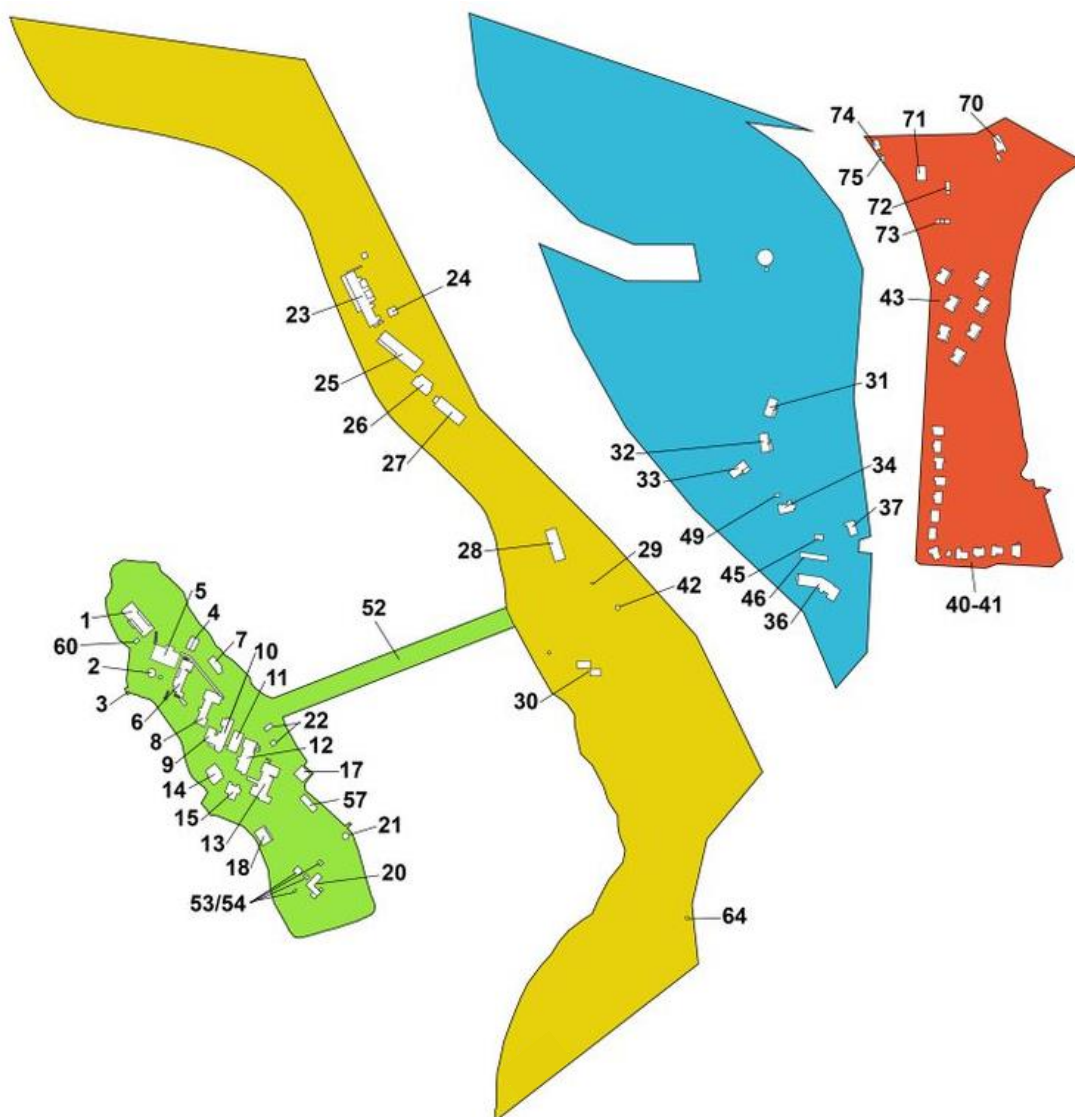
The site is accessible from both the Pacific Motorway and the Pacific Highway. Peat Island is also accessible via the Hawkesbury River, with a wharf located on the north-western side of the island. Access to the island is currently restricted.

The subject site contains over sixty built elements and structures.



Location map showing the outline of the subject site in red

Source: SIX Maps 2020



FORMER PEAT ISLAND CENTRE Peat Island and Mooney Money Precincts

- | | |
|--|---|
|  Precinct A: Peat Island & Causeway |  Precinct B: Mooney Mooney Foreshore |
|  Precinct C: Chapel Precinct |  Precinct D: Residential Precinct |

Diagram showing the existing buildings and structures across all four precincts

Source: Urbis

Why is the Place Significant?

The Peat Island precinct has heritage significance at the state level for its historic, associative, aesthetic, rarity and representative values.

The subject site has significance for its historical uses, firstly as a purpose built government institution for the treatment and management of inebriates – a use which was never realised – and its revised use as a government institution for the management and care of mentally ill patients. The development of Peat Island for this institutional facility use demonstrates the changing attitudes towards the care of the mentally ill and addicts in the early twentieth century and the governmental response to management of these people.

The existing buildings on the Island dating from c.1900-1910 demonstrate the early twentieth century architectural response to the development of institutional ward buildings and are associated with Government Architects Walter Liberty Vernon and George McRae. These early buildings are substantially intact despite later minor alterations and directly contribute to the historical and aesthetic values of the place.

The development of the institutional facility within a picturesque setting high on a promontory in the Hawkesbury River with unstructured water views, together with the provision of outdoor therapy including swimming pools, playing fields and gardening programs, is representative of the shift in attitudes towards the care of mentally ill patients from the mid nineteenth century onwards. The Peat Island facility, including its location, early buildings and approach to planned landscaping, is representative of the importance of nature, landscaping, fresh air and scenic vistas which underpinned the philosophy regarding the treatment of mentally ill patients.

The development of Peat Island as an isolated land body within the Hawkesbury is rare in the context of government built institutional facilities as its isolation and difficult access directly supported the intended use and function of the facility. Other examples of government institutions developed around the same period are all located on the mainland and utilise walls and ha-has to control access and manage patients.

Later areas of development along the Mooney Mooney foreshore associated with the operations of the facility have a contributory but overall lower level of significance to the precinct in comparison to the principal Peat Island site. These areas are restricted to ancillary buildings and facilities to support the overall operations of the institution. The Chapel and associated memorial gardens are likely to have a level of significance to the local community and former patients and staff of the institution.

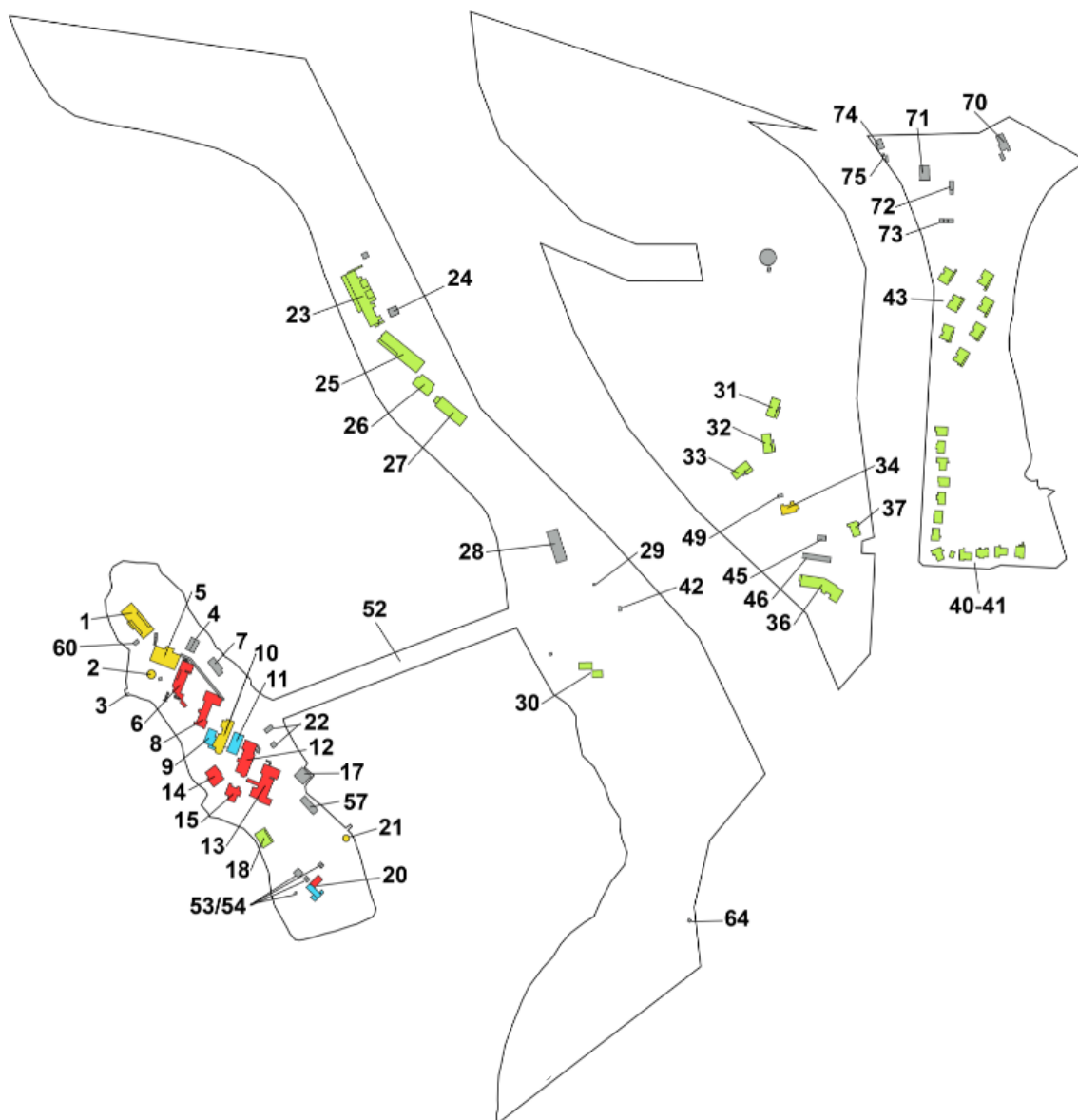
Peat Island, the adjacent mainland and associated foreshore areas have been identified as having high Aboriginal cultural heritage value and high potential for Aboriginal archaeology. The precinct contains a number of registered Aboriginal sites including rock engravings and grinding grooves associated with Aboriginal occupation along the Hawkesbury River.

Various elements of Peat Island have been graded below in relation to their contribution to the site's overall heritage significance. Elements include buildings, structure, landscape and equipment that are located within the site.

Table 1 – Former Peat Island Centre Gradings of Significance – Overall Precinct Gradings







Element	Grading of Significance
Precinct A: Peat Island and Causeway	High
Precinct B: Mooney Mooney Foreshore Precinct	Moderate
Precinct C: Chapel Precinct	Little
Precinct D: Residential Precinct	Little

The following diagram demonstrates the relative significance of individual built elements across the site.



GRADINGS OF SIGNIFICANCE

Peat Island - Buildings

	Exceptional Significance		High Significance
	Moderate Significance		Little Significance
	Neutral		Intrusive

What are the current Heritage Listings?

Peat Island (Precinct A) is listed as a heritage item on the Department of Ageing, Disability & Home Care Section 170 Heritage and Conservation Register (DADHC S170 Register). Part of Precinct B is identified as an Archaeological Heritage Item under Schedule 5 of the *Gosford LEP 2014*, known as George Peat's Inn, Mooney Mooney Point, (Part Lot 2, DP 431999). No sections of the former Peat Island Centre are currently listed as a built (European) heritage item under the *Gosford LEP 2014* or the NSW State Heritage Register.

How should the Significance of the Place be Managed?

Section 7 of this CMP outlines the individual elements across the site and their relative grading of significance with consideration for their contribution of the collective significance of the former Peat Island Centre. This section also outlines significant landscape elements and views.

Section 8 of this CMP outlines the obligations relating to the management of the place given its identified heritage significance. In particular, Section 8.2.2.2 outlines obligations associated with the development or disposal of items listed on a State Agency Section 170 Heritage and Conservation Register.

Section 9 of this CMP outlines opportunities and constraints in relation to the future use and development of the place with regard for its identified heritage significance. This includes discussion of where appropriate development opportunities may be located.

Section 10 of this CMP provides conservation policies which must be adopted to guide the ongoing conservation of the place and its significant elements. In particular, Policy 8 recommends that Precinct A: Peat Island be nominated for individual listing as a heritage item on the NSW State Heritage Register and the *Gosford LEP 2014* (or the appropriate updated environmental planning instrument as applicable). Further policies provide guidance for change to individual elements, statutory obligations and maintenance and repair.

This CMP should be adopted by all owners, users and tenants of the place to guide and protect the heritage significance of the former Peat Island Centre.

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1. INTRODUCTION

1.1. PURPOSE

Urbis has been engaged by Property & Development NSW (Housing & Property, Department of Planning, Industry and Environment) to prepare the following Conservation Management Plan (CMP) for the former Peat Island Centre at Mooney Mooney. The CMP provides a considered analysis of the heritage significance of the place and provides policies and guidance to assist owners and users to appropriately manage this significance into the future.

The former Peat Island Centre was a Government built institution for the treatment and management of people with a mental illness and comprised multiple land parcels along the foreshore at Mooney Mooney including the former Rabbit Island in the Hawkesbury River. As well as the name Peat Island Centre, the place has been variously known as the Peat Island Inebriates Institution and the Peat Island Mental Hospital throughout its lifetime.

1.2. METHODOLOGY

This CMP has been prepared in accordance with the *NSW Heritage Manual* (1996), *Australia ICOMOS The Burra Charter* (2013) and *The Conservation Plan* by James Semple Kerr (2000).

1.3. AUTHOR IDENTIFICATION & ACKNOWLEDGEMENTS

The following report has been prepared with input from the following Urbis staff members:

- Stephen Davies (Director, Heritage) – overall strategic direction.
- Lynette Gurr (Associate Director, Heritage) – overall report direction and review.
- Balazs Hansel (Associate Director Archaeologist) – review and finalisation of historical archaeological summary.
- Ashleigh Persian (Senior Heritage Consultant) – finalisation and review, significant elements, policies.
- Andrew Crisp (Senior Archaeologist) – review and finalisation of historical archaeological summary.
- Chrisia Ang (Heritage Consultant) – site descriptions and background research.
- Gavin Patton (Heritage Consultant) – site descriptions and background research.
- Leonie Masson (Senior Historian) – historical background and research.
- Annabelle Cooper (Heritage Assistant) – background research and mapping.
- Aaron Olsen (Assistant Archaeologist) – research and preparation of historical archaeological summary.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis. The authors would like to thank the following people for their assistance with the compilation of this plan:

- Alison O'Loughlin, A/Director Development and Transactions, Housing and Property Group, Planning, Industry and Environment
- Stacey Fishwick, A/Executive Director Development and Transactions
- Tiffany Heath, Project Officer, Development and Transactions, Housing and Property Group, Planning, Industry and Environment
- Sarah Selth, Senior Manager, Development and Transactions, Property NSW
- Eric Yu, Projects Officer, Development and Transactions, Property NSW
- Daniel Bolth, Builder, Technician and Carpenter, SCIS, NSW

1.4. LIMITATIONS AND EXCLUSIONS

Urbis inspected the site on the 22 October 2018, 24 October 2018, 5 February 2020 and 10 September 2020. All buildings on the site were boarded up for security and structural safety reasons. Urbis was provided access to the majority of these buildings. However, internal observations were restricted due to lack of natural light. In some cases, there was evidence of vegetation and water ingress and damage.

No structural engineer or arborist was engaged for the preparation of this CMP. A structural engineer will be required to undertake a building assessment of all major structures to confirm structural condition.

This report notes the potential for original fabric and finishes that were not able to be investigated as part of the brief for the provision of the CMP, for example foundations, roof cavities, floor structures, or areas not provided access to.

Urbis did not conduct internal inspections of the later addition buildings located on the mainland or later addition ancillary buildings located on Peat Island.

Urbis has prepared a high level overview of the historical archaeological potential of the place. This high level analysis does not constitute a Historical Archaeological Assessment, which will be required to be prepared prior to any subsurface disturbance works to the place.

The Aboriginal Cultural Heritage summary included in this report has been directly drawn from the Aboriginal Cultural Heritage Assessment (Draft) prepared by Extent and dated October 2020 (Version 4).

1.5. SITE LOCATION

The subject property is located approximately 50 kilometres north of Sydney Central Business District (CBD) and 30 kilometres south-west of Gosford. It is located in the suburb of Mooney Mooney within the Central Coast region of New South Wales. Mooney Mooney marks the point at which the Sydney-Newcastle Freeway and Pacific Highway cross from the Central Coast into the Sydney Metropolitan area at Brooklyn in the Hornsby Shire.

Peat Island which forms an integral part of the subject site is situated in the Hawkesbury River and is linked to the mainland by a causeway. The subject site also includes land along the northern banks of the Hawkesbury River and inland at Mooney Mooney.

The site is accessible from both the Pacific Motorway and the Pacific Highway. Peat Island is also accessible via the Hawkesbury River, with a wharf located on the north-western side of the island. Access to the island is currently restricted.

Table 3 – Terms & Definitions

Terms	Definition
Aboriginal object	A statutory term meaning any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non- Aboriginal extraction, and includes Aboriginal remains
Aboriginal place	A statutory term meaning any place declared to be an Aboriginal place (under s.84 of the <i>National Parks and Wildlife Act 1974</i>) by the Minister administering the NPW Act, because the Minister is of the opinion that the place is, or was, of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions
Archaeological potential	The degree of physical evidence present at an archaeological site, usually assessed on the basis of physical evaluation and historical research
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence
Australia ICOMOS	The national committee of the International Council on Monuments and Sites
The Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance. Although The <i>Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide
Disability	A concept of several dimensions relating to an impairment in body structure or function, a limitation in activities (such as mobility and communication), a restriction in participation (involvement in life situations such as work, social interaction and education), and the affected person's physical and social environment.
Heritage and Conservation Registers	A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with section 170 of the Heritage Act
Heritage assets	Items of heritage significance identified in a State Government Agency's Heritage and Conservation Register, including items of cultural and natural significance
Heritage Asset Management Strategy	A strategy prepared by a State Government Agency to document how the principles and guidelines outlined in the <i>Management of Heritage Assets by NSW Government Agencies</i> will be implemented in the management of heritage assets

Terms	Definition
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity)
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction. Maintenance to be in accordance with the definition outlined in the <i>Heritage Act 1977</i> , S118 Minimum standards of maintenance and repair.
Mental Illness & Mental Health	<p>A mental illness is a health issue that significantly affects how a person feels, thinks, behaves, and interacts with other people. It is diagnosed according to standardised criteria. The term, "mental disorder", is also used to refer to these health issues.</p> <p>A mental health issue also interferes with how a person thinks, feels, and behaves, but to a lesser extent than a mental illness. Mental health problems are more common and include the mental ill health that can be experienced temporarily as a reaction to the stresses of life. Mental health problems are less severe than mental illnesses but may develop into a mental illness if they are not effectively dealt with.¹</p> <p>The terms 'mental illness', 'mentally ill', 'developmentally disabled' and "developmental disability' are used throughout this report in accordance with the Australian Government's definition adopted by the Department of Health.</p> <p>Earlier terminology is used throughout this report where context requires it, in particular throughout the Historical Overview.</p> <p>Where terms are not direct quotes, inverted commas are provided to distinguish these terms from current Australian Government mental health related terminology. Earlier and outdated terms used in this CMP, which are now considered to be inappropriate in describing mental illness, include 'insane', 'lunatic', 'lunacy', 'insanity', 'idiocy', 'mentally defective', etc.</p> <p>Urbis recognises the sensitive nature of mental illness and has endeavoured to use historic terminology only where it is necessary for context.</p>
Relics	Relic is defined under the Heritage Act 1977 (NSW) as any deposit, object or material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of state or local heritage significance
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting

¹ Australian Government, Department of Health, 'What is mental illness' website, accessed at <http://www.health.gov.au/internet/main/publishing.nsf/Content/mental-pubs-w-whatmen>

Terms	Definition
Total Asset Management Policy	Total Asset Management is a NSW Government policy introduced to achieve better planning and management of the State's assets. Total Asset Management is the strategic management of physical assets to best support the delivery of agency services. It is part of a planning framework in which the Government's social, ecological and financial service outcomes are achieved by the most efficient means and within the resource limits of the community. It provides a structured and systematic resource allocation approach to infrastructure and physical asset management so that resources are aligned with the service objectives of State agencies. This approach achieves reduced costs and best value for money.
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place

2. PHYSICAL ANALYSIS & DESCRIPTION

2.1. SUMMARY DESCRIPTION OF PRECINCTS

The lots which form the subject site are outlined below:

Table 4 – Subject site lots

Precinct	Lots
Precinct A: Peat Island and Causeway	Lot 10, DP1157280
Precinct B: Mooney Mooney Foreshore Precinct	Lot 11 DP1,157280; Lot 2 and Lot 4, DP239249; Lot 12, DP1158746; Lot 7, Lot 8 and Lot 9, DP1180499
Precinct C: Chapel Precinct	Lots 13 & 14, DP1158746; Lot 12, DP863305; Lot 1, DP597504, Lot 7011 DP1057994
Precinct D: Residential Precinct	Lot 21, DP836628; Lot 1 DP431780; Lot 2 DP1205588; Lot 1 DP945014

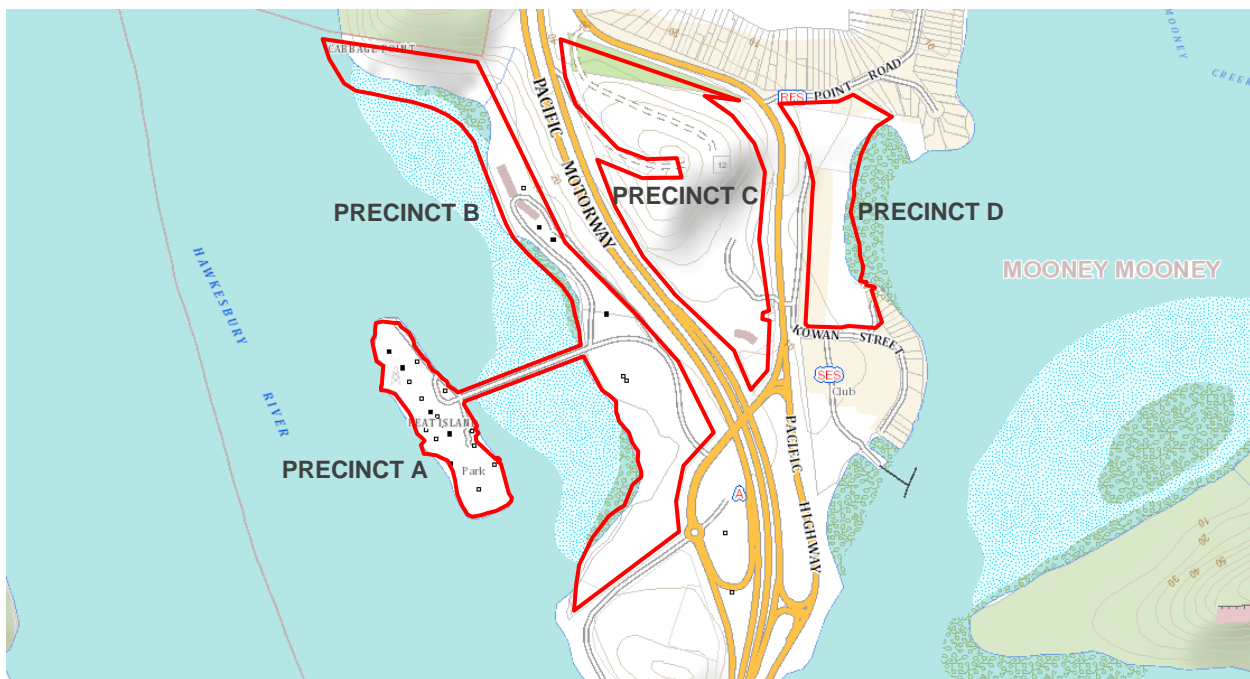
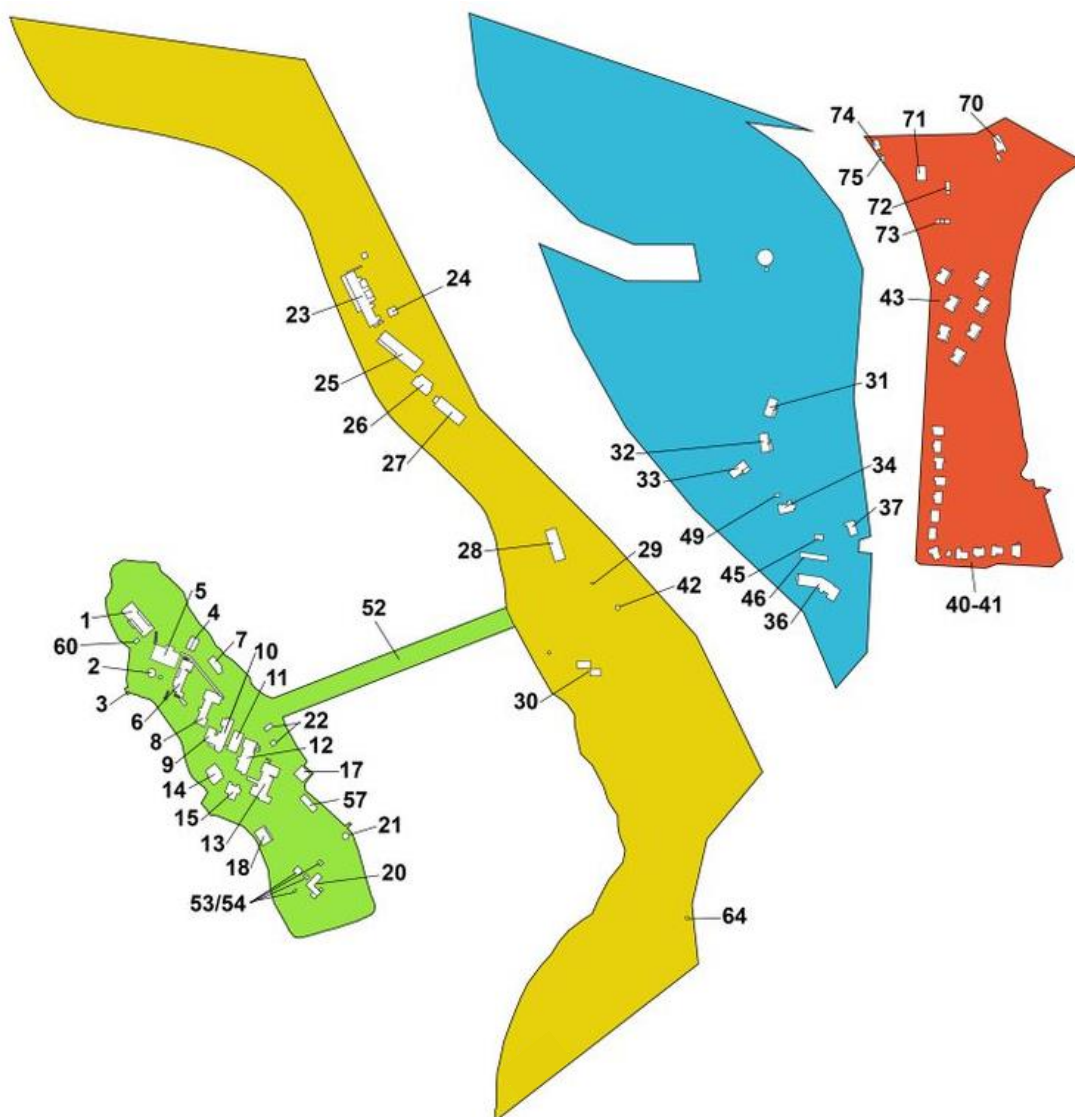


Figure 2 – Location map showing the outline of the subject site in red

Source: SIX Maps 2020



FORMER PEAT ISLAND CENTRE Peat Island and Mooney Money Precincts



Precinct A: Peat Island & Causeway



Precinct B: Mooney Mooney Foreshore



Precinct C: Chapel Precinct



Precinct D: Residential Precinct

Figure 3 – Diagram showing the existing buildings and structures across all four precincts

Source: Urbis

2.1.1. Precinct A – Peat Island and Causeway

Peat Island is located on the northern side of the Hawkesbury River. Peat Island is a rocky promontory on which several buildings have been constructed as part of an asylum site. The buildings, including four, two-storey dormitories, are located along the central ridge of the island and provided residential accommodation to the early occupants. The northern end of the island contains established trees, shrubs and lawns. The island comprises approximately 100 metres of reclaimed land at the southern end of the island, approximately 70 metres of reclaimed land to the north and some reclaimed land to the east and west. The reclaimed level land to the south is turfed and used for recreation. Areas to the east and north has been utilised for parking and access ways. A rocky causeway connects the island to the mainland.



Figure 4 – Precinct A in red

Source: SIX Maps 2020

2.1.2. Precinct B – Mooney Mooney Foreshore Precinct

The Mooney Mooney Foreshore Precinct is a long stretch of land bounded by the M1 Motorway to the east, the Hawkesbury River foreshore to the west and south and Cabbage Point to the north. The landform generally slopes downhill towards the western foreshore and uphill towards the north. The precinct is characterised by a central open area, with mangroves along the southern shoreline and native vegetation to the north.

A number of buildings are located in the north-eastern section of the site connected by a bitumen access road. Bitumen access roads run through the precinct, one in a north-south direction, the other east-west connecting to the causeway leading to Peat Island. Peats Ferry Road bisects the southern portion of the subject site comprising Deerubin Point Reserve and Mooney Mooney Point Reserve and ferry crossing.



Figure 5 – Precinct B in red

Source: SIX Maps 2020

2.1.3. Precinct C – Chapel Precinct

The Chapel Precinct is bounded on the west by the M1 Pacific Motorway, the (Old) Pacific Highway to the east and south, and a hilly bushland conservation area with a water reservoir at the peak to the north. The landforms slopes uphill towards the north. The Chapel Precinct is linked by a pedestrian tunnel (under the M1) to the Mooney Mooney Foreshore Precinct.

This CMP assesses the central area of the precinct, characterised by an open area and location of a group of buildings. The buildings within this precinct, dating from post 1950, are predominantly masonry construction. The Chapel and memorial gardens is within a cleared area connected by vehicular accessways off (old) Pacific Highway with three sandstone 'entry gates' providing markers. The largest building to the south is the former 'staff quarters', since vandalised.



Figure 6 – Precinct C in red

Source: SIX Maps 2020

2.1.4. Precinct D – Residential Precinct

The Residential Precinct is bounded by Pacific Highway and Kowan Road to the west, Kowan Street to the south and a nature reserve to the east and north. The precinct comprises a group of ten (10) residential dwellings with eight (8) located along Kowan Road parallel and two (2) cottages along Kowan Street. A buffer of native vegetation separates the Cowan Road cottages from the Pacific Highway. The residential group dates from the 1950s and 1970s, constructed as residential dwellings and outbuildings for staff working at Peat Island. It also includes the Mooney Mooney Public School and the fire station to the north.



Figure 7 – Precinct D in red

Source: SIX Maps 2020

2.2. PHYSICAL ANALYSIS OF INDIVIDUAL ELEMENTS

The subject site contains over sixty built elements and structures. The following table provides a description of each element. It should be noted there was considerable difficulty in accessing the interior of buildings due to openings being screw fixed with panels to prevent vandalism and no lighting available. This CMP does not provide a structural assessment of the buildings.

2.2.1. Condition Grading

The following gradings of condition have been applied to individual elements across the site.

Table 5 – Gradings of Condition

Grading	Justification
E - Excellent	Element has no defects. Condition and appearance are stable and not deteriorating.
G - Good	Element exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major maintenance. No major defects exist.
F - Fair	Element is in average condition. Deteriorated surfaces require attention. Services are functional but require attention. Deferred maintenance work exists.
P - Poor	Element has deteriorated badly. Serious structural problems exist. General appearance is poor with eroded protective coatings. Elements are defective, services are frequently failing, and significant number of major defects exists.
VP - Very Poor	Element has failed. It is not operational and is unfit for occupancy or normal use.
U - Unknown	Unable to access to assess condition.

2.2.2. Precinct A - Peat Island and Causeway

The following table outlines the date and condition of each of the elements within the precinct.

Table 6 – Peat Island Gradings of Condition – Individual Elements Precinct A

Element	Date	Condition
PRECINCT A: PEAT ISLAND AND CAUSEWAY		
<i>Precinct A: Built Elements</i>		
1 Bindaree – former staff quarters	c.1946	Vegetation overgrowth to building exterior. Substantial termite activity and nests observed throughout the interior of the building.
2 Reservoir tower	c.1935	Fair condition with evidence of calcification.
4 Cleaner's store building	c.1961-65	Good condition. Evidence of missing mortar to brick piers.
5 Rizkalla – former patient's dining hall	c.1920s	Fair condition. External timber deck area in poor condition. Vandalism of internal fit-out, doors and windows visible.
6 Ward Building – Administration	c.1905	Fair condition.
7 Palms annexe building	c.1956-61	Fair condition.
8 Ward Building – Pines	c.1905	Fair condition.
9 Conference room addition – former staff dining	c.1947-56	Fair condition. Evidence of water ingress, vandalism and overgrown vegetation.
10 Original kitchen and laundry	c.1905	Fair condition. Evidence of water ingress, vandalism and overgrown vegetation.
11 Store addition	c.1947-56	Fair condition. Evidence of water ingress, vandalism and overgrown vegetation.
12 Ward Building – Denby	c.1910	Overall fair condition.
13 Ward Building – Sea Breeze	c.1910	Overall fair condition.
14 Cottage – Former Matrons Cottage	c.1905	Fair condition. Evidence of vandalism. Intrusive alterations and additions to the original form.
15 Cottage – Former Reception Cottage	c.1905	Fair condition. Evidence of vandalism.

Element	Date	Condition
		Intrusive alterations and additions to the original form.
17 Plumber's shed	c.1947-56 Extended LTC	Fair condition.
18 Staff amenities – former classroom	c.1954	Fair condition with vandalism evident.
20 Garden program building – former original swimming hut / greenhouse / shelter	c.1910	Northern portion of building appeared in a state of disrepair. Southern portion of the building in good condition. Currently in use. Building was not accessible during site inspection.
21 Original sewing room, reconstructed as the rotunda / gazebo	c.1905 Relocated & reconstructed c.1935	Good condition.
22 Generators	c.2002	N/A
53 Shelter	c.1947-56	Good condition.
54 Shelter	c.1947-56	Good condition.
57 Shed	c.2000-02	Exterior inspection only. Good condition.
Precinct A: Landscape Elements (vegetation, roads, landscape features etc)		
3 Wharf	c.1905	Wharf in fair condition. Missing timber steps near water edge
16 Wharf Road	c.1905	Fair condition.
19 Swimming pool	c.1965-70	Poor condition.
52 Causeway	c.1947-56	Good condition.
55 Recreation grounds	c.1910?	Good condition.
58 Concrete shell shelter	c.1947-56	Exterior inspection only. Good condition.
59 Pine trees adjacent to swimming pool (19) and staff amenities (18)	c.1910	Good condition.
61 Retaining wall along foreshore	c.1910	Fair condition.

Element	Date	Condition
62 Car park	c.1965-72 following reclamation of swimming pool – slipway reclaimed c.1982-84	N/A
63 Stone revetment and stairs	c.1920s (concurrent with Rizkalla)	Fair condition.

2.2.2.1. Bindaree – Reference 1



Figure 8 – View facing SW of east elevation.



Figure 9 – View facing NW of east elevation.



Figure 10 – View facing SE of west elevation.



Figure 11 – View of north elevation.



Figure 12 – View south of internal central corridor.



Figure 13 – View of entry room.

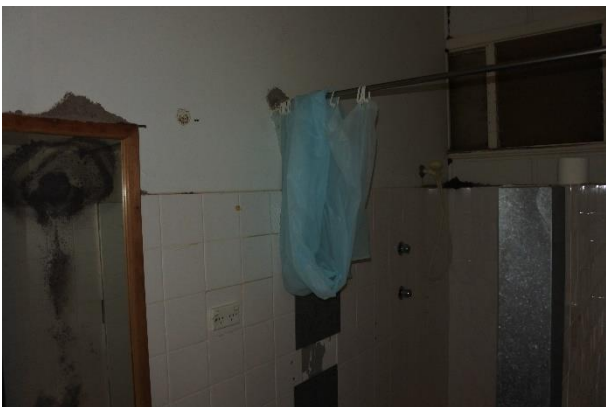


Figure 14 – View within south bathroom, note termite nest.

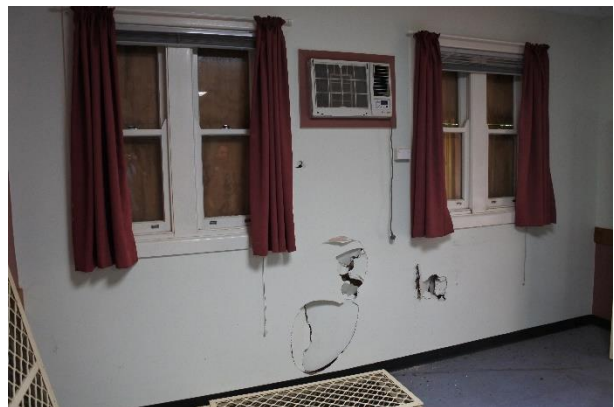


Figure 15 – View of timber framed windows in typical room.



Figure 16 – View of eastern verandah



Figure 17 – View of south elevation.

'Bindaree' is a single-storey weatherboard building with corrugated metal gable roof. The building has verandahs on the east, west and north elevations. The majority of windows are timber framed (with some later addition aluminium framed windows). The interior of the building contains a later addition fitout including offices and communal rooms at the northern end. A central corridor within the building leads south, providing access to residential rooms and bathrooms. Numerous large termite nests were observed during our site visit. The exterior of the building is overgrown with vegetation.

2.2.2.2. Reservoir– Reference 2



Figure 18 – View of reservoir.



Figure 19 – Context view looking south from Bindaree.

A concrete cylindrical structure with a later addition steel maintenance ladder. The structure appears in relatively good condition. A substantial amount of limescale/calcification was observed on the exterior.

2.2.2.3. Wharf – Reference 3



Figure 20 – View west toward wharf.



Figure 21 – View looking west to wharf.

The 'Wharf' is located on the west side of the island. Terrestrial access is via a concrete roadway (Wharf Road) leading to the hardwood timber wharf. The wharf has later addition metal railings. A number of timber stair treads are missing towards the low tide level.

2.2.2.4. Rizkalla – Reference 5



Figure 22 – View of north and east elevations at stair entry.



Figure 23 – Detailed view of concrete 'stone look' infill on north elevation.



Figure 24 – View of east verandah and main entry.



Figure 25 – View of south elevation and rear addition.



Figure 26 – View looking north of main hall.



Figure 27 – View looking south of main hall.

'Rizkalla' is a sandstone single-storey building with a corrugated metal gable roof. The roof has projected eaves at the south and north elevations. There is a fibro western lean-to addition with skillion metal roof. There is a large timber deck on the east elevation which was overgrown with vegetation. Numerous repairs and infill of previous openings (at the north and south elevations) were observed. The infill has been completed using concrete with a rusticated sandstone appearance.

Internally, the building contains a main hall, with large fixed pane glazed observation window to staff offices. Residential rooms lead directly off the main hall with the west extension area containing a large bath and shower room. The building appeared in fair condition. Graffiti and vandalism was observed.

2.2.2.5. Administration Building – Reference 6



Figure 28 – View of west elevation.



Figure 29 – View of south and east elevations.



Figure 30 – View of modified verandah on east elevation.



Figure 31 – View of south elevation with reservoir.



Figure 32 – View looking west of east elevation and additions.



Figure 33 – Detailed view of ornate ventilation crown.



Figure 34 – View of main door on east elevation.



Figure 35 – View of main stairs.



Figure 36 – View of original timber windows with modified door.



Figure 37 – View inside the north-east addition.



Figure 38 – View on First Floor showing office fit-out.



Figure 39 – View of staff kitchen area on Ground.

The '*Administration Building*' was originally constructed (1904) as a dormitory building. The building is a two-storey face brick structure, retaining many of the original timber sash windows. The window fenestration is symmetrical along the original sections of the east, west and south elevations. The building has a verandah on both the east and west elevations and has a gable corrugated metal roof. The roof features two ornate ventilation cowls. The building features a large timber *Federation* style main entry door with a transom window and side windows. The design and style of the building is clearly identifiable as being from the Edwardian era.

The building has had a number of substantial external alterations and additions including:

- post-1950 two-storey addition added to the north;
- post-1950 single-storey addition added to the south;
- areas of its eastern verandah being enclosed;
- later addition metal fire stairs, located on the south elevation;
- modified window openings for air-conditioning and other services.

Internally, the Ground Floor of the building has rooms leading both north and south off from the main stair hall. These rooms have been stripped of their prior administrative fit-out. The First Floor retains partitioned offices. Overall, the original dormitory spaces are still interpretable upon physical inspection.

The building appears in relatively good condition.

2.2.2.6. Pines Ward Building – Reference 8



Figure 40 – View of west elevation.



Figure 41 – View of west elevation.



Figure 42 – View of west elevation of the addition to the north.



Figure 43 – View of the east elevation.



Figure 44 – View of east elevation of north addition.



Figure 45 – View of east elevation showing shade structure.



Figure 46 – View of main door on east elevation.



Figure 47 – View of modified timber window.



Figure 48 – View of open room on Ground Floor.

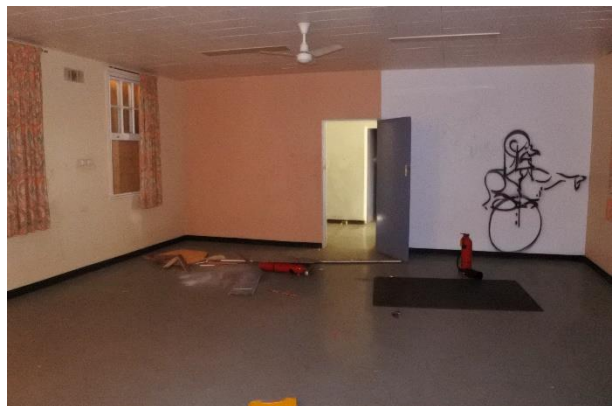


Figure 49 – View of open room on Ground Floor.



Figure 50 – View of timber windows and room partitions on First Floor.



Figure 51 – View within the bathroom northern addition.



Figure 52 – View north in First Floor hall, showing room partitions.



Figure 53 – View of main stairs.

The '*Pines Building*' was completed as a dormitory building in 1904. The building is a two-storey face brick structure with many of its original timber framed sash windows intact. The window fenestration is symmetrical along the original east and west elevations. The building has a verandah on both the east and west elevations and has a gable corrugated metal roof. The roof features two ornate ventilation cowls. The building features a large timber '*Federation*' style main entry door with a transom window and side windows. The design and style of the building is clearly identifiable as being from the Edwardian era.

The building has had a number of substantial external alterations and additions including:

- post-1950 two-storey addition added to the north;
- post-1950 single-storey addition added to the south;
- areas of its eastern verandah being enclosed;
- modified window openings for air-conditioning and other services.

Internally, the Ground Floor of the building has rooms leading both north and south from the main stair hall. These rooms have been stripped of their prior fit-out. The First Floor retains partitioned patient rooms.

The building appears in relatively good condition.

2.2.2.7. Kitchen – Reference 10



Figure 54 – View of south elevation of kitchen, with the attached 'store' building on the right.



Figure 55 – View of section of the north and west elevations of kitchen.



Figure 56 – Internal view of kitchen.



Figure 57 – Internal view of kitchen.



Figure 58 – Internal view of kitchen area.



Figure 59 – Internal view of south section of kitchen.



Figure 60 – View inside northern room of kitchen.



Figure 61 – View of north and east elevations of the attached 'storeroom' of kitchen.

The '*Kitchen*' is of masonry construction with corrugated metal roof. The original section of the building dates to 1903. The elevations of the original section have been painted. The south elevation is a semi-octagonal form with hipped roof. The brickwork in this octagonal area has been altered and includes bricked up openings and modified windows. Internally, this area has been used for storage. The north end has a gable roof form.

Internally, the '*Kitchen*' has been heavily modified. The original configuration is no longer interpretable. The building has a c.1960s masonry addition to the west elevation. This addition has a corrugated metal hipped roof. To the east, the building is linked with a c.1960s masonry building (used as a store), which has a corrugated metal gable roof. The modifications to the original building are extensive. The multiple layers of alterations and additions have substantially reduced the heritage significance of this building.

2.2.2.8. Denby Ward Building – Reference 12



Figure 62 – View of southern section of west elevation.



Figure 63 – View of central section of west elevation.
Storeroom is on left.



Figure 64 – View of north elevation (addition).



Figure 65 – View of east elevation of northern addition.



Figure 66 – View of south elevation.



Figure 67 – View of east elevation.



Figure 68 – View inside Ground Floor showing timber sash windows.



Figure 69 – View inside building showing modified timber sash window (with air-conditioning unit).



Figure 70 – View of main door on original east elevation, later enclosed verandah can be seen.



Figure 71 – View north within First Floor showing partitions.



Figure 72 – Open room within First Floor.



Figure 73 – View of bathroom within First Floor.

'Denby' was completed as a dormitory building in 1910. The building is a two-storey face brick structure with (predominantly) original timber sash windows. The window fenestration is symmetrical along the original east and west elevations. The building has a verandah on both the east and west elevations and has a gable corrugated metal roof. The building features a large timber *Federation* style main entry door located on the east elevation. This door, now opening to an enclosed verandah, has a transom window and side windows. The design and style of the building is clearly identifiable as being from the Edwardian era.

The building has had a number of substantial external alterations and additions including:

- post-1950 two-storey addition added to the north (containing bathrooms);
- areas of its eastern verandah being enclosed;
- later addition metal fire stairs, located on the south elevation;
- modified window openings for air-conditioning and other services.

Internally, the Ground Floor of the building has rooms leading off, north and south, from the main stair hall. These rooms have been stripped of their prior fit-out. The First Floor retains partitioned patient rooms.

The building appears in relatively good condition.

2.2.2.9. Seabreeze Ward Building – Reference 13



Figure 74 – View of west elevation.



Figure 75 – View of both west elevation of Sea Breeze and west elevation of Denby.



Figure 76 – View of north elevation of addition.



Figure 77 – View of east elevation.



Figure 78 – View of south elevation.



Figure 79 – View of west and south elevations.



Figure 80 – View of main stairs.

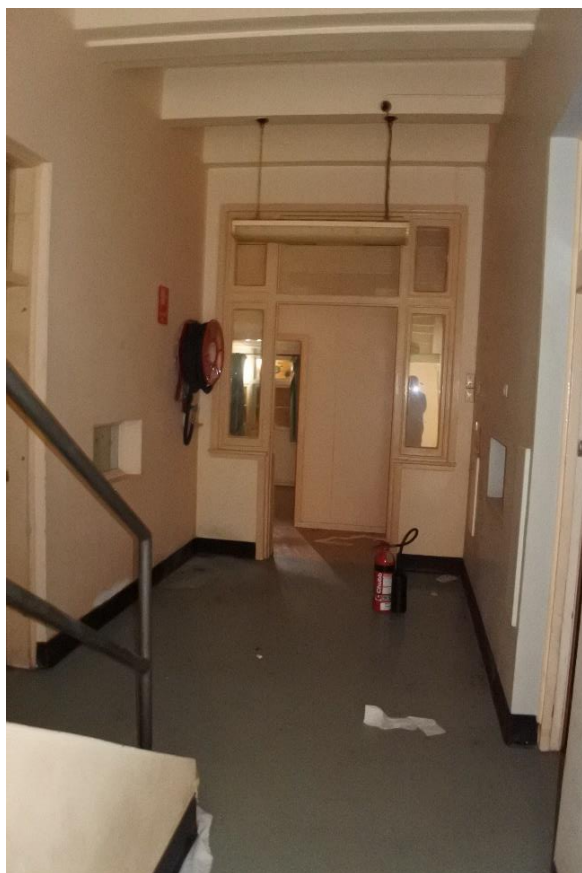


Figure 81 – View of First Floor bathroom.



Figure 82 – View of main door on original east elevation, later enclosed verandah can be seen.

Figure 83 – View of enclosed eastern verandah.

'Seabreeze' was completed as a dormitory building in 1910. The building is a two-storey face brick structure with (predominantly) original timber sash windows. The window fenestration is symmetrical along the original east and west elevations. The building has a verandah on both the east and west elevations and has a gabled corrugated metal roof. The building features a large timber *Federation* style main entry door located on the east elevation. This door, now opening to an enclosed verandah, has a transom window and side windows. The design and style of the building is clearly identifiable as being from the Edwardian era.

The building has had a number of substantial external alterations and additions including:

- post-1950 two-storey addition added to the north (containing bathrooms);
- post-1950 single-storey addition to the west;
- areas of its eastern verandah enclosed;
- later addition metal fire stairs, located on the south elevation;
- modified window openings for air-conditioning and other services.

Internally, the Ground Floor of the building has a number of large rooms leading off from the main stair hall. These rooms have been stripped of their prior fit-out. The First Floor retains partitioned patient rooms.

The building appears in relatively good condition.

2.2.2.10. Former Matrons Cottage – Reference 14



Figure 84 – View of north and east elevation.



Figure 85 – View of south and east elevation.



Figure 86 – View of west elevation.



Figure 87 – View of west elevation, original eaves evident.



Figure 88 – View of fireplace within central room.



Figure 89 – View of original east doorway and window.



Figure 90 – View of fireplace within north-western room.



Figure 91 – View of enclosed verandah at south-western corner.

'Cottage 2' is a masonry building with a corrugated metal hipped roof. It was originally known as the *'Matron's Cottage'* and has been heavily modified with additions and alterations surrounding the original cottage. The cottage has had its chimneys removed. However, chimney breasts remain within the dwelling. The original cottage is clearly discernible and includes timber framed windows. The cottage has timber clad enclosed verandahs (with aluminium framed windows) to all elevations. There is a face brick addition to its south elevation. The cottage appeared in fair condition with visible graffiti and vandalism.

2.2.2.11. Former Reception Cottage – Reference 15



Figure 92 – View of south elevation.



Figure 93 – View of north elevation



Figure 94 – View of bay window looking west.



Figure 95 – View of bricked up fireplace within central room.



Figure 96 – View of bay window looking north-west.



Figure 97 – View of original external doorway leading to northern enclosed verandah in central room.



Figure 98 – View of original windows on north elevation.



Figure 99 – View of enclosed verandah area on west

'Cottage 1' is a masonry building with a corrugated metal hipped roof. The cottage has had its chimneys removed, however chimney breasts remain within the dwelling. The original cottage is clearly discernible, and includes timber framed windows, timber architraves and transom windows to some doors. The cottage also contains a distinctive bay window (facing an enclosed verandah) on its west elevation.

The cottage has timber clad enclosed verandahs (with a mix of timber and aluminium framed windows) to all elevations. The north-east corner of the building has a c.1960s painted brick and concrete decorative verandah 'shelter'.

The cottage appeared in fair condition with visible graffiti and vandalism.

2.2.2.12. Wharf Road – Reference 16



Figure 100 – View of concrete section of road leading to wharf.



Figure 101 – View of concrete section of road leading from wharf.

The road is constructed with sections of bitumen and concrete. The general alignment remains similar to original.

2.2.2.13. Former School / Staff Amenities – Reference 18



Figure 102 – View of the east elevation.



Figure 103 – View of the north elevation.



Figure 104 – View looking within the enclosed western verandah.



Figure 105 – View of the enclosed western verandah.



Figure 106 – View within the main room of the building.



Figure 107 – View of the basement of the building.

The 'Staff Amenities' building (1947), is single-storey timber building with corrugated metal gable roof. The building has timber framed windows and verandahs on both its west (enclosed) and east elevations. The building sits on high brick piers with the subfloor being enclosed to create a basement. The east elevation of the building fronts on to a patio area, created by a decorative sandstone retaining wall. The building appeared to be in a fair condition.

2.2.2.14. Rotunda – Reference 21



Figure 108 – View east showing rotunda.



Figure 109 – Detail view of rotunda roof structure.



Figure 110 – View of rotunda roof structure.



Figure 111 – Upper view of rotunda roof structure.

The rotunda is a distinctive octagonal structure constructed in 1903 and relocated to its existing location in the 1930s. The structure is timber framed with a centre cupola. The structure was renovated in 2003. The balustrade (later addition material) is timber while the support posts are steel. The rotunda is in good condition.

2.2.2.15. Causeway – Reference 52



Figure 112 – View looking north from Peat Island.



Figure 113 – View looking south from Peat Island.



Figure 114 – View looking north from Peat Island showing causeway in context to its surrounds.



Figure 115 – View looking east across the causeway from Peat Island.

The causeway connects Peat Island to the mainland and is located on the east side of the island. The eastern portion of the causeway is reclaimed land and constructed of concrete, rubble and rocks. This reclaimed roadway is connected to the island by a concrete bridge in the west. Staff and patient labour was utilised in the reclamation and causeway construction works.

2.2.2.16. Shelter (Music Shell) – Reference 58



Figure 116 – View north showing music shell.



Figure 117 – View of music shell looking north-east.

An unusual open shelter constructed in a decorative 'shell' form. The shelter is located on the ridge, overlooking the southern open parkland of Peat Island. It is constructed from sandstone with a cantilevered concrete 'roof'. A sandstone retaining wall surrounds the shelter to the west and south. A sandstone plinth is located in the centre of the shelter. The design is reminiscent of larger 'music shells/ bowls'.

2.2.2.17. Retaining Wall – Reference 61



Figure 118 – View looking south along the beach.



Figure 119 – View looking north-west.

The retaining wall is located on the western side of the island behind the Staff Amenities building. Over time, the tides have created a small beach. The low see wall is dry packed and constructed of rock.

2.2.2.18. Dry Packed Stone Revetment and Stairs – Reference 63



Figure 120 – View looking west up the stairs to Rizkella.



Figure 121 – View of the wall, east of the stairs.

The dry packed stone revetment wall can be seen on both the east and to the south-west of the stairs. It is likely both were constructed c.1930.

2.2.3. Precinct B – Mooney Mooney Foreshore Precinct

The following table outlines the date and condition of each of the elements within the precinct.

Table 7 – Peat Island Gradings of Condition – Individual Elements Precinct B

Element	Date	Condition
PRECINCT B: MOONEY MOONEY FORESHORE PRECINCT		
<i>Precinct B: Built Elements</i>		
23 Sanbrook – former classrooms	c.1965-68	Exterior inspection only. Good condition.
24 Former classroom / activity room	Federation-Interwar originally, relocated to existing position in c.1965-68 from unknown origin	Exterior inspection only. Good condition.
25 Recreation Hall	First half c.1947-61 Second half c.1961-65 and extended in c.1978-79	Exterior inspection only. Good condition. Pool not maintained.
26 Carpentry Unit	c.1968	Exterior inspection only. Good condition.
27 Industrial Therapy Unit	c.1968	Exterior inspection only. Good condition.
28 Burrumbilla office / administration	c.1975	Exterior inspection only. Good condition. Currently used by security.
29 Main Fire Panel	c.1994-98	N/A
30 Dairy and secondary stores	c.1947-56	Fair condition.
42 Shed	c.1947-56	Fair
64 Pump No 2 and Generator	c.1960-2000	N/A
<i>Precinct B: Landscape Elements (vegetation, roads, landscape features etc)</i>		
77 Sandstone embankment walls	Unknown	Fair

2.2.3.1. Sanbrook – Reference 23



Figure 122 – View of the Sanbrook - west elevation.



Figure 123 – View of the Sanbrook - east elevation and concreted outdoor paving.

'Sanbrook' is a face brick structure with tiled roof and hopper style windows. An enclosed verandah, with corrugated metal skillion roof, is located on the west elevation. The building was originally constructed for short-term patients after 1960. Based on an external inspection, the building appeared to be in fair to good condition.

2.2.3.2. Former Classroom / activity room – Reference 24



Figure 124 – View of the Sewing Room east elevation.



Figure 125 – View of the Sewing Room west elevation.

The 'Sewing Room' is not original to the site and was moved to this location in the 1960s from unknown origin. It was used as an additional classroom and later as an activity room. The structure is a timber framed building (clad in vertical timber boards) with a gable corrugated metal roof. It contains timber framed windows. It has a simple verandah on the west elevation. The exterior condition is fair.

2.2.3.3. Recreation Hall – Reference 25



Figure 126 – View of the buildings north elevation.



Figure 127 – View of verandah on the north elevation.

The 'Recreation Hall' is a face brick building with a tiled gable roof on the northern end. A later addition to the

south has a corrugated metal low pitched gable roof. The original building (c.1950s) has a verandah on the west elevation, while the southern addition (c.1960s) has a verandah to its east elevation. The building appeared in to be in a fair to good condition from exterior inspection.

2.2.3.4. Carpenter – Reference 26



Figure 128 – View of the buildings north elevation.



Figure 129 – View of the buildings south elevation.

The ‘Carpenter’ building (c.1960s) is a face brick building with low pitched corrugated metal roof. The building has aluminium framed windows and has an inground pool to its rear. The building appeared in good condition from exterior inspection.

2.2.3.5. Industrial Therapy Unit – Reference 27



Figure 130 – View north of the building's south elevation.



Figure 131 – View east of the buildings south elevation.

The Industrial Therapy Unit (c.1960s) is a two-story face brick building with a single storey caged storage area to its west elevation. The building has a corrugated metal low pitched roof with a portico on its north elevation. The building appeared to be in good condition from an exterior inspection of the building.

2.2.3.6. Dairy and Secondary Stores – Reference 30



Figure 132 – View of larger buildings' north elevation.



Figure 133 – View of the larger buildings' south

elevation.



Figure 134 – View of the smaller buildings' north and east elevations.



Figure 135 – View of the east elevation of the larger building and the north elevation of the smaller building.



Figure 136 – View west within the larger building.



Figure 137 – View west in the smaller building.

The former two dairy buildings were constructed c1940s. The buildings are constructed of reinforced formed concrete. The smaller building, located to the south-east of the larger building, has an unusual pressed metal roof formed into tile like panels. The larger building may have originally had this roof material. It now has a recently installed corrugated metal roof. Both buildings have exposed timber roofing structures.

The larger building contains a number of timber panelled hopper windows along the north, west and south elevations. The south elevation also has a timber double door, whereas the east elevation has a later addition metal roller door. It is likely this opening may have originally contained timber doors. Steel tracks leading towards (but not into) the larger building are visible within a concrete slab on its eastern side. It is unclear what these were specifically used for.

The smaller buildings' east elevation is partially constructed of corrugated metal, with a later addition metal roller door on the north elevation. Window openings are visible on all elevations.

The condition of the buildings is intact overall. However, some concrete deterioration/flagging can be seen on the west elevation of the larger building. The timber panelled doors and windows are in various states of disrepair or missing. The east elevation of the smaller building requires replacement corrugated metal sheeting or an alternative material.

2.2.4. Precinct C – Chapel Precinct

The following table outlines the date and condition of each of the elements within the precinct.

Table 8 – Peat Island Gradings of Condition – Individual Elements Precinct C

Element	Date	Condition
PRECINCT C: CHAPEL PRECINCT		
<i>Precinct C: Built Elements</i>		
31 Wattle Cottage	c.1947-56	Exterior inspection only. Good condition. Currently occupied.
32 Caddia Cottage	c.1947-56	Exterior inspection only. Good condition.
33 Eucalypt Cottage	c.1956-61	Exterior inspection only. Good condition.
34 Chapel	c.1947-56	Exterior inspection only. Good condition.
36 Staff Quarters	c.1947-56	Exterior inspection only. Fair to poor condition.
37 White Cottage	c.1947-56	Exterior inspection only. Good condition. Currently occupied.
49 Lavatory Block	c.1947-56	Exterior inspection only. Good condition.
45 Machinery Garage	c.1956-61	Good
46 Machinery Shed	c.1956-61	Good
<i>Precinct C: Landscape Elements (vegetation, roads, landscape features etc)</i>		
50 Memorial Flagstaff Garden	1960s	Fair condition.
51 Memorial Rose Garden	1960s	Fair condition. Garden maintenance work required to rosebushes.
48 Pine trees and other mature trees around Chapel	1960s	Good
76 Tennis Courts	c.1965-72	Fair

2.2.4.1. Chapel – Reference 34



Figure 138 – View of north (L) and west (R) elevations.



Figure 139 – View of west (L) and south (R) elevations.



Figure 140 – View of north elevation.



Figure 141 – View inside chapel.

The chapel, like its neighbouring buildings in the *Chapel Precinct*, was designed by the Government Architects Office. It was constructed in 1959-60. The building is masonry with terracotta tile roof. It has a square tower located on its east elevation. The north and south elevations are characterised by sandstone buttresses.

2.2.4.2. Staff Quarters – Reference 36



Figure 142 – View of west and south elevations.



Figure 143 – View of north elevation.

Designed by the Government Architects Office and constructed in 1956. The two-storey v-shaped masonry building has a concrete tiled roof and a chimney on both the east and west elevations. The north elevation has a verandah and balcony running its entire length. The building was originally built as nurses' quarters. The building appears to have been vandalised, including fire damage.

2.2.4.3. Entry Gates – Reference 44



Figure 144 – View east showing the two main plinths of the entry gateway.



Figure 145 – View SE showing all three sandstone plinths.

The entry gateway would have been the main access point prior to the construction of the M1 Motorway. There are three sandstone plinths, two on either side of the carriageway and a third, providing pedestrian 'access' to the south.

2.2.4.4. Pedestrian Tunnel – Reference 47



Figure 146 – Southern portal of tunnel.



Figure 147 – Northern portal of tunnel.

The pedestrian tunnel was constructed in the 1970s when the motorway was constructed. The reinforced concrete tunnel connects the Mooney Mooney Foreshore Precinct with the Chapel Precinct via a concrete path.

2.2.4.5. Lavatory Block – Reference 49



Figure 148 – View looking north from the chapel to the lavatories.



Figure 149 – Context view of lavatories/chapel. The lavatories can be seen at the left of image.

The 1960 lavatories are adjacent to the north-west corner of the chapel. Matching with the chapel, they are masonry in construction with a terracotta tiled roof. There are sandstone panelled privacy screens leading into the male and female lavatories. The lavatories are integrated within the chapel setting and curtilage.

2.2.4.6. Memorial Garden (Flagstaff) – Reference 50



Figure 150 - View looking west, showing flagstaff area memorial.

The memorial surrounds the flagstaff in a semi-circular form. The memorial consists of stone pavers with sandstone wall which contains small bronze plaques in memory of former staff and patients who have since passed away.

2.2.4.7. Memorial Garden (Rose Garden) – Reference 51



Figure 151 – View north showing current condition of the rose garden memorial.



Figure 152 – View south showing rose garden memorial.

The memorial rose garden was established in the c.1960. It is oval in shape with low sandstone retaining wall. The garden has a statue of an angel, along with some remnant rose plants.

2.2.5. Precinct D – Residential Precinct

The following table outlines the date and condition of each of the elements within the precinct.

Table 9 – Peat Island Gradings of Condition – Individual Elements Precinct D

Element	Date	Condition
PRECINCT D: RESIDENTIAL PRECINCT		
<i>Precinct D: Built Elements</i>		
40 & 41 Staff Cottages	c.1947-56	Good
43 Staff Cottages	c.1975-78	Good
70 Former Principal's Residence & Garage	c.1947-61 (1950s)	Poor
71 Brick school building	c.1961-65	Good
72 Timber weatherboard school building	c.1961-65	Poor
73 Amenities blocks	c.1961-65	Fair
74 Fire Station	c.1947-61 (modified later)	Good
75 Fire Station Amenities	c.1947-61	Fair
<i>Precinct D: Landscape Elements (vegetation, roads, landscape features etc)</i>		
44 Entrance Gates	c.1947-56	Good
47 Pedestrian Tunnel (alignment) <i>*also associated with Precinct B</i>	1970s when highway was constructed	Fair

2.2.5.1. Staff Cottages – Reference 40 and 41



Figure 153 – View north showing current condition of the staff cottages.



Figure 154 – View east showing current condition of the staff cottages.

The post-war staff cottages are located to the north and east of Kowan Street and are masonry in construction with roofing of concrete tile. The cottages are currently inhabited and are in good condition.

2.2.5.2. Staff Cottages – Reference 43



Figure 155 – View north-east showing current condition of staff cottages.



Figure 156 – View east showing current condition of staff cottages.

The mid to late 1970s staff cottages are located to the east of Kowan Street and are masonry in construction with roofing of concrete tile. The cottages are currently inhabited and are in good condition.

2.2.5.3. Former Principal's Residence & Garage – Reference 70



Figure 157 – Current condition of the former Principal's Residence.



Figure 158 – Current condition of the former Principal's Residence with garage in right of frame.

The post-war former Principal's Residence and garage are located to the north of Precinct D and are masonry and fibro in construction. The cottage and garage are currently uninhabited and are in poor condition.

2.2.5.4. Brick school building – Reference 71



Figure 159 – Current condition of the brick school building.



Figure 160 – Current condition of the brick school building.

The early 1960s brick school building is located to the north of Precinct D and is masonry in construction with roofing of terracotta tile. The school building is currently disused and is in good condition.

2.2.5.5. Timber weatherboard school building – Reference 72



Figure 161 – Current condition of the timber weatherboard school building.



Figure 162 – Current condition of the timber weatherboard school building.

The early 1960s timber weatherboard school building is located to the north of Precinct D. The school building is currently disused and is in poor condition.

2.2.5.6. Amenities blocks – Reference 73



Figure 163 – View south toward amenities block.



Figure 164 – View south showing amenities block.

The early 1960s amenities blocks are located to the south of the timber weatherboard school building and is masonry in construction with roofing of corrugated iron. The buildings are currently disused and in fair condition.

2.2.5.7. Fire Station – Reference 74



Figure 165 – Current condition of the Fire Station.



Figure 166 – Current condition of the Fire Station.

The 1947-61 (modified later) Fire Station is located to the north of Precinct D and is concrete and weatherboard in construction with roofing of corrugated iron. The Fire Station is currently in used and is in good condition.

2.2.5.8. Fire Station Amenities – Reference 75



Figure 167 – Current condition of fire station amenities.



Figure 168 – Current condition of the fire station amenities.

The 1947-61 (modified later) Fire Station amenities are located to the rear of the Fire Station and are masonry in construction with roofing of corrugated iron. The amenities are currently in used and in good condition.

3. HISTORICAL OVERVIEW

3.1. HISTORICAL SOURCES

This Conservation Management Plan updates Urbis Pty Ltd, *Heritage Report Peat Island, Mooney Mooney* (2014) and Tanner Architects, *Peat Island Facility, Mooney Mooney Heritage Assessment* (2006). Further historical investigation and research as well as illustrations are included in this CMP.

The main documentary sources consulted in the research for this report are listed below:

- NSW State Archives and Records
- State Library of NSW
- NSW Land Registry Services
- NSW Finance, Services & Innovation (Plan Services)
- National Library of Australia (Trove databases)
- Gosford City Library – Local Studies Collection
- Hornsby Library – Local Studies Collection

The terms ‘mental illness’, ‘mentally ill’, ‘disabled’, ‘developmental disability’ and ‘developmentally disabled’ are used throughout this report in accordance with the Australian Government’s definition adopted by the NSW Ministry of Health. The current definition adopted by the Australian Government is included in Section 1.6. Earlier terminology is used throughout this report where context requires it, in particular throughout the following Historical Overview. Where previous terms are not direct quotes, inverted commas are provided to distinguish these terms from current Australian Government adopted and acceptable mental health related terminology. Earlier and outdated terms used in this CMP, which are now considered to be inappropriate in describing mental illness, include ‘insane’, ‘lunatic’, ‘lunacy’, ‘insanity’, ‘idiocy’ etc.

Urbis recognises the sensitive nature of mental illness and has endeavoured to use previous terminology only where it is necessary for context. Otherwise throughout this report every care has been taken to use appropriate and respectful language to refer to the people who have called the Peat Island Centre their home.

3.2. HISTORY OF THE FORMER PEAT ISLAND CENTRE

3.2.1. Rabbit Island (now Peat Island) - 1788-1900

Prior to European settlement, Rabbit Island (now Peat Island) bore the Aboriginal name, Kooroowall-Undi, the place of bandicoots. It is one of six islands in the lower reaches of the Hawkesbury, near the river mouth. The islands were reserved for Crown use in February 1866, though some were later sold for private use.

The earliest reference to the island is contained in an advertisement in October 1841. At this date, William Ternen, on behalf of George Peat, advertised in the *Sydney Herald* “a farm of sixty acres, with a new and substantial Stone House, situated on the Hawkesbury River” for sale or lease. To the east and west of the property lay two small islands less than 220 yards from the farm.

*That to the east [of Mooney Mooney Point] is termed Goat Island, having many of those animals grazing thereon, the other Rabbit Island, which is numerously stocked as a Rabbit Warren.*²

According to Adrian Mitchell in *Peat Island: Dreaming and Desecration* (2018) “if rabbits were the basis for the new name then they had to be on the island well in advance of 1841”. He poses the question, “who and when introduced rabbits, and if this is true, what happened to the bandicoots?” All evidence before and after this date document the island as uninhabited and in the ownership of the Crown. The *Sydney Morning Herald*, reported in September 1874, on a trip up the Hawkesbury River:

*An island to the right, the name of which was said to be Rabbit Island, is the property of a gentleman in Sydney, who makes it an occasional country residence.*³

Regardless of the origin of the name, the designation Rabbit Island was used until 1936 when it was renamed Peat Island in honour of George Peat. The island features in several accounts in the 1880s of trips on the Hawkesbury River. For instance, in 1883:

*We bathed that morning upon the sandy spit of a mangrove island. Rabbit Island it is called, and the mangroves there grow into strange, fantastic, though occasionally graceful forms. Close down on the beach one, larger than his fellows, arches and dips to the water, forming a frame in which any breadth of the river scenery may be set – fairy pictures, gem-like, amongst the master-work.*⁴

² “Hawkesbury. Genteel Residence and Farm”, *Sydney Herald*, 30 October 1841, p1

³ “A trip up the Hawkesbury”, *Sydney Morning Herald*, 22 September 1874, p7

⁴ “A glimpse of the Hawkesbury”, *Sydney Mail and New South Wales Advertiser*, 7 April 1883, p640



Figure 169 – View to Rabbit Island from Fairview Point, pre-1903.

Source: SLNSW, Digital order no. a116440h.jpg

3.2.2. Phase 1: Preparing for the Inebriates Institution (1901-1910)

In 1897, JM Creed, a senior member of the medical fraternity and Member of the NSW Legislative Assembly 1885-1920, introduced into parliament an "inebriates" bill to "provide for the care, control and treatment" of persons with problems of alcohol and drug addiction. The "Inebriates Act, 1900" passed into law in December 1900 during the ministry of the Hon Sir William Lyne.⁵ Several newspapers reported in March the following year that Dr Creed had suggested a site on the Hawkesbury River for an "inebriates home" and "this place was now under consideration".⁶ Later the same year, loan estimates were brought before the Legislative Assembly including an amount of £199,500 for the Colonial Secretary's Department, of which £7,000 was allocated for an inebriates' home.⁷ By November the following year, the Government had purchased Milson Island for treatment of chronic male patients, while Rabbit Island was set aside for the treatment of women.⁸ The institutions were developed under the provisions of the Inebriate Act, 1900 and administered by the Chief Secretary's Department.

A contour survey (Figure 170) was prepared in 1901 by the Lands Department for the Chief Secretary's Department as a preliminary to dedication of the island as a hospital for inebriates. At this date, there were no built structures. Construction began in late 1902, with Rabbit Island being cleared and the ground levelled.

The following is a description of construction works on Rabbit (Peat) and Milson Islands in 1903:

Both islands lie up the river a little way above the old Peat's Ferry crossing, and preparatory work is at the present time being carried on in a gorge or gulch on the mainland, opposite Milson's Island. A large dam is being erected to impound a water supply for the institutions on the islands. The water will be conveyed across the bed of the river in pipes. The basin of the reservoir has been cleared of timber and all decaying matter raked and burned off. The retaining wall or dam is on the convex principle, the excavation for it being all well down into the solid rock, extending across the gulch about forty yards, with a base of concrete of seven feet in breadth, tapering to, say, five feet at the top which will be twenty feet in height. The concrete is being placed in position now.

There were many weeks of preparatory heavy labor. First, a wharf had to be constructed, then a couple of hundred feet of ladders to be made and placed in position securely on the breast of the cliffs, so as to reach the top, then the fixing up of the heavy hauling wire rope, about five hundred feet. All the material required in the construction of the dam will have to be brought up the cliffs on that rope. There is a beauty spot all around the wharf on the river at the bottom of the cliffs. With good judgment, Mr. Inspector Rock had not one unnecessary shrub or tree cut down at this point. It is a perfect bower of shade, lovely for picnic parties, barring a few mosquitoes. As for fishing, the piece of water between Milson's Island and the mainland cannot be beaten on the Hawkesbury.⁹

Tenders were invited in April 1903 for supply of "50,000 common bricks", "50 cubic yards of sand"¹⁰ and erection of wharf.¹¹ By this date, plans had been prepared by the Government Architect for buildings to be erected on the island and about twenty men were employed carrying out rock excavations for the foundations.¹² Fresh tenders were called for the wharf in July 1903 as only one tender was received in the first round.

Over twelve months later, the Minister for Works, Mr Lee, paid a visit to Rabbit and Milson Islands in early December 1904 to inspect the homes due to be handed over to the Chief Secretary's Department later that same month. He was accompanied by Mr. Davis (Under-Secretary for Works), Mr. Vernon (Government Architect) and Dr Creed.

What will be handed over to the Chief Secretary's Department this month will be a modified institution on Rabbit Island, capable of at first accommodating 72 patients. The buildings include two pavilions with bedrooms, temporary dining-room, sewing room, reception house for special

⁵ "The Inebriate Homes - Procedure Under the Law - Method of Treatment", *Sydney Morning Herald*, 13 January 1906, p11

⁶ "Inebriates Home", *Sydney Morning Herald*, 13 March 1901, p6

⁷ "The Loan Estimates", *Australian Star*, 13 December 1901, p5

⁸ "Notes of the week", *Sydney Mail and New South Wales Advertiser*, 19 November 1902, p1297

⁹ "Where the inebriates will go", *Sunday Times*, 18 January 1903, p3

¹⁰ "Government Notices - Building materials for inebriate institution, Hawkesbury River", *Daily Telegraph*, 17 April 1903, p2

¹¹ *Evening News*, 21 April 1903, p1

¹² "Building and Construction", *Daily Telegraph*, 11 April 1903, p12

*observation of patients, matron's quarters, kitchens, laundry, &c. Other works include the partial reclamation of an area which will be suitable eventually for gardening, thus giving patients the necessary out-door work.*¹³

The cost of the project carried out by day labour under the supervision of Mr Drew, assistant Government Architect, totalled £9,000 or £10,000 depending on the source. The *Sydney Morning Herald* furnished a more detailed description of the buildings erected on Rabbit island to date:

*The two pavilions which have been erected contain eight dormitories, each 30ft by 22ft. These are again divided into cubicles so that each person will have her own room. The kitchen and laundry block is 30ft by 22ft. There is also the reception block, a large detached cottage to be used as a residence for the matron, cold and other storage rooms, and also a large sewing room. The buildings have been plainly but neatly finished, and are surrounded by trees and shrubs. Terraces have been formed and grassy banks give pleasant foreground to the dwellings, the exterior of which present a rather attractive appearance.*¹⁴

The article proceeded to explain the lengthy construction process, in the end taking two years to complete, which was attributed to a shortage of funds, as well as the isolation of the site and difficulty of transporting materials.

Figure 171 comprises the 1903 plan for the dining room, kitchen/laundry block, toilets and matron's cottage for the female division of Rabbit (Peat) Island. The 1903 plan for the first pair of dormitory blocks (A and B) is shown at Figure 172. The 1904 plan for the reception cottage, drawn by William Mitchell and countersigned by WL Vernon, is shown at Figure 173. Figure 174 and Figure 175 comprise two views of the completed institution in 1904 showing the sewing room and dormitories.

¹³ "Inebriates' Home", *Australian Star*, 6 December 1904, p7

¹⁴ "Buildings and works", *Sydney Morning Herald*, 7 February 1905, p3

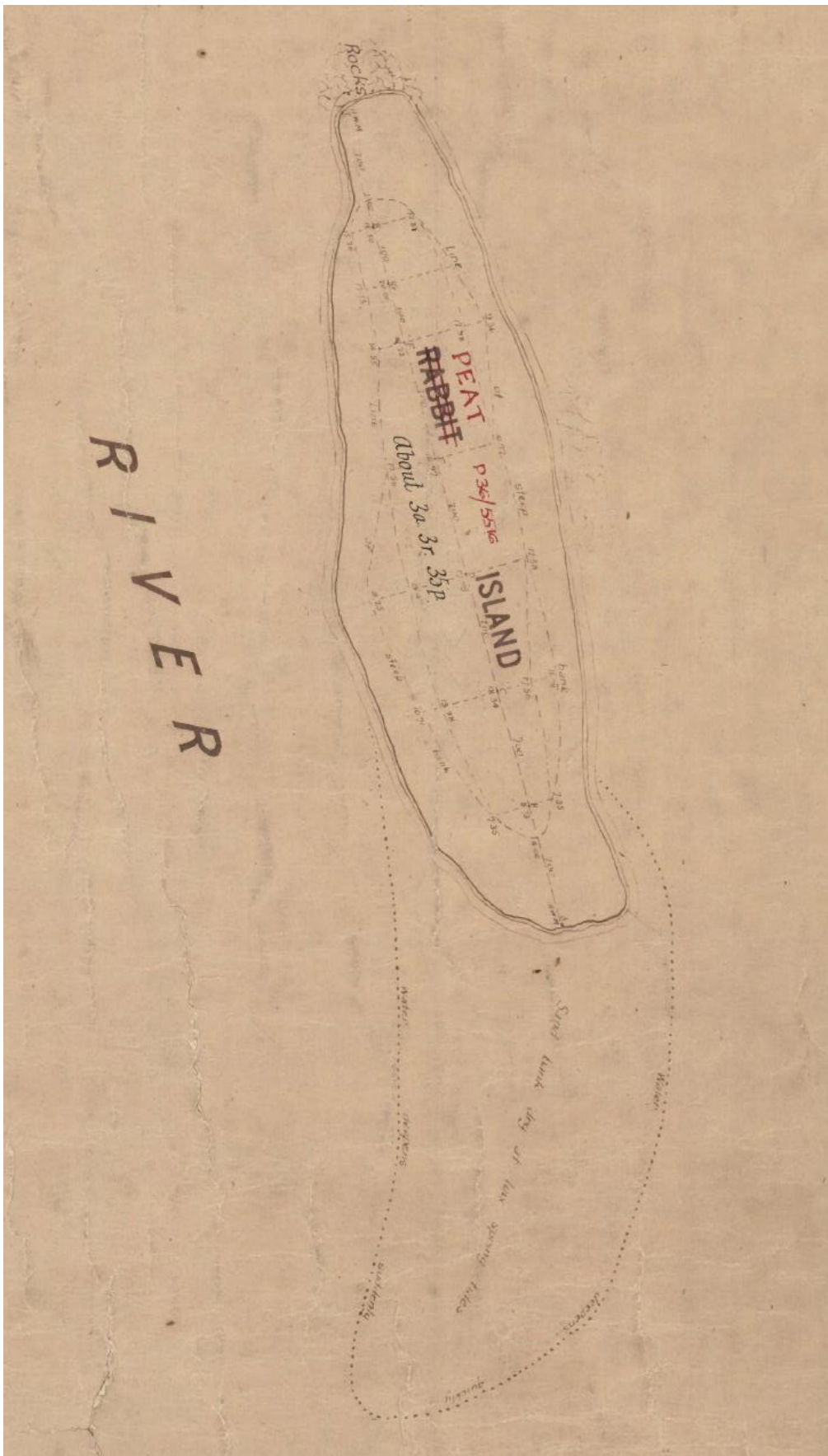


Figure 170 – Detail from Plan Shewing [sic] Contour Surveys of Milson and Rabbit Islands Hawkesbury River Parishes of Cowan Counties of Cumberland and Northumberland, August 1901. North at top of page.

Source: NSW LRS, Crown Plan 1821-3000

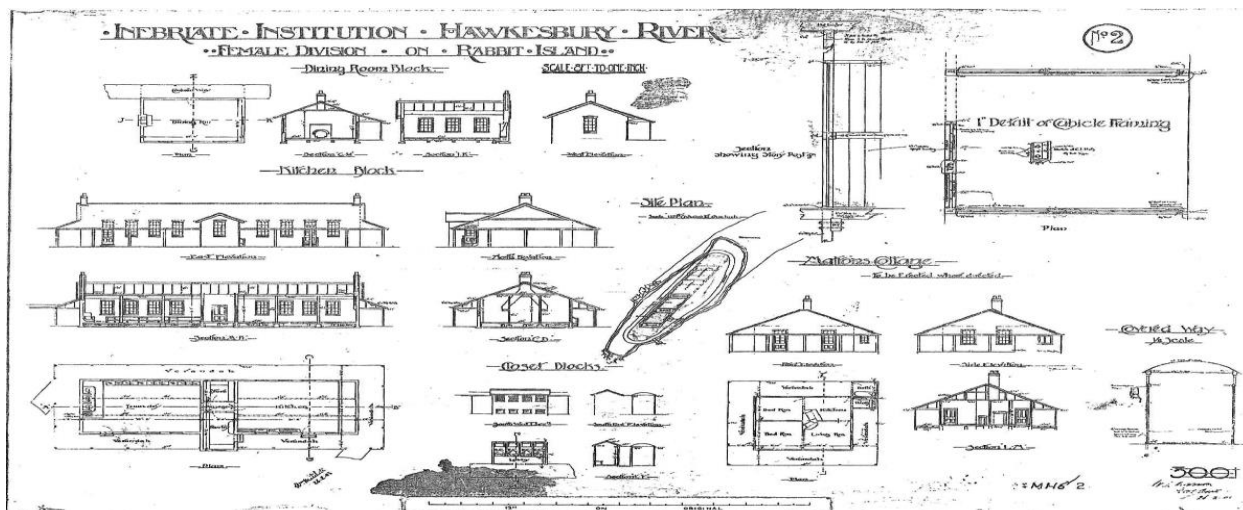


Figure 171 – Inebriate Institution Hawkesbury River, Female Division on Rabbit (Peat) Island, 1903.

Source: Plan Services, NSW Finance Services & Innovation, MH6/2

The expense of establishing the facility in such an isolated location prompted much public criticism and upon completion in 1905, the *Windsor and Richmond Gazette* reported drily that: "The Asylum for Inebriates at Rabbit Island, Hawkesbury River, has been completed, at a cost of £6,500. A few of our dipsomaniacs in Parliament should be sent thither."¹⁵ The Chief Secretary declared in January 1906 that "the place is not to be regarded as satisfactory and it is very doubtful whether the Act dealing with inebriates can be fully taken advantage of if it is used"¹⁶, in other words, a waste of money. The facility sat idle for the next few years as the new Government was reluctant to outlay further funding for equipment and management of the Peat Island facility and completing the Milson Island establishment. Apart from visits from various government officials and associates on picnics or social occasions, the property lay vacant excepting for the caretaker and his family.

The proposed plan of Rabbit (Peat) Island in 1906 (Figure 176) was prepared by the Government Architect's Branch. It shows a range of improvements in the form of additional dormitory blocks and administrative buildings.

¹⁵ "Scissors and Paste", *Windsor and Richmond Gazette*, 2 December 1905, p. 13

¹⁶ "Inebriates' Home", *Sydney Morning Herald*, 4 January 1906, p5



Figure 174 – Sewing Room (now adapted to the Rotunda) on Peat Island (formerly Rabbit island), 1904.
 Source: *State Archives & Records*, Digital ID: 4481_a026_000851



Figure 175 – Buildings on Peat Island (formerly Rabbit Island), 1904-05.
 Source: *State Archives & Records*, Digital ID: 4481_a026_000765

By 1907, the Government had lost interest in the whole project, and decided instead to set aside space in Darlinghurst gaol for the treatment of inebriates.¹⁷ However, in the second half of September 1908, the Government reversed its previous decision and announced plans to occupy the facility for the treatment of male “habitual inebriates”.¹⁸ The following year, tenders were invited for the erection of new buildings on Rabbit Island¹⁹ comprising another dormitory block, a staff residence, workroom, hospital, reading and recreation room, and several smaller apartments. The contract was awarded in April 1909 to D Featherstone of Camdenville for the sum of £3,584.²⁰ The *Daily Telegraph* reported in December the same year that the buildings had been completed by Featherstone for the sum of £3,700. Simultaneously, the Government purchased the Microbiological Bureau buildings from Broughton Island and re-erected them on Milson Island.²¹ At this date, the Government still planned to occupy Rabbit Island as an “Institute for Inebriates” to accommodate 52 male inmates.

3.2.3. Phase 2: Peat Island Mental Hospital (1910-1945)

In 1910, the Government once again had a change of heart and reversed its decision to house male “inebriates” on Rabbit Island. Instead, the Island was transferred to the Lunacy Department and gazetted on 29 December that year as a “hospital for the insane” under the direction of Dr Eric Sinclair, Inspector General for the Insane.

The first superintendent of the mental hospital at Rabbit Island was Mr J Dawson who was transferred from Gladesville Mental Hospital at the end of 1910. By the end of 1911, there were 106 patients on the island. In keeping with the departmental policy shift of the day to provide separate accommodation for chronic and acute patients, Rabbit Island accommodated chronic and “mentally defective” patients. The first intake of patients and some staff were transferred from Newcastle Mental Hospital. The first patients were admitted in March 1911, with Mr J Dawson being assisted from this time by Mr JCA Cross.

The transfer of patients to Rabbit Island was initially viewed as an emergency response to the need for additional accommodation, specifically noted in Eric Sinclair’s Report to the Under Secretary, Chief Secretary’s Department.

All the operations of the Department were on a larger scale than in previous years. The number of admissions, 1,221, was 150 over that for the previous years, and although the number of discharges and deaths was also greater, the increase in the population of the Hospitals at the end of the year was 243 over the number with which the year started.

...It is evident that with the addition of over 200 patients each year to those remaining in the Institutions, two or three wards, and the necessary administrative buildings, must be added to the Hospitals each year, either in the shape of enlargement of the existing ones, or by pushing on with the new Institutions.²²

Despite the opening of Morisset Hospital in 1910, increasing numbers of patients were placed at Rabbit Island during the 1910s. By December 1911, there were 106 male patients housed on the island, increasing to 153 by 1922. Figure 180 comprises a site plan of the Island in 1926.

On 24 August 1924, the Crown land on Peat and Milson Islands was formally dedicated as a mental hospital. The 1926 plan of Peat Island (Figure 180 above) shows the configuration of the facilities on the island at that date. Annotations on this plan show the proposed location of a swimming pool and aviaries. Also shown is the roadway on the west side of the island.

¹⁷ *The Register*, 2 March 1907, p.8

¹⁸ “The State in Business”, *Sydney Morning Herald*, 7 September 1908, p6

¹⁹ Advertising, *Daily Telegraph*, 3 March 1909, p16

²⁰ “New public works”, *The Star*, 14 April 1909, p4

²¹ “Institution for Inebriates”, *Daily Telegraph*, 29 December 1909, p12

²² Inspector-General of the Insane, *Report for the Year 1910*, p1

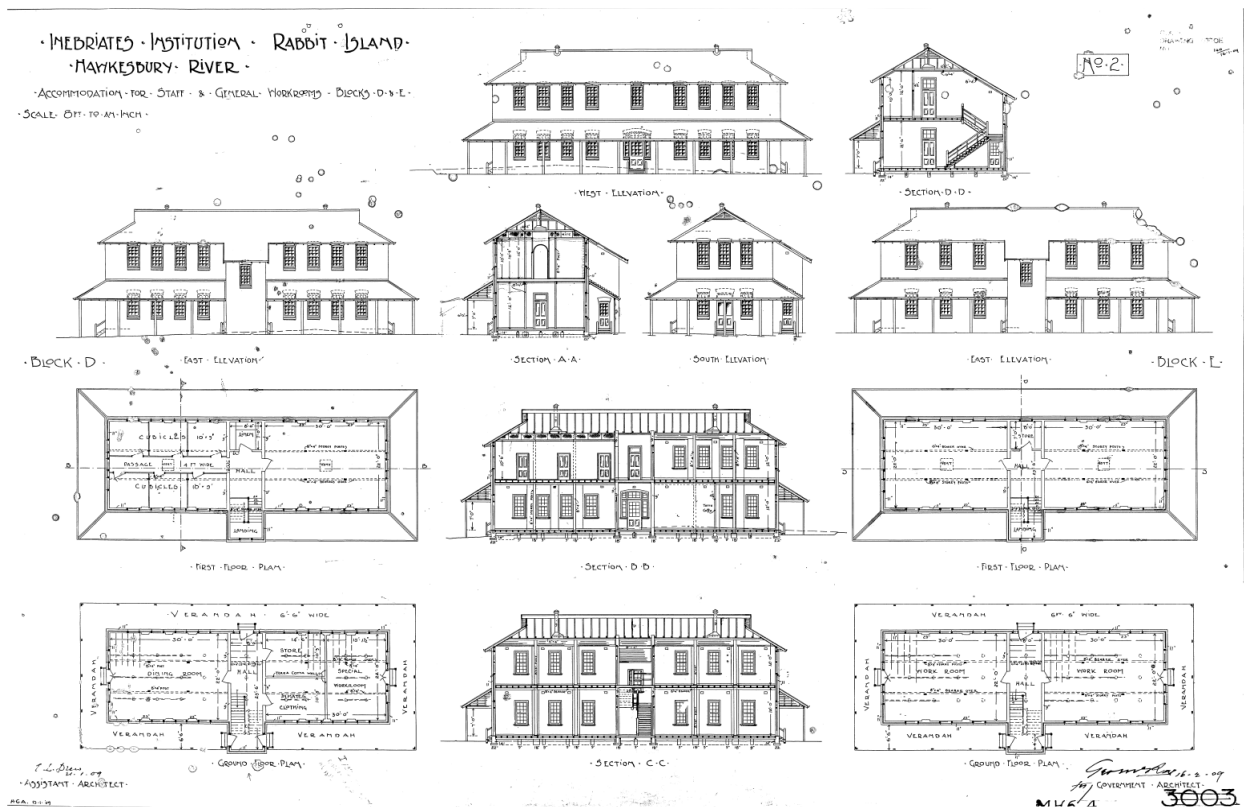


Figure 177 – Inebriates Institution Rabbit Island Hawkesbury River, Accommodation for Staff & General Workrooms, Blocks D & E, 1909.

Source: Plan Services, NSW Finance Services & Innovation, MH6/4

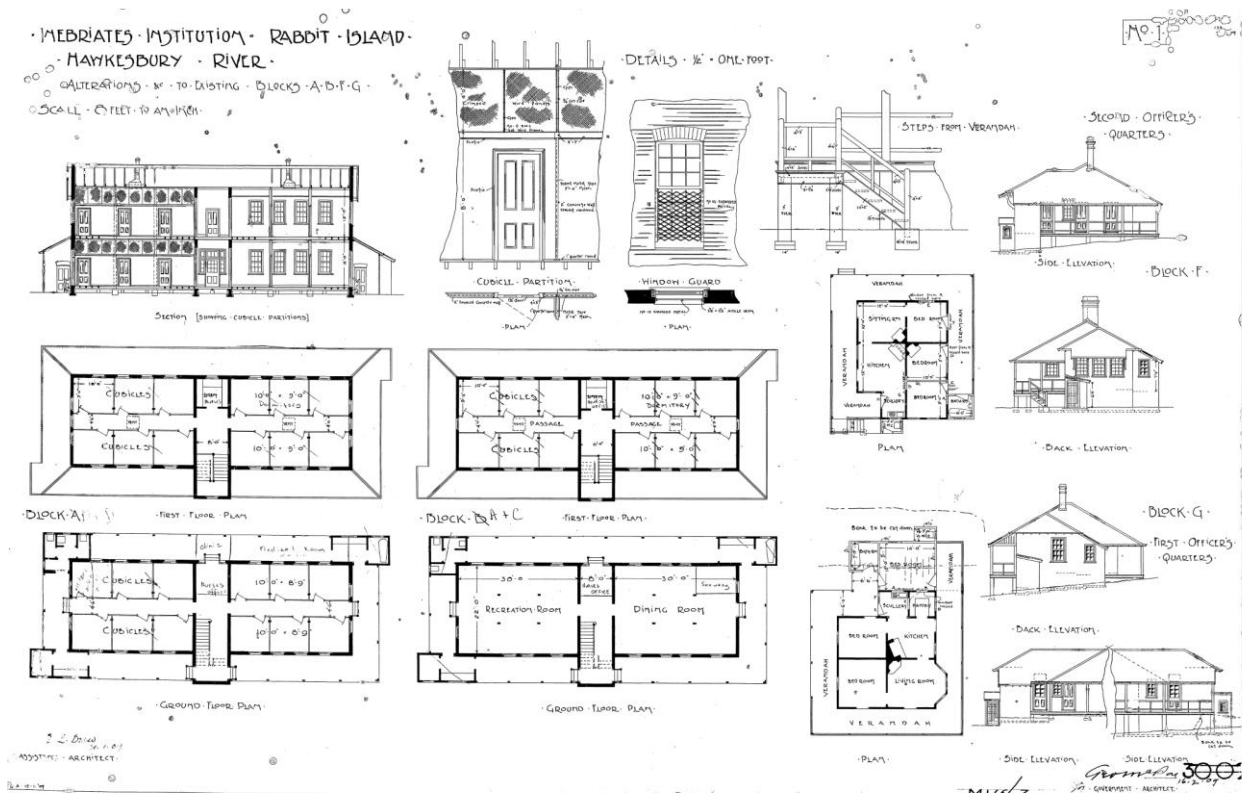


Figure 178 – Inebriates Institution Rabbit Island Hawkesbury River, Alterations etc to Existing Blocks A, B, F & G, 1909.

Source: Plan Services, NSW Finance Services & Innovation, MH6/3



Figure 179 – William Henry Broadhurst postcard of Rabbit Island, Hawkesbury Riv., c.1910.

Source: State Library of NSW, Digital order no. a105346h.jpg

By 1935, the total number of patients at both islands numbered 523. Both islands were managed as one institution known as Milson and Rabbit (Peat) Islands with considerable interaction occurring in the day-to-day operation for which a number of boats were maintained. In this period, the Department undertook minor repairs, maintenance and upgrades to buildings on the Islands and accordingly invited tenders in the daily Sydney newspapers. For instance, “exterior painting and minor repairs to buildings throughout Milson Island and portion of Peat Island” awarded to WT Ridgway in February 1938.²³ A contract for “installation of electric light and power” was won by FE Connell in September 1937²⁴, “painting, roofs, eaves and gables, and repairs” in May 1937²⁵, “supply install, etc of domestic hot water service”²⁶ and Noyes Bros advertised for “building contractors desirous of tendering for concrete foundations for power plant at Peat Island”.²⁷

²³ “Tenders signed”, *Daily Telegraph*, 22 March 1938, p16

²⁴ *Labor Daily*, 7 September 1937, p10

²⁵ *Labor Daily*, 4 May 1937, p10

²⁶ *Daily Telegraph*, 6 April 1937, p10

²⁷ *Gosford Times*, 21 October 1937, p7

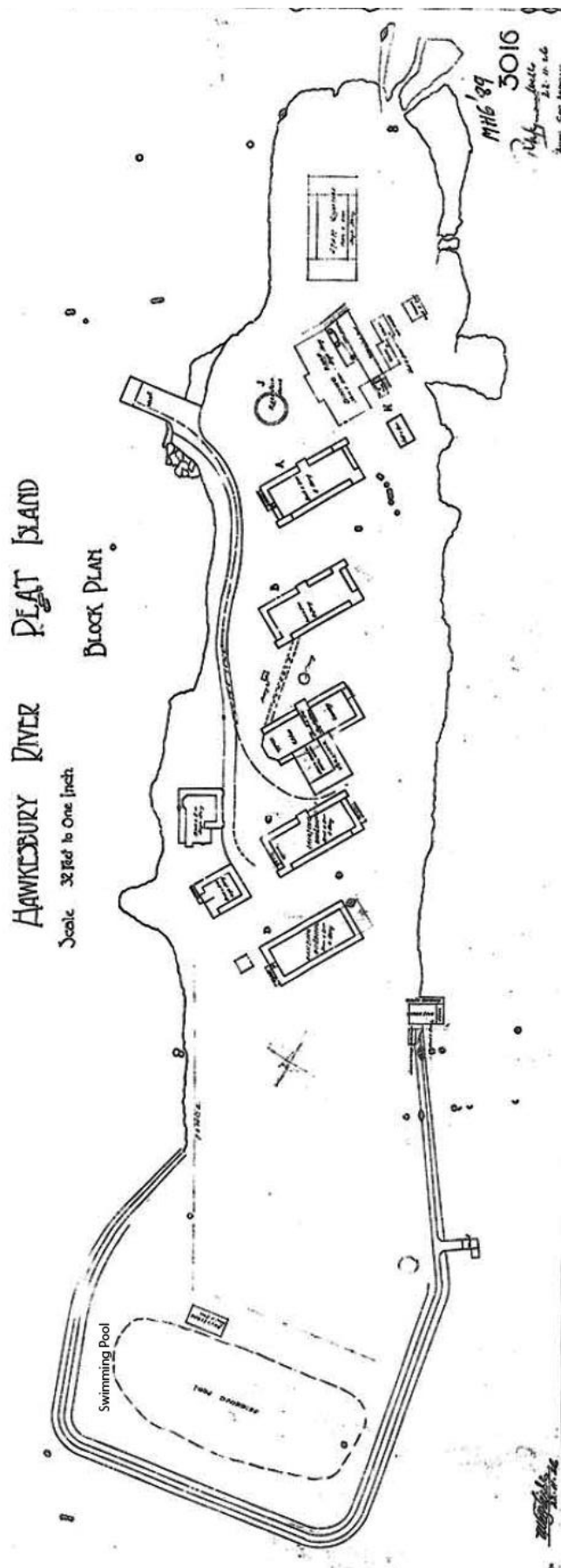


Figure 180 – Inebriate Institution Hawkesbury River Peat Island, 1926. North to top of page.
 Source: Plan Services, NSW Finance Services & Innovation, MH6/89



Figure 181 – Detail from View to Peat Island and Mooney Mooney Point ferry, c1930.

Source: SLNSW



Figure 182 – View to Peat Island and Mooney Mooney Point ferry, c1935.

Source: SLNSW



Figure 183 – View of Peat Island and Hawkesbury River, c1945 by EW Searle. Source: NLA, nla.obj-142048131



Figure 184 – Hawkesbury River showing Peat Island and Mooney Mooney Point, c1945 by EW Searle.
Source: NLA, nla.obj-142048233-1



Figure 185 – View north on Hawkesbury River showing ferry wharf and Peat Island in the distance, c1945 by EW Searle. Note the water tower which is a prominent feature on the Island.

Source: NLA, *nla.obj-142048334-1*

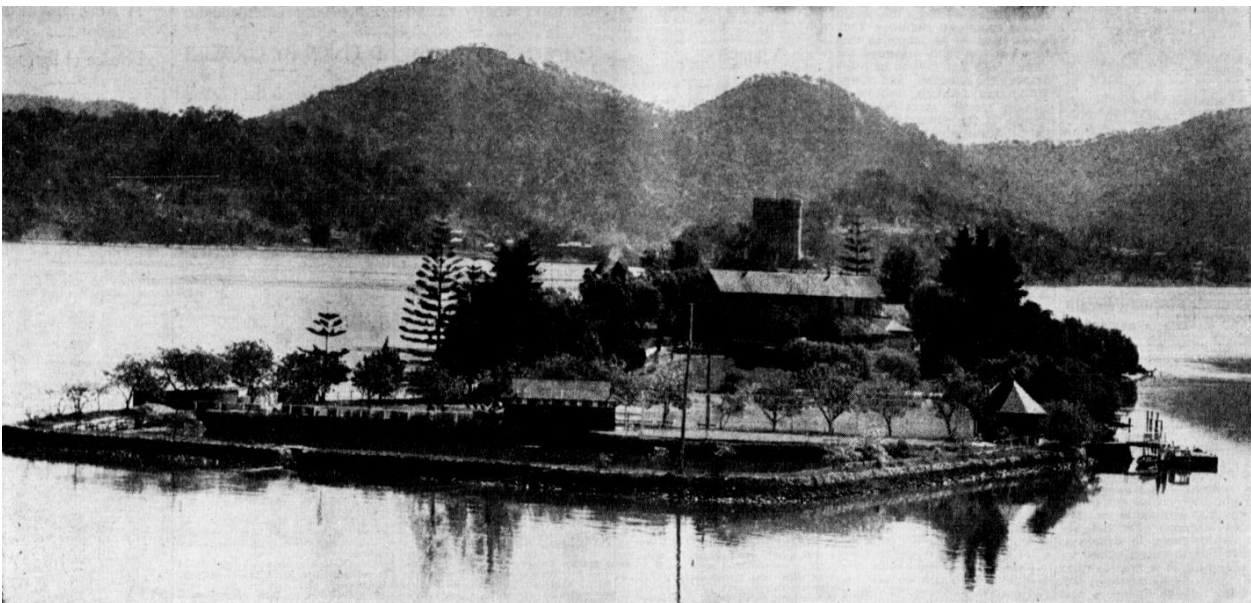


Figure 186 – “Peat Island Mental Hospital ...in the centre of the photograph, which was taken at the Hawkesbury Ferry, can be seen the hospital water tower, which is filled from the mountains in the background, through a pipe line which runs across the river bed. The hospital accommodates 165 patients”.

Source: “*Scenic Jewel in Hawkesbury River...*”, *Newcastle Morning Herald and Miners Advocate*, 20 April 1937, p5

3.2.4. Phase 3: Modernisation and Expansion (1945-1960)

With the dedication of the island for male juvenile patients and an increasing community and government concern for the care of mentally ill patients, the original accommodation blocks were upgraded and improvements were made in the accommodation for staff, education and vocational training for patients, and improvements in the general quality of the Island's amenities through the provision of shelters and sports facilities.

The necessity for acquiring certain lands on the mainland opposite Peat Island has been brought to the attention of the Minister for Health. Owing to the alterations caused by the building of the new river bridge it will not now be possible to continue obtaining the milk supply from the present source. All the cows necessary for the total supply of the Islands could be satisfactorily looked after and maintained and the farm work would be an excellent employment for the patients from both Islands, providing these lands can be acquired for the benefit of the Hospital... from material provided by the Works and Local Government Department, satisfactory single-room accommodation has been provided by the Hospital staff on both Islands, and also extensive improvements have been made in the verandahs on Peat island.²⁸

During 1940, minor alterations and improvements were undertaken to the buildings and grounds. By the middle of the next year, there were 540 patients residing on Peat and Milson Islands, representing overcrowding of 104 places. This figure was not unusual as there was overcrowding across all of the state's mental hospitals, totalling 1,497.

With the acquisition of property on the mainland directly opposite Peat Island, a dairy was developed to supply fresh milk to the patients and staff of both Peat and Milson Islands.

At the end of 1947, Wyndhams Pty Ltd was awarded the contract for new construction on Peat and Milson Islands including accommodation for relatives of patients, lavatory block for staff and farm hands, residence for electrical mechanics, new staff dining room and staff amenities block for the sum of £11,590.²⁹

The area east of the Old Pacific Highway was developed from the 1950s to provide additional accommodation for the staff working on the hospitals on Peat and Milson Island. The photograph of the Pacific Highway, Mooney Mooney in the mid-1950s (Figure 197) shows the former canteen and entry drive, whilst the chapel has not yet been built. The photograph suggests that the building of the new freeway necessitated moving the vehicular entry to the north. The first canteen building was demolished and rebuilt in 1967. It sold fuel and takeaway food until 2010.

By the late 1940s, developmentally disabled patients of school age were being transferred to Peat Island. Hence, regular school instruction was instituted in 1948. As social attitudes to mental illness and people with developmental disabilities changed, the facilities and amenities were upgraded. In 1951, a permanent school was opened and a full-time teacher was appointed by the Department of Education. The Authorities realised that some of the boys would benefit from schooling and instruction. Many of the patients were boys (girls weren't admitted until the 1970s), who were left in the care of the state, as their parents lacked the willingness or ability to deal with their condition.

²⁸ Report of the Inspector-General of Mental Hospitals New South Wales for the year ended 30th June, 1940

²⁹ "Contracts signed", *Construction*, 17 December 1947, p14



Figure 187 – Rabbit Island, Hawkesbury River, NSW, c.1940s

Source: Gosford Library, File 000/000339



Figure 188 – Hawkesbury River viewed from Muogamurra National Park, 1946 by John F Noble. Peat Island in centre left of image

Source: Hornsby Shire Library & Information Service



Figure 189 – Peat Island, c1940-50

Source: State Library of NSW, PXE786/8 or PXE786/11



Figure 190 – Rabbit Island, Hawkesbury River, NSW [aka Peat Island], late 1940s or early 1950s

Source: Gosford Library, 000339

Despite the infusion of money for maintenance and building projects in the late 1940s, the situation at Peat and Milson Islands did not improve in 1954. In April that year, the *Daily Telegraph* published a scathing and sensational article on Peat and Milson Islands by Larry Boys, calling the hospital “an affront to civilisation”. The State Government took exception to this article which was largely based upon evidence supplied by AL Hart, secretary of the NSW Nurses’ Association.³⁰ The Health Minister O’Sullivan and Director General of Mental Hygiene (Dr Fraser) hit back at allegations of overcrowding, understaffing and lack of adequate treatment for the patients. A fortnight later, the *Daily Telegraph* published a more favourable report on conditions at Peat and Milson Islands by Theo Moody, following his official tour of the place.

*But conditions as I saw then on an official tour of the institutions this week certainly did not warrant the full force of Mr Hart’s criticism.*³¹

He believed “the patients were well cared for, well fed, and well clothed [and] the food is fairly good...and plentiful” and was impressed by Peat Island where “through classroom teaching, organised sports and games, and occupational therapy, a serious – and I believe, successful – attempt is being made to raise the mental level of the patients”. He went on to outline the Government’s £60,000 building program on Peat and Milson Islands. Critics perceived this new article as a piece of propaganda designed to deflect criticism away from the issue of government funding. There was a belief among many in the community that there was insufficient money to affect real change and improve conditions and lessen overcrowding in the mental hospitals.

A short time later, the Commonwealth Government commissioned Dr Alan Stoller and K Arscott to survey the mental health administration scene throughout Australia. This was an important publication, heralding an increased involvement of the Federal Government in mental health administration in Australia, previously the sole preserve of the States.

The report by Stoller and Arscott provides a description of Peat and Milson Islands at this time. Like many other mental health institutions, the facility had suffered with a shortage of funds. The Depression years, the restraints of WWII, and then the post war materials and foreign exchange shortages, mitigated against any lavish refurbishment and reorganisation of the hospital.

Stoller reported that five wards across the two islands each accommodated more than one hundred patients, representing overcrowding of approximately twenty per cent. The ward hygiene facilities on Peat Island were not good, but he did note that the building interiors had been repainted. However, the exterior of the wards was in need of maintenance. Staff included a medical officer, an occupational attendant and a recreational attendant, who supervised social activities and outings to wrestling and motorbike races. There was no recreational hall though the dining room was used for entertainment. There was apparently no visitors’ room. He was highly critical of the mortuary, given an average seventeen deaths on the island per year. He likewise judged the hospital inadequate as there were three isolation beds on the verandah together with five other beds. Stoller was not entirely critical of Peat Island. He suggested that it could serve an educational and training function and could be a suitable residential facility given increased funding and a change in governmental attitude.

As a consequence of the unfavourable publicity in 1954 and the release of the Stoller and Arscott report, the Commonwealth Government committed funding and financial assistance to the States to renovate and provide modern accommodation in the mental hospitals. At Peat Island, funds were provided for general repair work, new buildings were constructed, and old ones remodelled. During 1956/57, the Inspector General for Mental Hospitals reported that during the year, several major works were completed, namely: erection of twelve cottages for staff, and new residences for medical officers and manager. New single men’s quarters and a new sewing room were under construction at the date of publication of the report in July 1957. Other construction work in this period comprised construction of a causeway and road linking Peat Island with the mainland, carried out by the residents under the supervision of the staff. Also, in 1957, a permanent canteen was built near the picnic grounds and opened in October that year. By this date, Peat and Milson Islands Hospital had a permanent classroom staffed by the Department of Education, a dental clinic, a swimming pool and aviaries. In 1959-60, a chapel was constructed at Peat and Milson Islands Hospital. Also, new staff quarters within easy walking distance of the causeway were completed in 1960. Norman Sharpe oversaw an era of change following his appointment as superintendent in 1947. Along with the physical changes in the environment, Sharpe increased staffing levels by over twenty percent and employed women for the first time, albeit in non-nursing roles.

³⁰ “Disgraceful conditions on Hawkesbury Islands”, *Daily Telegraph*, 11 April 1954, p3

³¹ £60,000 mental home building project”, *Daily Telegraph*, 25 April 1954, p16



Figure 191 – Peat Island, 1950.

Source: State Library NSW – d2_08259, 2014

In 1954-55, a new school building was opened, along with a new bridge and approach. In the end of June 1956, Peat and Milson Islands had a combined hospital population of 598.³² Figure 195 comprises an aerial view of the Peat and Milson Islands Hospital, especially the buildings erected on the mainland at Mooney Mooney.

A school magazine, *The Waratah*, was produced from this time. By 1967, there were about 600 boys at the institution. During the 1950s and 1960s, there was an active Ladies Auxiliary, Parents and Citizen Welfare Association and Staff and Patients Welfare Committee who collaboratively worked to improve the facilities, conditions and well-being of the boys.

³² Department of Public Health New South Wales, *Annual Report of the Inspector-General of Mental Hospitals for the year ended 30th June, 1956*

3.2.5. Phase 4: Decline (1960-2000)

Following building activity in the 1950s, there was little new work on the site the following decade. Apart from minor repairs and maintenance, the principal work in the 1960s comprised the construction of sewerage treatment works and three pumping stations to service Peat and Milson Islands.

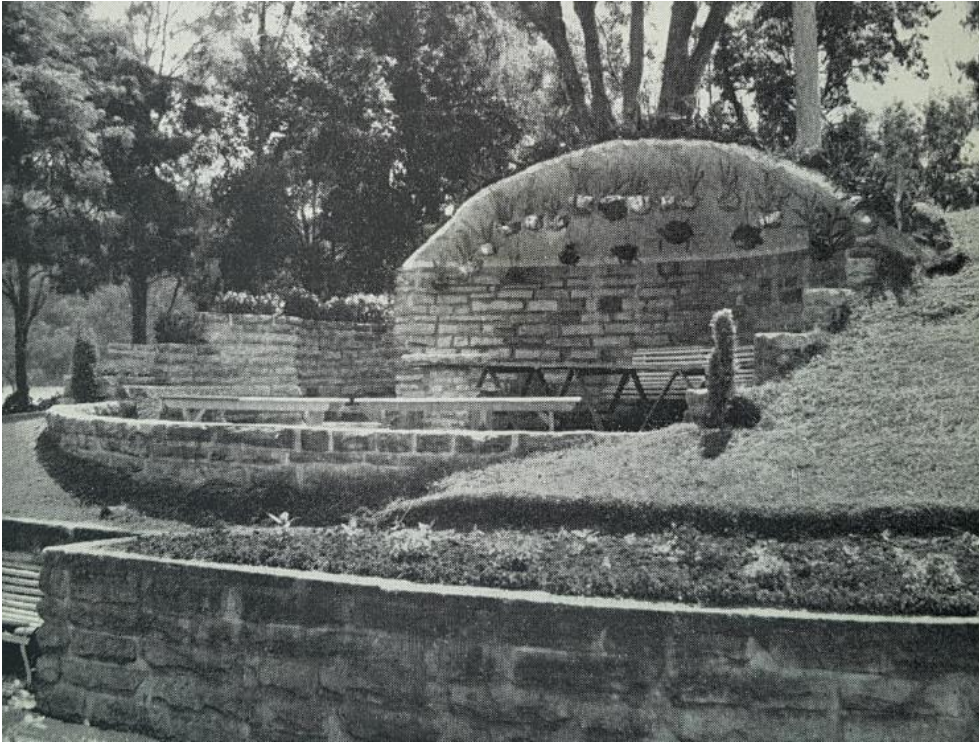


Figure 192 – The music shell at Peat Island, 1956

Source: *Annual Report of the Inspector-General of Mental Hospitals for the year ended 30th June 1956*



Figure 193 – Playground, Peat Island, 1956.

Source: *Annual Report of the Inspector-General of Mental Hospitals for the year ended 30th June 1956*

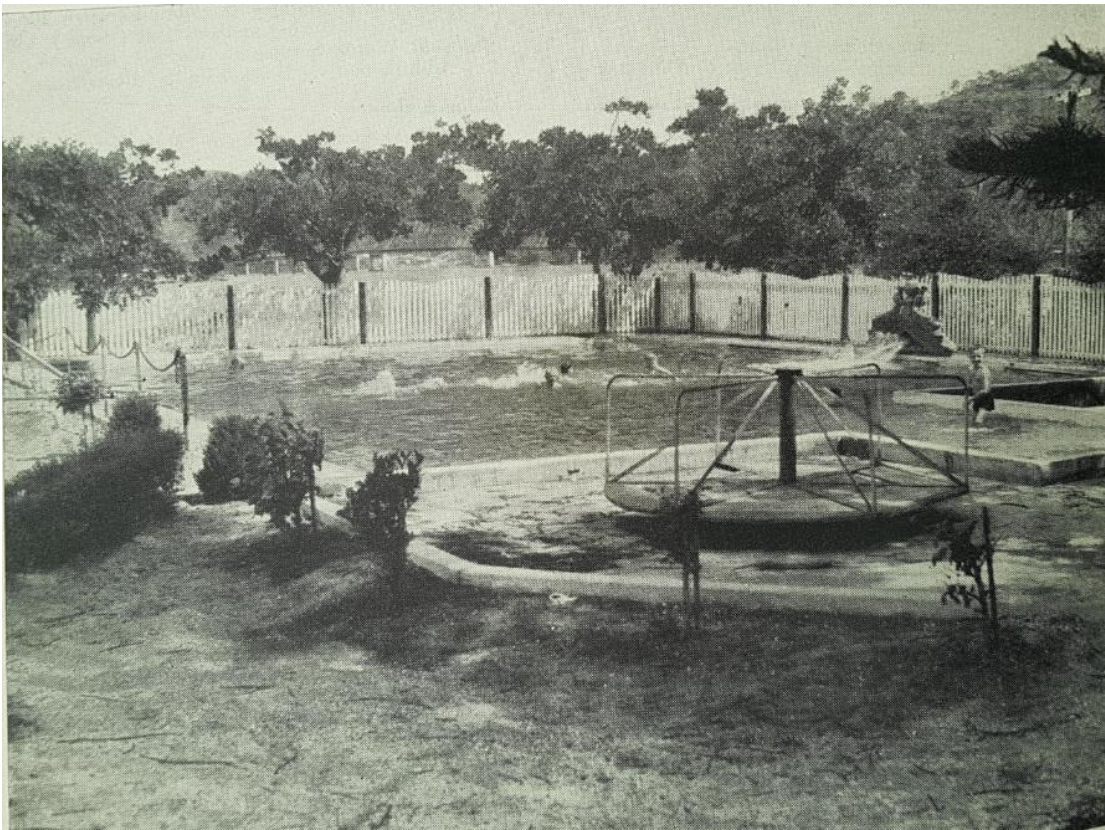


Figure 194 – The memorial swimming pool on Peat Island, 1956.

Source: *Annual Report of the Inspector-General of Mental Hospitals for the year ended 30th June 1956*



Figure 195 – Oblique aerial view of Mooney Mooney showing Peat Island in centre background, 1957.

Source: *Annual Report of the Inspector-General of Mental Hospitals for the year ended 30th June 1957*



Figure 196 – The school at Peat Island, 1957.

Source: *Annual Report of the Inspector-General of Mental Hospitals for the year ended 30th June 1957*



Figure 197 – Roadside canteen for Peat Island Hospital, 1957.

Source: *State Library NSW – d2_08873, 2014*



Figure 198 -Staff cottages east of the Pacific Highway, Mooney Mooney, 1957

Source: *State Library NSW – d2_114455, 2014*

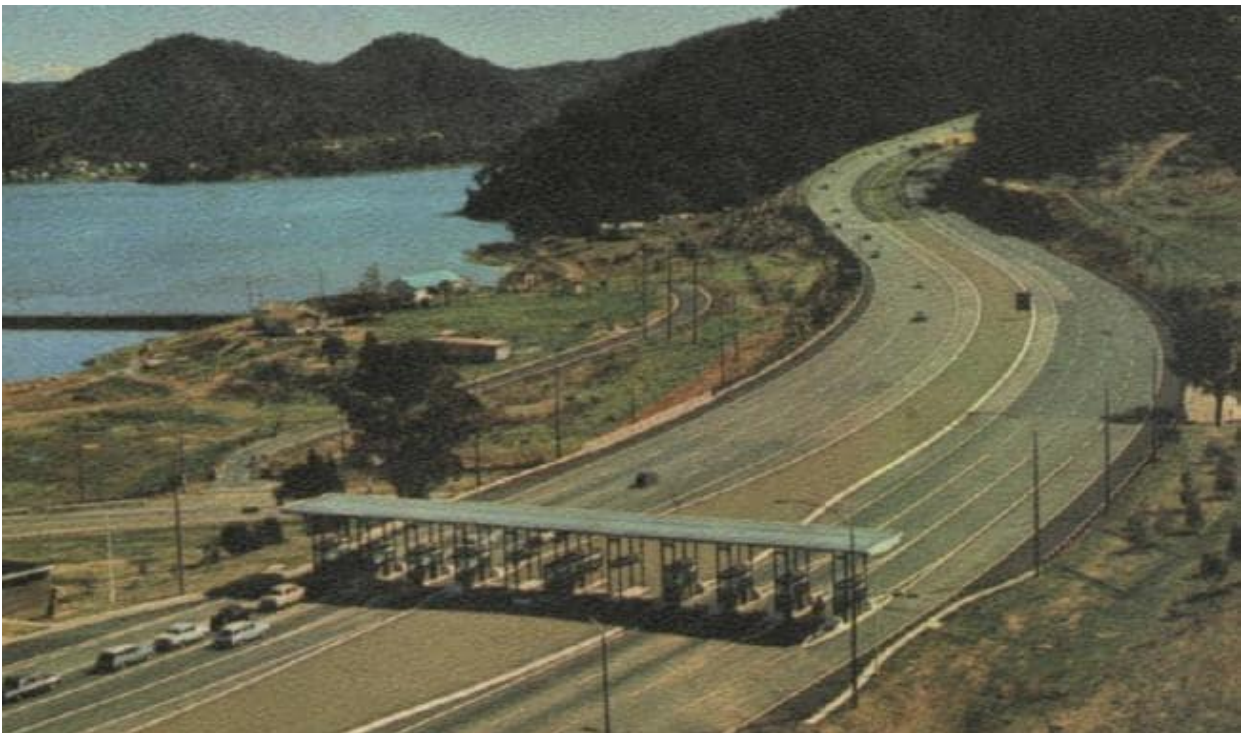


Figure 199 – Northerly view of the Pacific Motorway at Mooney Mooney with toll booths, c.1965. Peat Island mainland buildings west of new motorway. Causeway to Peat Island visible at far centre right.

Source: *Inter-City Expressway Hawkesbury River-Calga Tollway, c.1966*

Milson Island was closed in 1970 because it was considered to be “highly unsatisfactory” with overcrowded and dilapidated buildings which posed a security and fire risk.³³ The patients from the Island were transferred to Callan Park, Stockton, Parramatta, Rydalmere and Marsden Hospitals. As a result of the closure of the Milson Island Hospital, plans were “in progress to further modernise the ward facilities and provide additional beds on Peat Island”.³⁴ The school was closed in 1973, reflecting a declining population of school-age residents.

The site plan of 1974 (Figure 204) indicates a number of major changes were proposed in the 1970s, but never implemented. There was no new major development on Peat Island, except the demolition of the morgue c.1990.

In April 1977, the Health Commission established a committee to review existing mental health services across the state and make recommendations on ongoing administration, planning and development of the system. The final report was published in June 1979. The Committee acknowledged that there had been significant changes in the social context, role and provision of mental health services in New South Wales over the course of the previous two decades. Some of this change was positive, notably a decreasing stigmatisation of the mentally ill and developmentally disabled by the community as a whole, and the development of a wide range of different facilities and services including the setting up of the Community Health Programme.

Six years later (1983), the Richmond Report recommended that psychiatric services be “*delivered on the basis of a system of integrated community based networks, backed up by specialist or other services as required.*”³⁵ The emphasis was on the provision of services so that clients could be maintained in the community. This catalysed the move away from large institutions. David Richmond advocated the complete closure of Peat Island Hospital commencing in 1984/85.

It is estimated that the savings from the closure of Peat Island, after relocation of staff resources and operating costs necessary to rehouse existing residents, will be of the order of \$500,000 - \$900,000 per annum. This will be used in subsequent years to partially fund the development of community residential units in other Regions.

He was highly critical of the hospital which he described as follows:

The main hospital facility is Peat Island Hospital (174 places) which is an extremely isolated facility largely consisting of old barrack style buildings reflecting its original purpose as an isolation facility. Physically the hospital is an anachronism and typifies the isolationist and segregationist philosophies which underpinned the provision of these “services” in the past. The facility has no place in a modern service but fortunately due to progressive management the hospital is well advanced in the process of placing clients in a planned way in the community. Therefore, the opportunity exists to facilitate this process by adequate funding of community services and to close the hospital by 1984 and utilise the savings achieved to fund services not only in this Region but as indicated before in others.

Promised funding for community mental health services in accordance with the Richmond Report was not forthcoming under the Wran government. At the same time, parents and carers, staff and the local community formed the Save Peat Island Committee to repudiate Richmond’s characterisation of Peat Island. They argued that the Island:

Provided a more dignified and free environment for residents than comparable institutions...Peat Island in its present geographical position is more conducive to the physical and emotional stability of our residents. This is amply shown by the minimal use of the tranquilised and PRN medication for behaviour disorders at Peat Island.

The Health Minister bowed to public pressure, delaying closure of Peat Island until after 1987, pending a review. Management of Peat Island was transferred in 1989 to the Department of Community Services (DOCS). It was renamed Peat Island Centre to reflect a new focus on care and provision of services for disabled people. Several of the Walter Liberty Vernon era buildings were renovated in this period, with the installation of new services and institutional fit-outs. Former staff accommodation houses were converted to Group Houses for clients in pursuit of the policy of deinstitutionalisation of some of the residents.

³³ Health Commission of NSW, *Report for the year ended 30th June 1973*, pp49-52 in New South Wales Parliamentary papers 1973-1974 Vol 2, pp111-114

³⁴ *Loc. Cit.*

³⁵ *Inquiry into Health Services for the Psychiatrically Ill and Development Disabled - Summary of recommendations.*

With progressive organisational changes to the provision of care of disabled people in New South Wales, the administration of disability services was separated from child protection services within the Department of Community Services in 2000, and subsequently the Department of Aging, Disability and Home Care was formed in 2001. The new department brought together the former Ageing and Disability Department, Disability Services from the Department of Community Services and the Home Care Service of NSW.

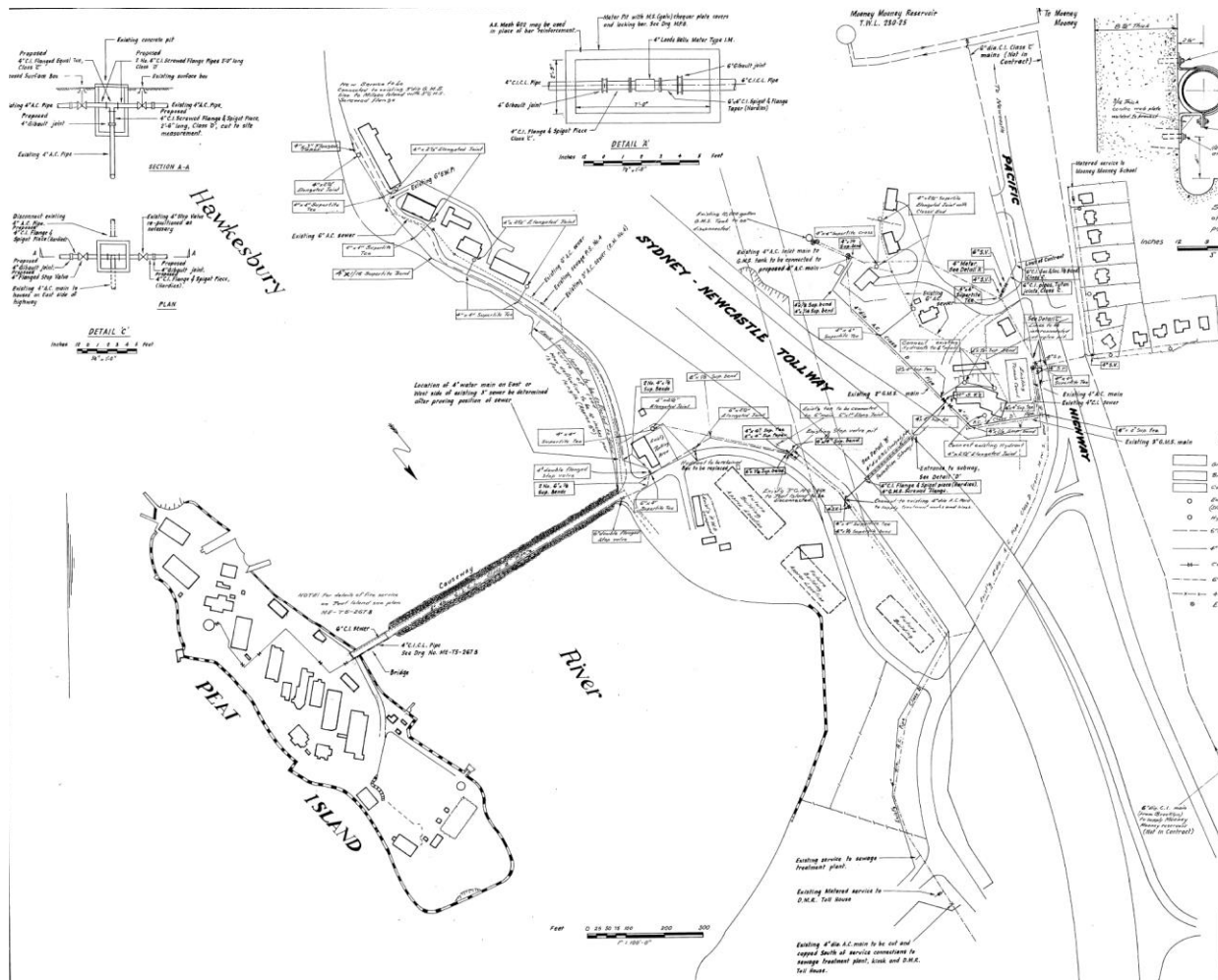


Figure 202 – Proposed Fire Service & Water Supply, Peat Island, November 1970

Source: Plan Services, NSW Finance Services & Innovation, MH6/217

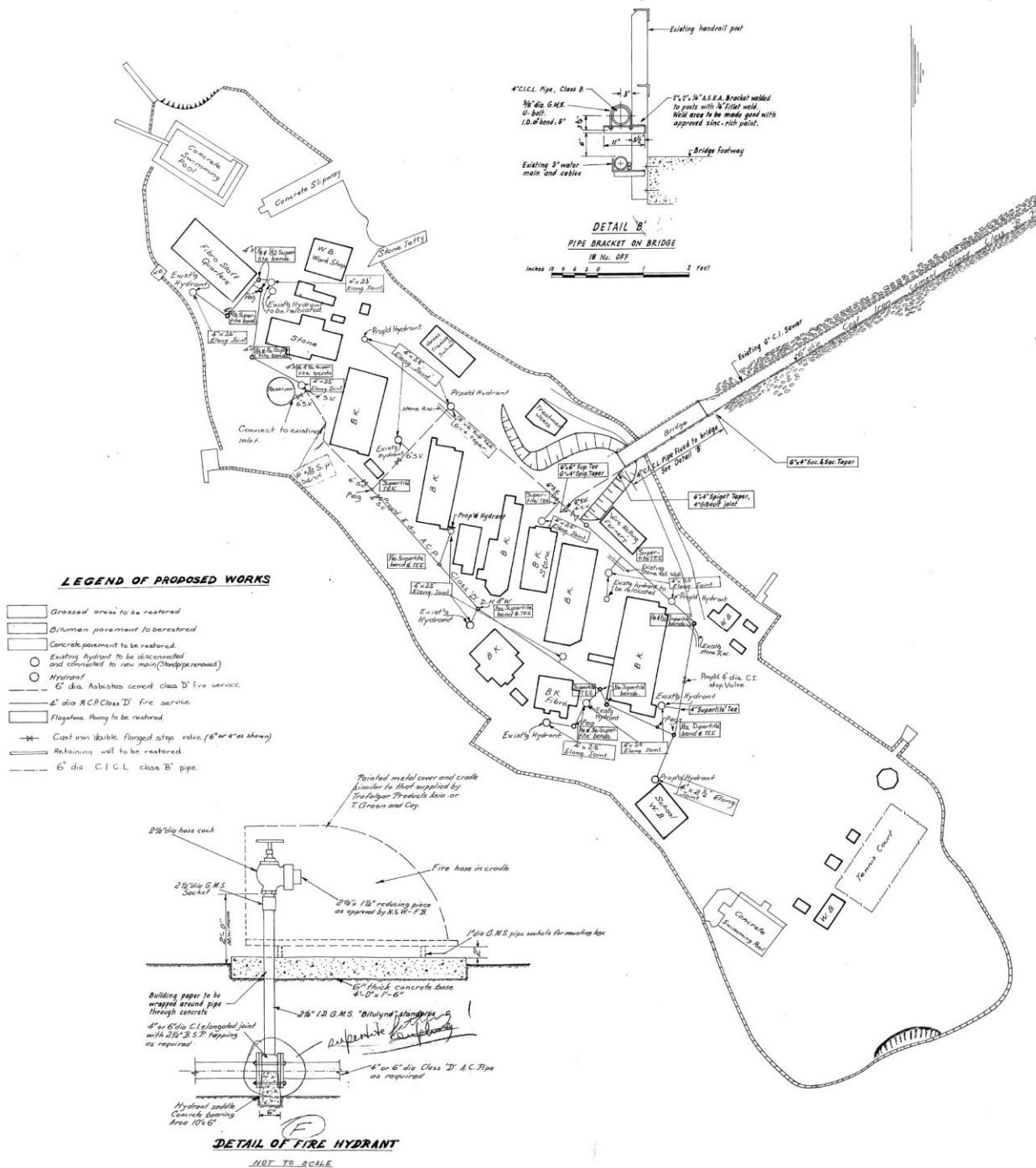


Figure 203 – Proposed Fire Service, Peat Island, November 1970
 Source: Plan Services, NSW Finance Services & Innovation, MH6/220

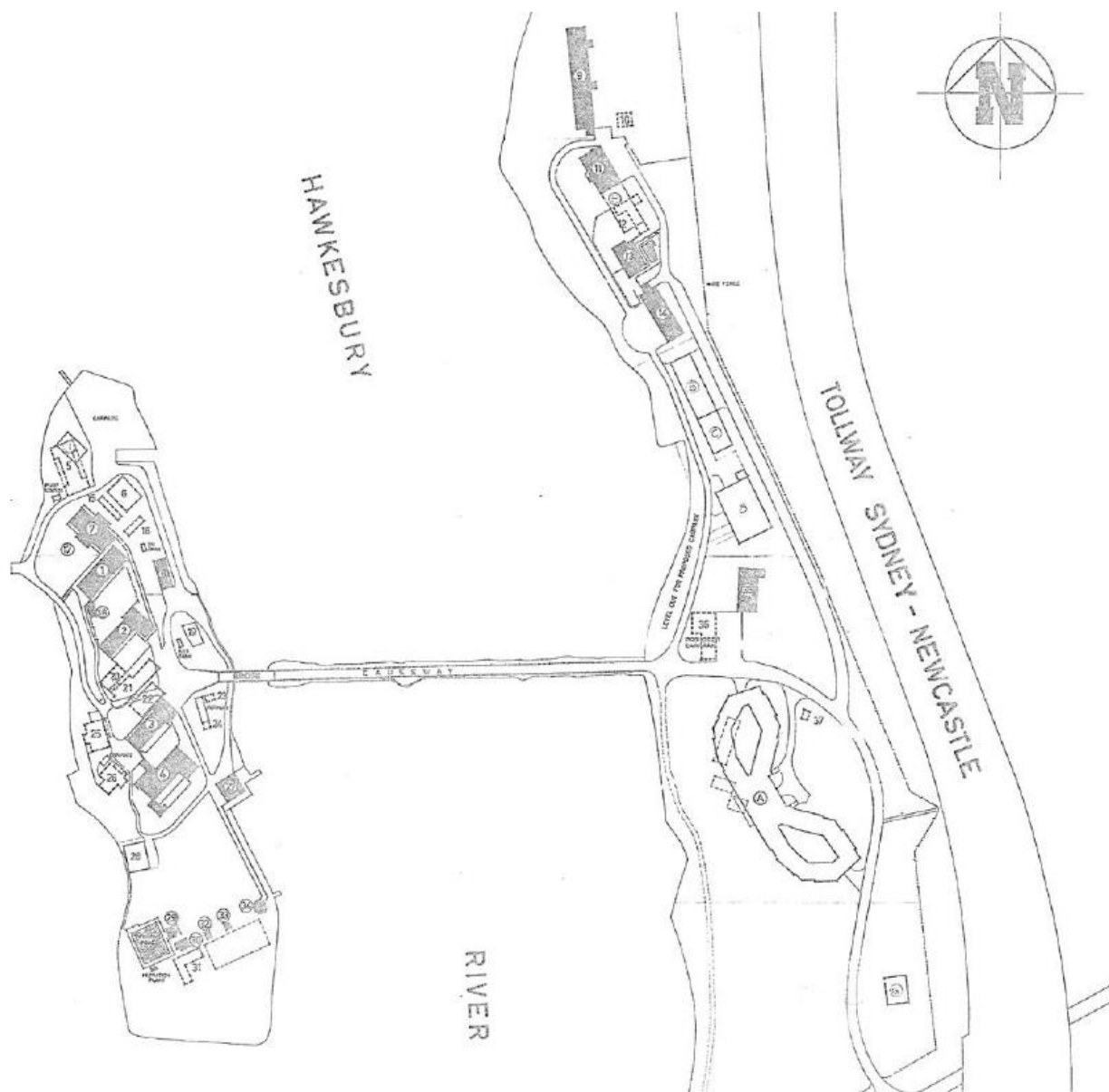


Figure 204 – Detail from proposed site plan, Peat Island, 1974.

Source: Plan Services, NSW Finance Services & Innovation– MH6/187

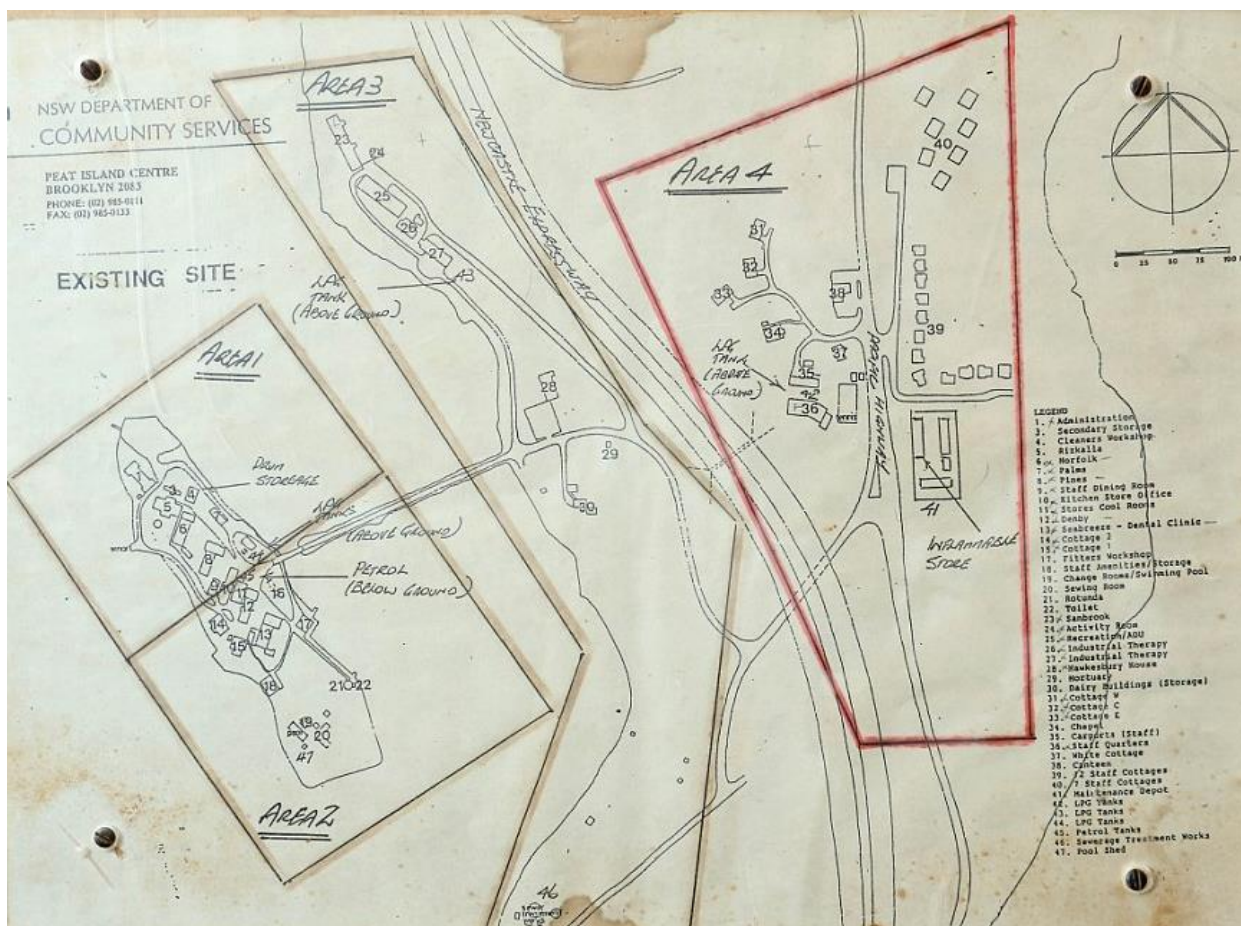


Figure 205 – Site plan, c1990s.

Source: Ghana Nation, <https://www.ghanagrio.com/site/stories/world/119005-haunting-pictures-from-inside-the-secret-island-asylum-that-was-australia-s-one-flew-over-the-cuckoo-s-nest-where-young-patients-were-once-kept-caged-and-naked-and-spent-their-whole-lives-banished-fro.html>, accessed 1 October 2018

In 1998, the New South Wales Government announced the closure of all Large Residential Centres (LRCs) and no further admissions allowed in LRCs after 2002, including the Peat Island Centre.

3.2.6. Phase 5: Closure (Post 2000)

In late 2010, local press reported rumours that the island was being considered as a detention centre for asylum seekers, a claim denied by the state and federal governments. The Peat Island Centre was finally decommissioned in October 2010, with the last remaining residents moved to new facilities on the Central Coast at Hamlyn Terrace and Wadalba.

Coinciding with the closure of the facility, the Department of Ageing, Disability & Home Care published a book by Laila Ellmoos titled *Our Island Home: a History of Peat Island*.

In 2014, Property NSW prepared a revised draft planning proposal to support the rezoning of the site and proposed land uses to revitalise Peat Island and Mooney Mooney. The Peat Island Centre was transferred from ADHC to NSW Property Ownership. The following year, the plan was endorsed by the Central Coast Council. Subject to finalisation of further technical studies, the planning proposal was granted Gateway Determination by the Department of Planning in August 2017.

3.3. HISTORY OF GEORGE PEAT AND MOONEY MOONEY

The former Peat Island Centre includes three portions of land on the mainland linked to Peat Island by the causeway. These allotments are located on part of 60 and 65 acres (24.2 and 26.3 hectares respectively) granted to George Peat as shown on the parish map reproduced at Figure 208.

In February 1831, George Peat selected an allotment “on a point of land lying between two islands at the entrance to Mooney Mooney Creek, bounded by the Hawkesbury...” The Government gave him approval to occupy this land, though the 60 acres was not formally granted until March 1840. Peat named this grant “Fairview Point”. About this time, he erected a substantial stone house on this land.

The following year, Peat advertised his Fairview Point property “to be sold or let, for seven years, with immediate possession if required”:

HAWKESBURY. GENTEL RESIDENCE and FARM.

TO BE SOLD OR LET, for seven years, with immediate possession if required. A FARM of Sixty Acres, with a new and substantial Stone House, situated on the Hawkesbury River, and in the district of Brisbane Water.

Thirty acres are cleared, divided into paddocks, fenced with a strong five-rail fence, and now in a state of cultivation. The land is good, and well supplied with fresh water. To the east and west are two small Islands, each not more than two hundred yards from the farm. That to the east is termed Goat Island, having many of these animals grazing thereon; the other Rabbit Island, which is numerably stocked as Rabbit Warren.

The Garden, Orchard, and Orangery, containing about five acres, are fenced in with strong pig-proof five rail fences, and stocked with a choice collection of orange, lemon, apple, pear, peach and a great variety of other fruit trees, now in full bearing.

The house is newly built, containing tea rooms, finished in the first style, with cellars underneath; also detached kitchen, store-room, granary, fowl house, pig-sties, and other necessary out-buildings, the whole fit for the immediate residence of a family of the greatest respectability.

It is unnecessary to do more than advert to the advantages which this property possesses. The home is situated on a hill, about eight miles from the entrance to the Hawkesbury River, or from the Heads of Broken Bay, possessing a delightful view of the river and surrounding scenery, which is picturesque in the extreme.

The River and Bays, which nearly surround the farm, abound with fish, and there are oysters in abundance. The vessels from the upper part of the river, to which may now be added the steamer, plying from Windsor to Sydney, pass close to the wharf.

The distance from the Police Office at Gosford, Brisbane Water, is about fourteen miles. The new line of road marked out and charted in the Surveyor General's Office, will pass through the farm, in front of the house, crossing the river to Kangaroo Point and making this a valuable as well as a pleasant situation.

The stock, consisting of about twelve milch cows, pigs and poultry, together with ploughs, harrows, and other implements of husbandry, to be taken at a valuation.

For further particulars apply to Mr. William Ternen, Soldier's Point, Erskine-street, Sydney.

*October 15.*³⁶

Peat subsequently withdrew his house and land from the market. There were several factors in this decision, including the worsening economic conditions, the death of his daughter Frances in 1843 and her burial on the property. In 1844, the Brisbane Water Council adopted Peat's trail from Sydney to Gosford which he marked out with the assistance of an unidentified native guide, most likely a Darkinjung man. The following year, Peat applied for, and was granted ten acres (4.04 hectares) at Kangaroo Point for which he paid £25 in 1846. To facilitate a crossing of the Hawkesbury River, Peat established his own ferry service which ran from Kangaroo Point (renamed Peat's Bight) to Fairview Point (now Mooney Mooney). By the late 1840s, Peat had erected the Traveller's Rest Inn, close to the road and ferry wharf at Fairview Point, and licensed to Tom

³⁶ Sydney Herald, 16 October 1841, p3

Lewis. The government took over the ferry service in the 1850s, and it was licensed to the publican of the Travellers Rest.

On 28 August 1865, George Peat purchased a further 65 acres (hectares) "situated in the County of Northumberland Parish unnamed on the Hawkesbury River and Mooney Mooney Creek near Peats Ferry - Portion 2/11" for the sum of £65. This land was advertised for sale as Lot C. The purchase was registered on 30 March 1867 on Certificate of Title Vol 45 Fol 105 as shown in Figure 206. It adjoined Peat's Fairview Point property to the north. Incidentally, Peat had unsuccessfully applied to purchase this land in 1850, the government claiming it as a public reservation.

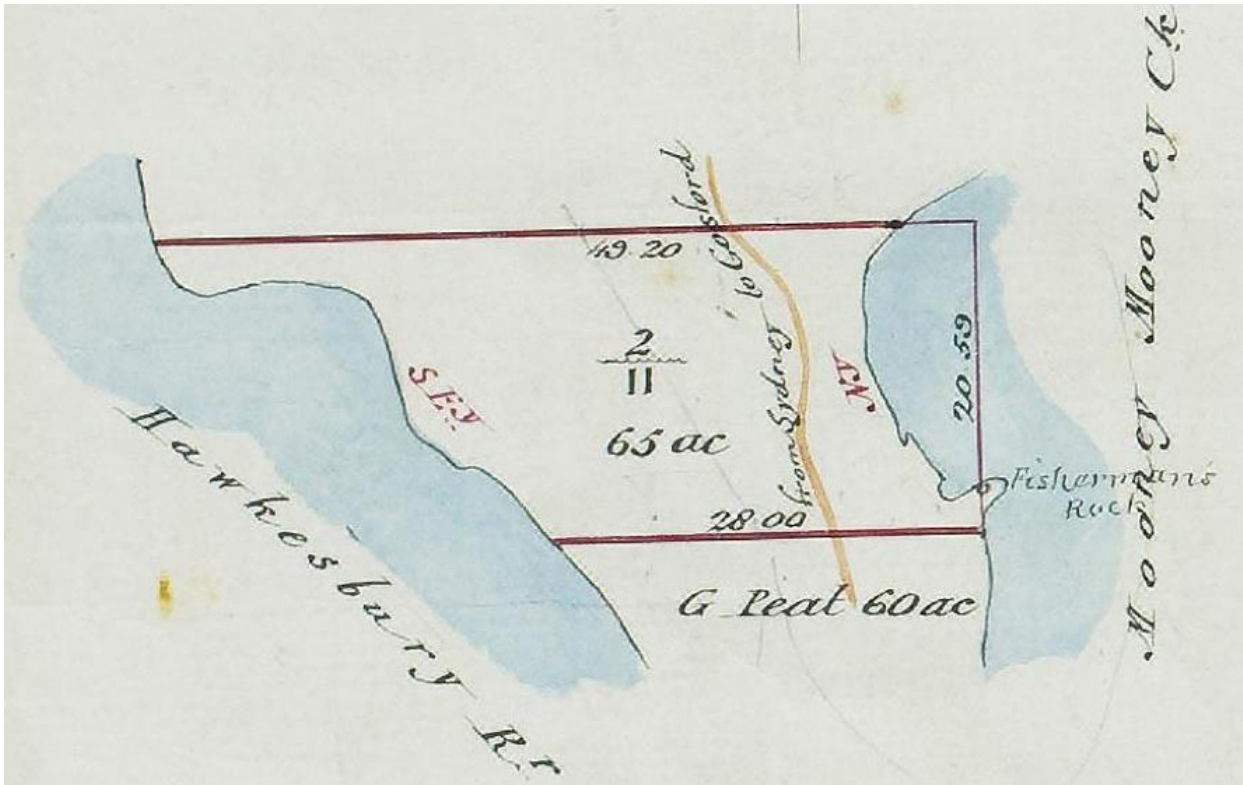


Figure 206 – Block plan of 65 acres (26.3 hectares) granted by purchase to George Peat, registered on 27 March 1867.

Source: NSW LRS, CT Vol 45 Fol 105

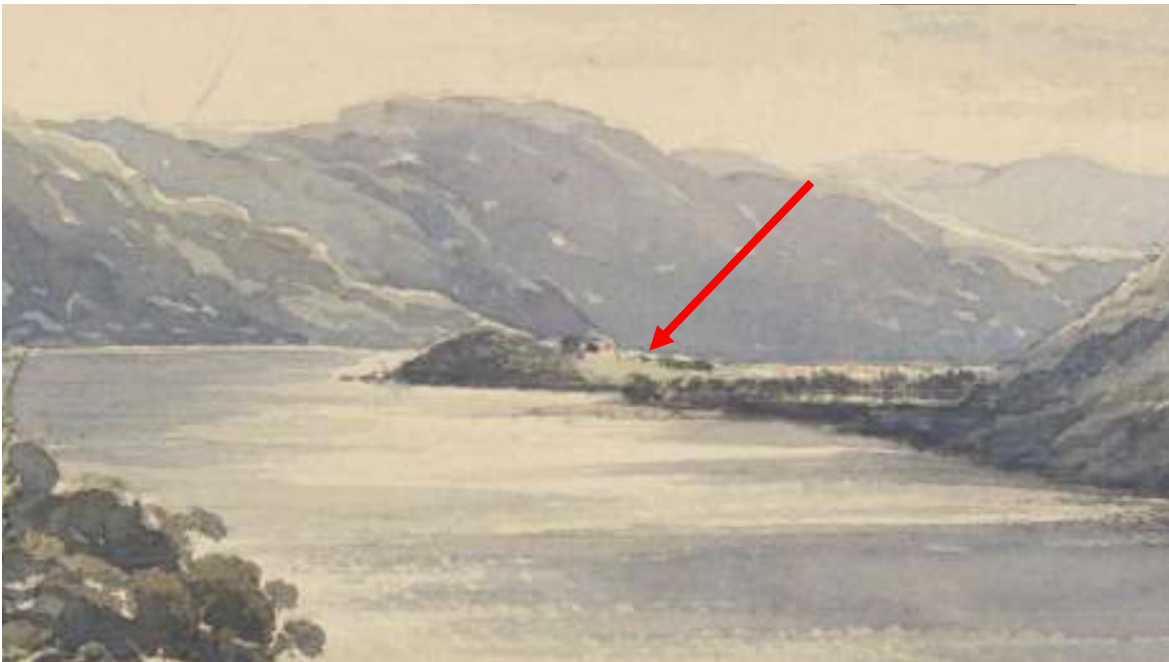


Figure 207 – Detail from Peats Ferry from Dangars [ie Dangar] island, 1869 by George Penkivil Slade depicting Fairview House.

Source: NLA, PIC Volume 1004 #R7304

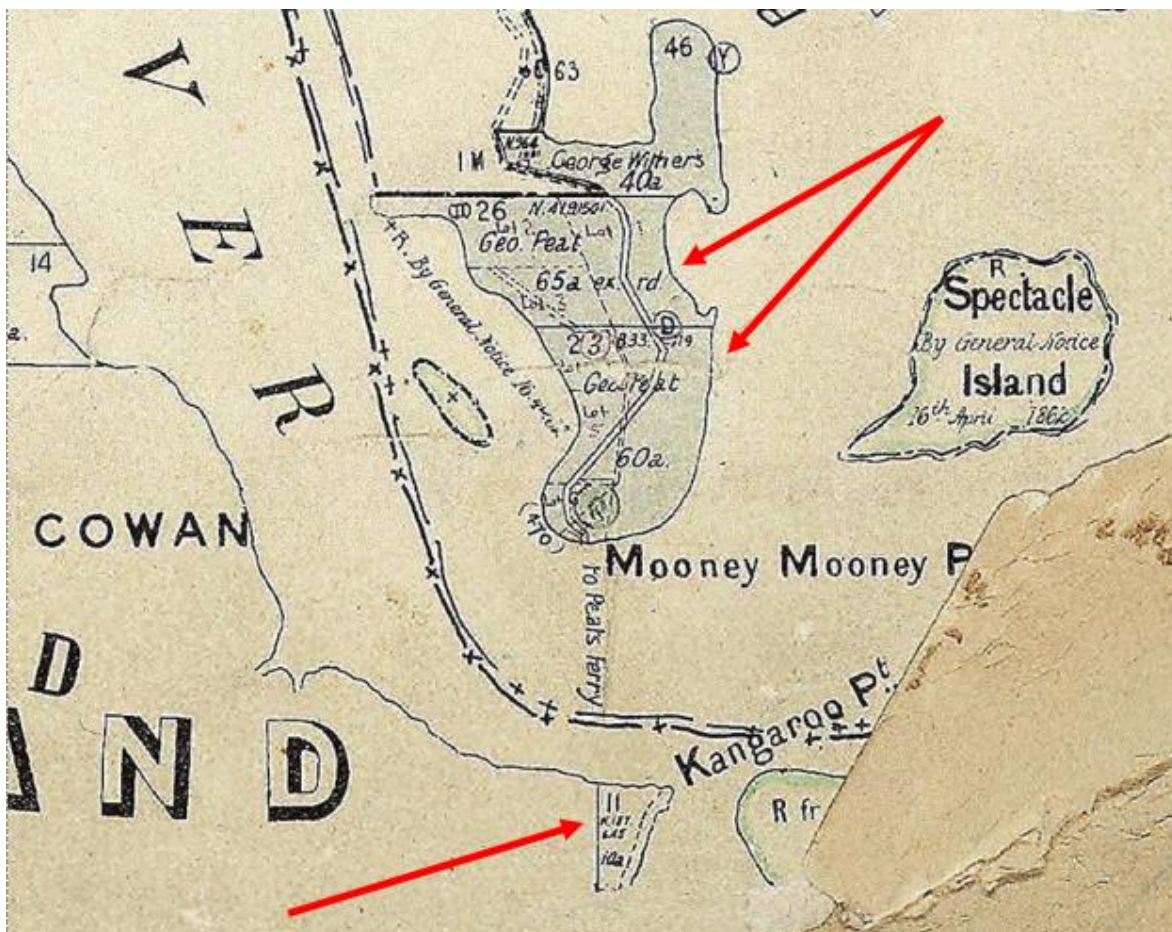


Figure 208 – Detail from Parish of Cowan, County of Northumberland Land District of Gosford, compiled, drawn and printed in the Department of Lands, Sydney, NSW May 1898. George Peat's allotments numbered 11, 2 and 26 indicated by red arrows.

Source: NSW LRS, PMAPMD06, 10896001.jp2

On 18 June 1867, George assigned all of his real estate to his son-in-law John Campbell who was to serve as trustee for his four surviving daughters.³⁷ By the time of his death three years later, Peat had amassed fifteen hundred acres of freehold and leasehold lands in the Hawkesbury district, including the allotments either side of the Hawkesbury River.

The house burnt down soon after. Francis Myers wrote the following account of his trip on the Hawkesbury River in 1883:

*The anchor was let go that night but a little distance above the old ruins of Peat's Ferry. Poor old ruins, they are only a ghastly chimney and a few poor tottering walls; a roadway all grass-grown and broken, and a few English trees and flowers in a waste of rank luxuriance. Doubtless it has a history, as not house home ever grew and crumbled into decay without some threads of passion and pathos, and sorrow and joy, and love...*³⁸

Peat's land was conveyed in 1894 by deed of partition to Edward Henry Cowdry in trust for Johanna Moss, Elizabeth Campbell and Alfred Neale. Even though members of the Peat/Campbell family still retained some of George Peat's Hawkesbury River property in the 1920s, "Fairview Point" house was long gone (Figure 209 and Figure 210). Historian J.A. Ferguson remarked in 1925:

*...The dwelling at Fairview Point was burnt down while vacant some time after his death. Today, a few crumbling stones mark the spot, but fortunately a photograph of the building, while still retaining some of its original appearance, was taken [in 1880] after the fire. This discloses a two-storey house of respectable dimensions. The stones contained in these ruins were removed at a later date and used in the erection of a church upon an adjacent island in the river. Today little else remains upon the old property at Fairview Point but the ruins of the house, an ancient and picturesque colonial oven, and the gravestone of Peat's daughter.*³⁹



Figure 209 – Ruins of George Peat's house "Fairview", overlooking the Hawkesbury River at Mooney Mooney, about 1880.

Source: Hornsby Shire Library & Information Service, oai:hornsbysire.recollect.co.nz:2289

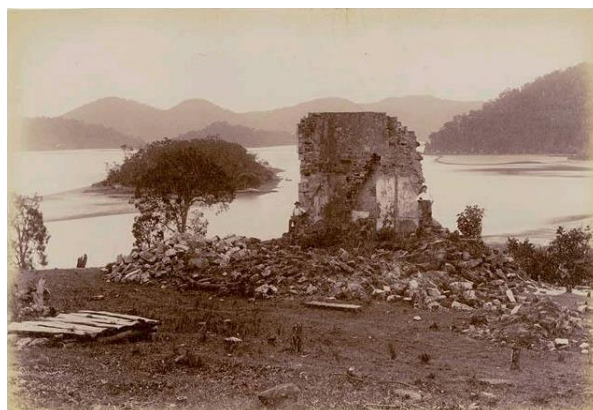


Figure 210 – The ruins of Fairview, Mooney Mooney looking west to Rabbit Island (now Peat) and Hawkesbury River, c.1900-10.

Source: SLNSW, Digital order no:a116439

In the 1920s, parts of Peat's 60 and 65-acre allotments at Fairview Point (Mooney Mooney) were resumed by the Main Roads Board of New South Wales as shown in the three block plans reproduced at Figure 211, Figure 212 and Figure 213.

Construction commenced in 1927 on a new road north from Sydney to Newcastle utilising some of the abandoned Peat's Ferry Road. In May 1930, the State Government reinstated the ferry service across the Hawkesbury River to service the new road pending completion of the Brooklyn Bridge between 1939 and

³⁷ OST Bk 105 No 582, NSW LRS

³⁸ "A Glimpse of the Hawkesbury", *Sydney Mail and New South Wales Advertiser*, 7 April 1883, p640

³⁹ Ferguson, J A, "George Peat and his ferry", *Journal and Proceedings*, Vol 11 Part 4, 1925, p204

1945. The "Great Northern Highway" was renamed Pacific Highway in 1931. It bisected Peat's 60 and 65-acre land grants at Mooney Mooney.

The land was conveyed to the Commissioner of Main Roads in 1945. 50-acre 1 rood 39 ¼ perches of land, being part of portion 2/11 (Portion 26 of Parish) was conveyed to Minister for Public Works in June 1946. Portions of this land were subsequently resumed by the Commonwealth Government. The residue of 39 acres 2 perches remained in the ownership of the Minister for Public Works. The Commissioner for Main Roads resumed additional land through this parcel for construction of the first section of the new freeway between the Hawkesbury River and Mount White pending construction of the new Hawkesbury River Freeway Bridge in the 1970s.

Yet another part of the Public Works land was resumed in 1981 by the City of Gosford for parkland on Mooney Mooney Point. The residue remained in the occupation of the Peat Island Centre. Figure 205 comprises a site plan of the Peat Island Centre c.1990s showing development on the mainland designated as Areas 3 and 4.

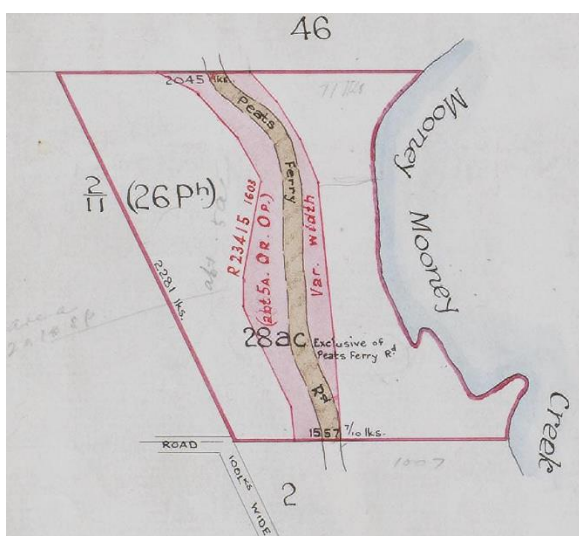


Figure 211 – Block plan accompanying CT Vol 3395 Fol 193, December 1922 being land owned by George Peat of Sydney and being part of Portion 2/11 (26 of Parish) granted to George Peat on 27 March 1867

Source: NSW LRS

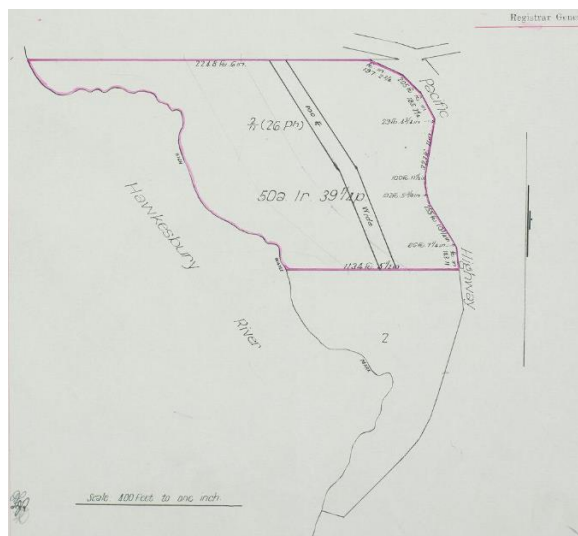


Figure 212 – Block plan accompanying CT Vol 5580 Fol 235, June 1946

Source: NSW LRS

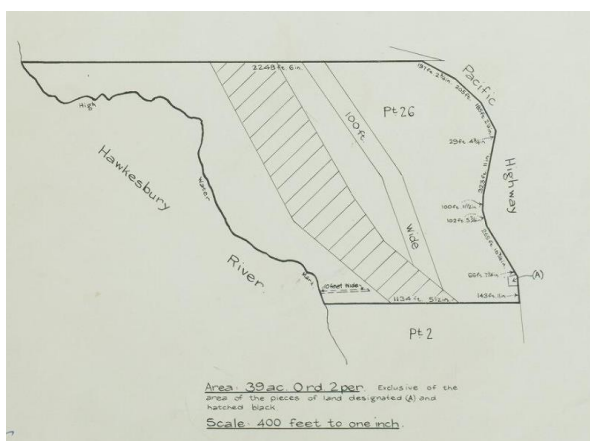


Figure 213 – Block plan accompanying Vol 8481 Fol 29, November 1963

Source: NSW LRS

3.4. SUMMARY HISTORICAL TIMELINE

Table 10 – Important dates and events

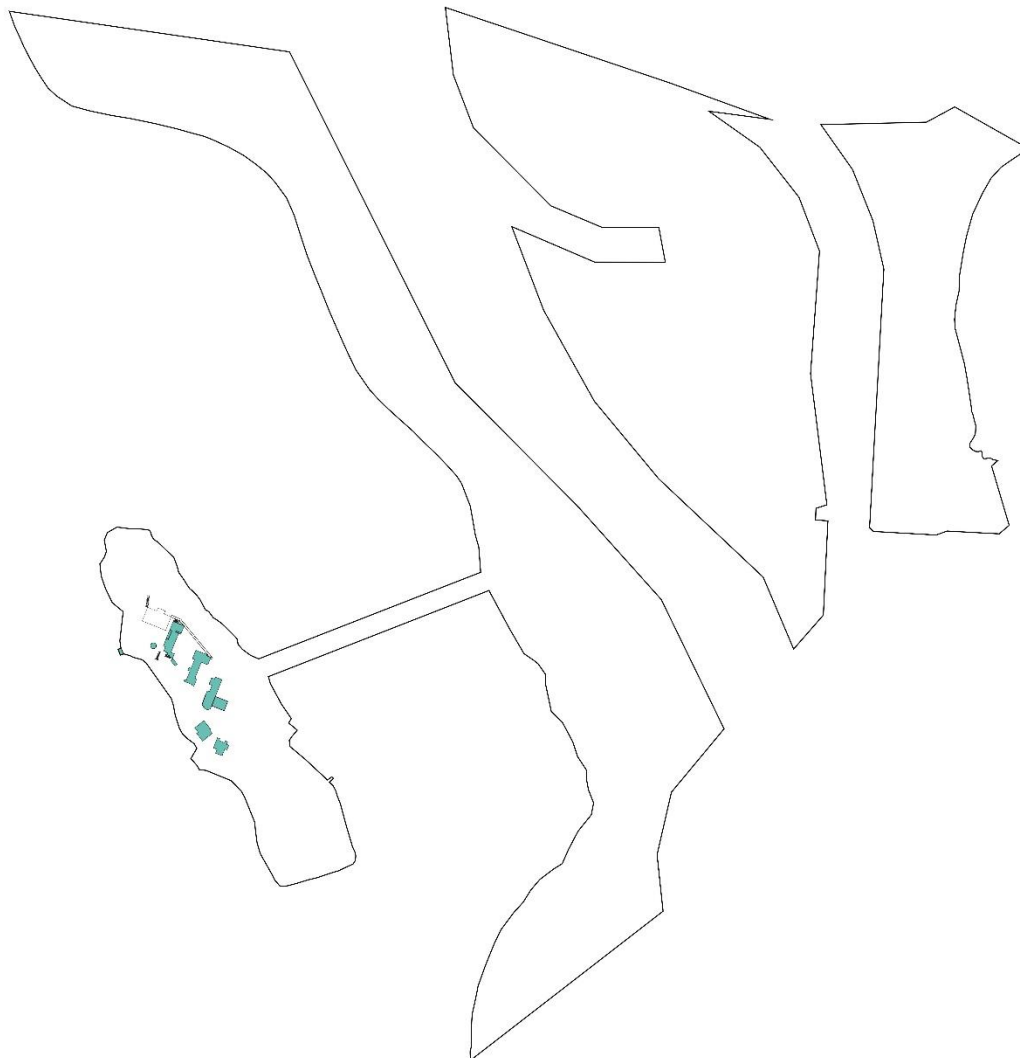
Date	Event
1831	George Peat promised an allotment on the Hawkesbury River (Mooney Mooney Point).
March 1840	Crown Grant of 60 acres to George Peat – named Fairview Point.
c.1840	Peat established punt ferry across Hawkesbury River; builds Fairview house on 60-acre grant.
1880	Last known corroboree of the Darkinjung.
March 1867	George Peat purchases 65 acres (portion 2/11).
August 1894	Deed of partition of George Peat landholdings.
1900	Inebriate Act passed.
1901	Budget estimates, £7,000 allocated to an inebriates' home.
1902	Rabbit Island cleared, construction commences. Milson Island purchased by Government (November).
April 1903	Tenders invited for supply of 50,000 bricks, 50 cubic yards of sand, erection of wharf.
1904	Institution for Inebriate Women completed: includes, 2 brick dormitory blocks, 1 storey brick kitchen/dining room block, reception, Matron's cottage, managers' cottages, sewing room, wharf. Parliamentary party visit Peat island (December)
1908	Tenders invited for erection of new dormitory block, staff residence, workroom, hospital, reading and recreation room, and several smaller apartments.
1909	Building contract awarded to D Featherstone. Works completed in December including two new dormitory wards.
1910	Rabbit Island transferred to Lunacy Department and dedicated as "hospital for the insane" (29 December).
1911	First inmates admitted to Rabbit Island Hospital for the Insane.

Date	Event
1917	Renamed Rabbit Island Mental Hospital.
1921	Mental Hospital expands to include Milson Island.
1924	Land formally dedicated as a mental hospital. Renamed Rabbit and Milson Islands Hospital.
1930s	Various minor repairs and maintenance. Erection of water tower.
1936	Rabbit Island renamed Peat Island. Hospital renamed Peat and Milson Islands Hospital
1940s	Accommodation blocks upgraded. Dairy established on Mooney Mooney Foreshore Precinct.
1944	Feed shed for dairy.
1947	Farm attendant's cottage erection. Accommodation for relatives of patients, lavatory block for staff and farm hands, residence for electrical mechanics, new staff dining room and staff amenities block.
1950	Nurses quarters.
1951	School building erected.
1954/55	New school building opened.
1956/57	Construction of new memorial swimming pool.
1959-60	New mortuary building. Chapel built.
1960	Causeway to Peat Island completed. Erection of 12 cottages for staff, new residences for medical officers and manager, canteen built on mainland.
1960s	Sewerage treatment works and three pumping stations constructed. Staff quarters completed on mainland.
1966	Sheltered workshop.
1967	Nurses quarters.

Date	Event
1972	Milson Island facility vacated.
1973	Renamed Peat Island Hospital. New wards built on mainland.
1975	Changerooms and toilets built on mainland.
1976	Sanbrook renovated.
1977	Activity Unit built.
1979	Kitchen alterations. Conversion of dining rooms in Wards 1 and 2.
1983	Richmond Report published.
1989	Renamed Peat Island Centre – for the mentally disabled, not the mentally ill
2010	Peat Island Centre decommissioned
2014	Revised Draft Planning Proposal.
2017	National Trust lists Peat Island on its heritage register. Gateway Determination.

3.5. PHASE OF DEVELOPMENT DIAGRAMS

The following phase of development diagrams demonstrate when each of the built elements on the site were constructed, and when previous structures were built and demolished over time.



PHASE OF DEVELOPMENT

Phase 1: 1901-1910

Preparing for the Inebriates Institution



Constructed during this phase



Demolished during this phase



Constructed during a previous phase



Demolished during a previous phase



PHASE OF DEVELOPMENT

Phase 2: 1910-1945

Peat Island Mental Hospital



Constructed during this phase



Demolished during this phase



Constructed during a previous phase



Demolished during a previous phase



PHASE OF DEVELOPMENT

Phase 3: 1945-1960

Modernisation & Expansion



Constructed during this phase



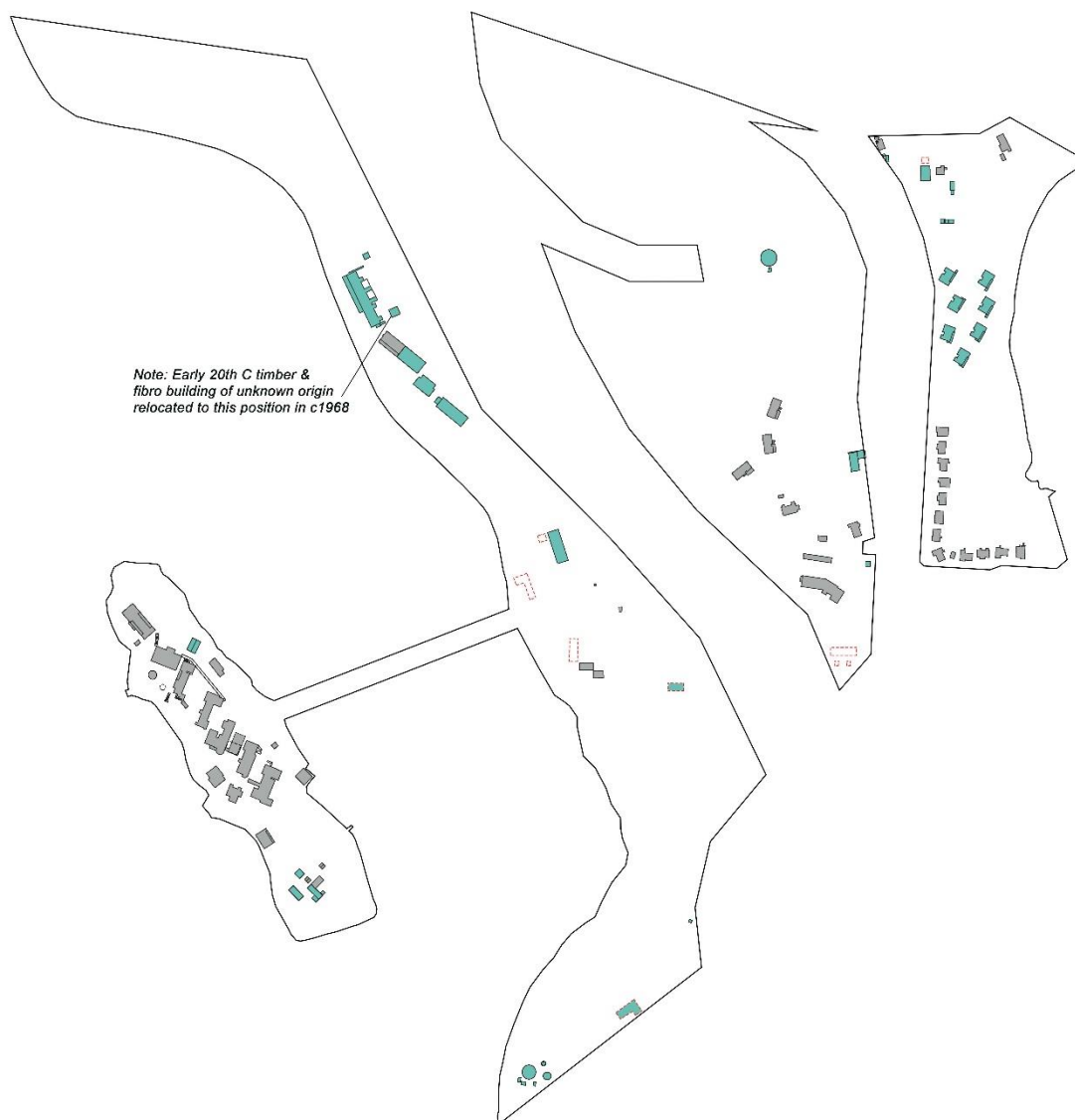
Demolished during this phase



Constructed during a previous phase



Demolished during a previous phase



PHASE OF DEVELOPMENT

Phase 4: 1960-2000

Decline



Constructed during this phase



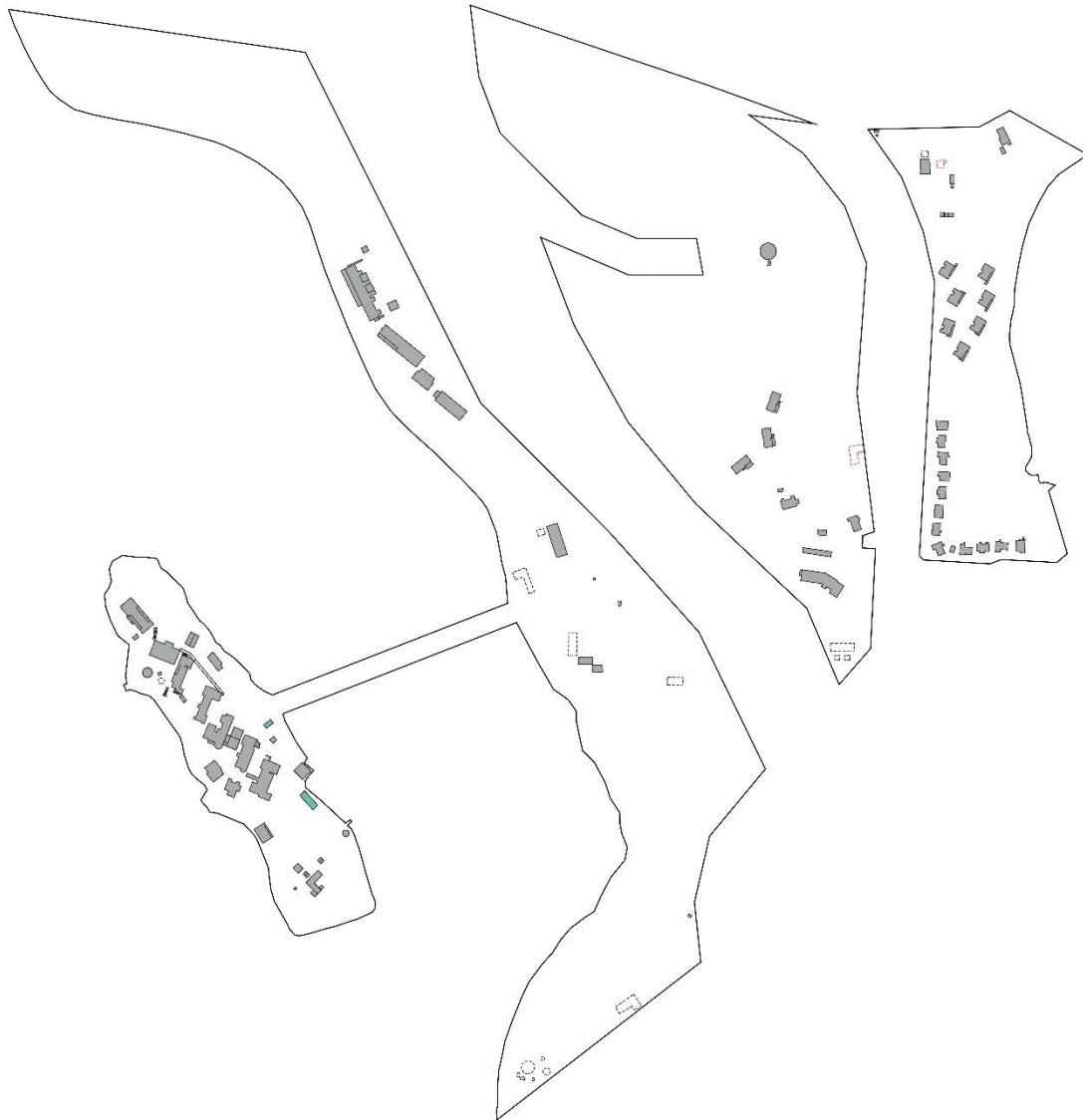
Constructed during a previous phase



Demolished during this phase



Demolished during a previous phase



PHASE OF DEVELOPMENT

Phase 5: Post 2000

Closure



Constructed during this phase



Constructed during a previous phase



Demolished during this phase



Demolished during a previous phase

3.6. HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Heritage Council of NSW established 35 historical themes relevant to the State of New South Wales. These themes correlate with National and Local historical themes.

Historical themes at each level that are relevant to the place are provided in Table 11.

Table 11 – Historical Themes

Australian theme	NSW theme	Discussion
3. Developing local, regional and national economies	Health	Peat island was originally built as an “Inebriates Home” in 1903/04. The facility was converted in 1910 to a mental hospital for male patients. From the 1970s, after the closure of Milson Island, the Peat island Centre remained in operation.
As above	Pastoralism	A dairy farm was established on the mainland, opposite Peat Island in the 1940s. The dairy provided fresh milk for the residents and the staff of Peat and Milson Islands. The dairy also provided occupational therapy for some of the residents.
4. Building settlements, towns and cities	Transport	The wharf was erected about 1902 to facilitate the construction of the “Inebriates Home” and later, to provide for the transport of goods and people between Peat and Milson Islands and the mainland. The wharf was used until the 1960s when the causeway was erected by staff and residents.
6. Educating	Education	A classroom was first established on Peat island in 1948. The programme was expanded in the 1950s with the completion of a new school building. The aging of the resident population led to the closure of the school in 1973.
7. Governing	Welfare	Peat Island provided care for mentally ill/developmentally disabled residents from 1910 to 2010 when it closed. The last of the residents were transferred to group homes on the Central Coast. In the 1950s and 1960s, there was an active Ladies Auxiliary, Parents and Citizens Welfare Association, and Staff and Patients Welfare Committee.
8. Developing Australia’s cultural life	Leisure	Peat Island has had a swimming pool since the 1920s. When the “Inebriates Home” was converted to a mental hospital, other recreational facilities were established for the residents, including a playground and music shell.
As above	Sport	Sporting facilities were considered an important element in the treatment and care of young male developmentally disabled residents. The Island had a swimming pool, tennis court and sports oval.
9 Marking the phases of life	Birth and Death	Throughout its years of operation, there was a number of deaths of residents at the Peat and Milson Island Mental Hospital. Consequently, a small brick mortuary was built on the island. This has since been removed.

4. ABORIGINAL CULTURAL HERITAGE

The following section has been directly sourced from the *Peat Island, Mooney Mooney, Aboriginal Cultural Heritage Assessment* prepared by *Extent Heritage Advisors* (Extent) (dated October 2020 Version 4) for Property NSW.

4.1. ABORIGINAL ARCHAEOLOGICAL RESOURCE

The Aboriginal Heritage Information Management System (AHIMS) database is managed by OEH and includes all spatial and compositional information of Aboriginal objects and sites previously recorded and registered, through academic investigation and cultural resource management.

An extensive search of the AHIMS database was carried out on 5 June 2018 (AHIMS Client Service ID: 349301) encompassing a 3.5km x 4km area centred on the study area. The search resulted in the identification of 43 sites within the search area.

Of the 43 sites, the most frequently recorded sites within the search area are shell middens and artefact scatters (46.51%), followed by art sites (44.19%). The sites within the search area are almost equally divided between closed sites (n=21 - shelters with art or both art and potential deposit) and open sites (n=22). Art sites are commonly found in relation to other sites types, such as shell middens, artefact scatters and grinding grooves. Grinding grooves are a rare site feature in the area with only one being found, and this some 2.5km away in the Muogamarra Natural Reserve, south of the Hawkesbury River (2.33%). Large portions of the study area include intact landforms with potential to contain Aboriginal sites, either in sub-surface contexts or on sandstone platforms and sandstone overhangs.

The documentary research and archaeological survey resulted in the identification of eight Aboriginal archaeological sites within the study area. This total includes three Aboriginal site complexes: (1) an Aboriginal engraving and grinding groove site on a sandstone platform on Peat Island (consisting of two separate AHIMS recordings, #45-6-3586 and #45-6-3587); (2) an Aboriginal engraving site on a vast sandstone outcrop along the western Mooney Mooney foreshore (with three separate AHIMS recordings #45-6-0476, #45-6-1837 and #45-6-2757, the latter now deleted); and (3) an Aboriginal rock shelter complex comprising six separate rock shelters with midden deposit, and located on a three-tiered sandstone shelf along the southern Mooney Mooney foreshore (with three separate AHIMS recordings #45-6-0479, #45-6-1990 and #45-6-3584).

A further five Aboriginal sites have been recorded within the study area, including a rock shelter at Cabbage Point (#45-6-1836; not identified during the survey), two rock shelters along the eastern foreshore (#45-6-3643 and #45-6-3644) as well an Aboriginal engraving site (#45-6-3135) and grinding groove site (#45-6-3585) within the Mooney Mooney public school grounds. The investigation is unlikely to have identified all sites within the study area, and predictive modelling has been undertaken to map locations where further sites are likely to be present (Figure 214).

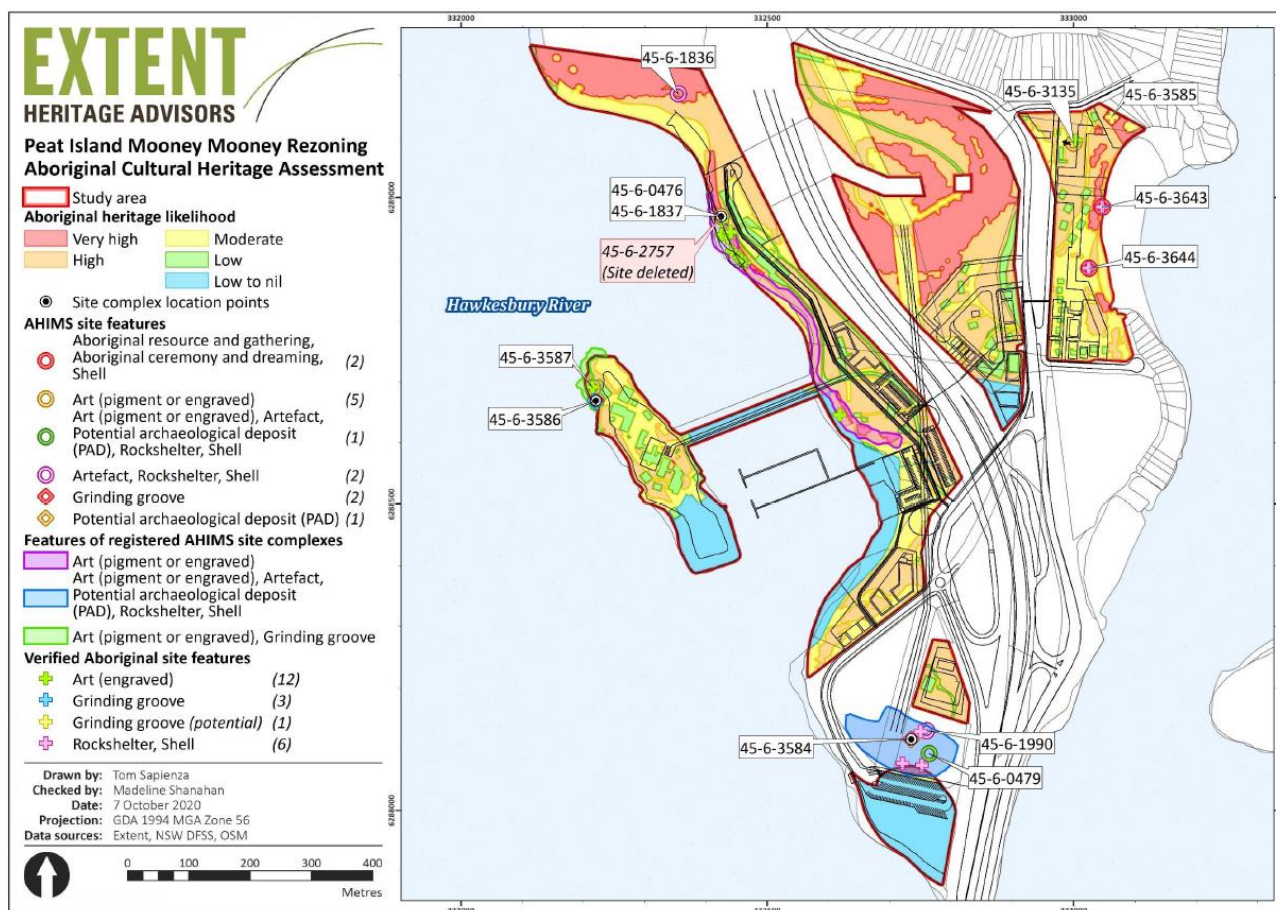


Figure 214 - Aboriginal sites and areas of archaeological potential overlain with the proposed Concept Plan.
Source: Extent 2020

4.2. MANAGEMENT STRATEGY

The study area has been divided into four areas of Aboriginal heritage constraint and illustrated in Figure 215. These include no-go areas and high-risk areas where significant cultural material is identified, areas requiring further investigation where cultural materials are predicted to be present, and areas with few or no constraints.

The no-go areas identified in this study comprise Aboriginal rock shelter sites and Aboriginal engraving and grinding groove sites, and likely form the most significant constraint to the proposed development. While there are legislative processes that allow for harm and/or destruction of all Aboriginal cultural heritage, we believe it to be highly unlikely that any development impact in these areas would be supported by Heritage NSW (formerly Office of Environment and Heritage) and/or Registered Aboriginal Parties; and as such their destruction is unlikely to be permissible. Options for retention could include their inclusion within open space, riparian, bio-link, set-backs and/or asset protection zones. Where possible, the landscape integrity and amenity of these areas should be retained, including appropriate setbacks. Provisions for retention should also include specific measures that limit ground disturbance or erosion into the future. Strategies for their management would usually be developed during any Development Application (DA), through the preparation of Conservation Management Plans/Plans of Management, and their implementation.

The high-risk areas and areas requiring further assessment also form some constraints to the proposed development. Where development impact must occur within high risk areas or areas requiring further assessment, Property and Development NSW should prepare an Aboriginal Cultural Heritage Assessment (ACHA) in accordance with Heritage NSW standards and guidelines, prior to development approvals. The exact nature and extent of the impact on these high-risk areas and areas requiring further assessment is unclear at this stage, as there has been limited surface investigation and no subsurface archaeological investigation to date. Therefore, as part of any ACHA process, appropriate site investigation, including test excavation, is essential.

Areas with few Aboriginal constraints propose the lowest risk to the development, and it is anticipated that no site-specific design and/or planning recommendations are required. Property and Development NSW should however assess each development proposal in accordance with Heritage NSW standards and guidelines to ensure Aboriginal heritage is suitably managed in these areas, which at the very least should include some form of due diligence.

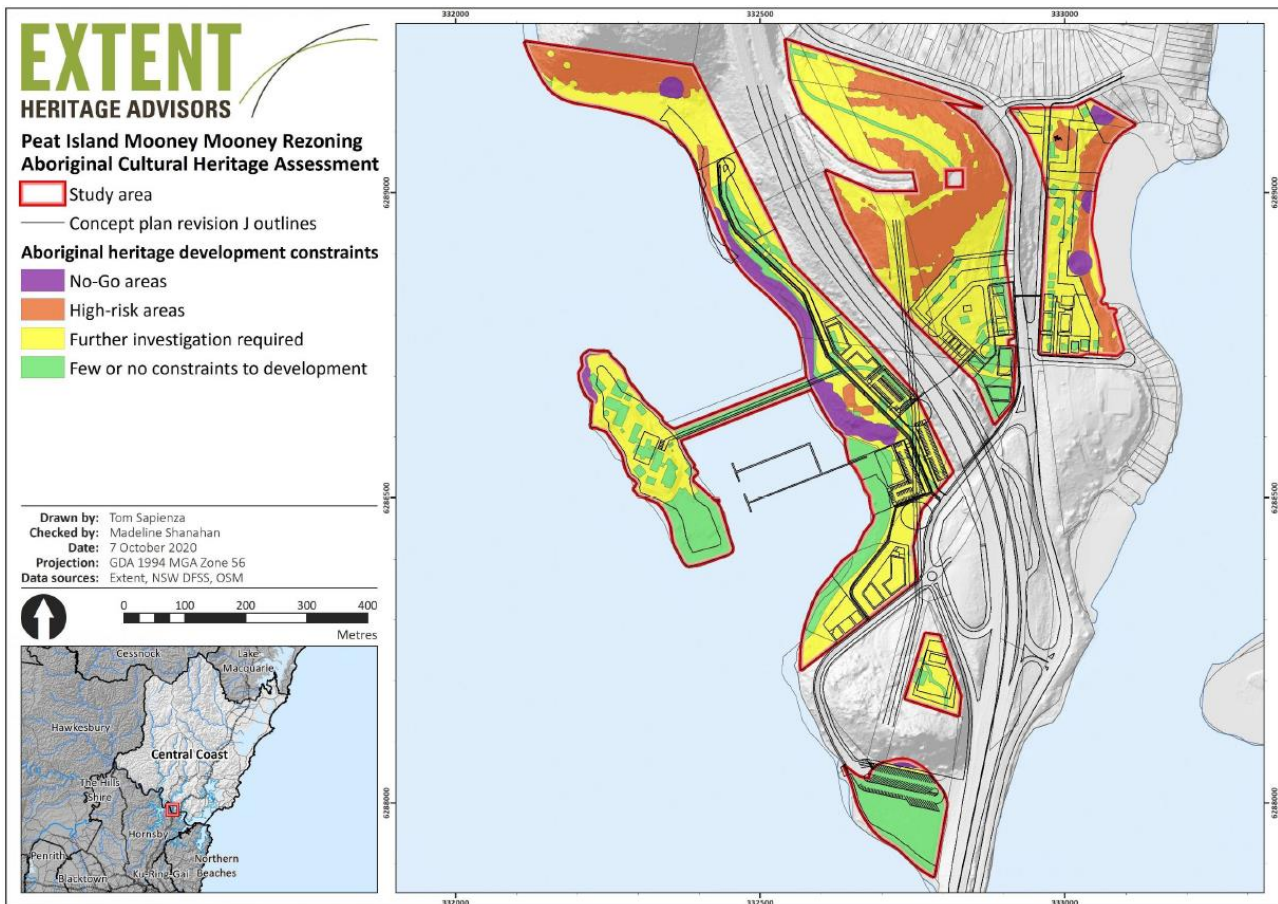


Figure 215 - Aboriginal cultural heritage constraints for the study area.
Source: Extent 2020

5. HISTORICAL ARCHAEOLOGY SUMMARY

A desktop overview of the potential historical archaeology of the subject site has been performed based on the historical overview included in Section 3 above and the comparative archaeological assessments discussed in below.

5.1. HISTORICAL ARCHAEOLOGICAL CONTEXT

Previous archaeological investigations may provide information on the potential nature and distribution of archaeological resources in a given area. While there are no readily available assessments of the subject site itself, there have been several studies undertaken of contextually similar sites. A summary of relevant assessments is provided in Table 12 below.

Table 12 – Previous archaeological studies relevant to subject site

Author, Year & Site	Summary	Relevance to Subject Site
Casey & Lowe, 2014. Cumberland Precinct, Parramatta North. ⁴⁰	<p>Historical archaeological assessment and statement of heritage impact for the Cumberland Precinct, Parramatta North (approximately 35km south-west of the present subject site). Part of the site was the location of a Female Factory, which was repurposed as the Parramatta Lunatic Asylum in 1848.</p> <p>Potential archaeological remains associated with the asylum include building and wall footings, occupation-related deposits and artefacts in building cavities (e.g. underfloor spaces, skirting boards and window frames), site drainage, and artefacts in wells, cesspits, rubbish pits, dumps and other features. Accumulation of artefacts in building cavities is common for institutions where there may be an incentive to hide material.</p> <p>Archaeological potential assessed as moderate to high.</p>	<ul style="list-style-type: none"> • Site used as a 'lunatic asylum' • Archaeological potential associated with both extant and demolished structures • Potential for artefacts to have been deliberately hidden
Tanner Architects, 2011. Callan Park, Rozelle ⁴¹	<p>Conservation Management Plan for Callan Park, Rozelle (approximately 37km south of the present subject site), including a historical archaeological assessment. The site was part of several grand estates dating to 1789. It was used as a psychiatric hospital, with purpose-built facilities built between 1877 and 1884.</p> <p>Archaeological potential is associated with the standing buildings and sites of demolished buildings and outbuildings. The capacity of these structures to provide information about their original configuration is relevant to the development of care for the mentally ill. There is also potential for artefacts to occur in underfloor and yard area deposits.</p> <p>Refurbishment of buildings is likely to reduce the archaeological potential for extant buildings.</p>	<ul style="list-style-type: none"> • Site used a psychiatric hospital • Archaeological potential associated with both extant and demolished structures • Yard areas utilised by patients may yield archaeological deposits • Refurbishment of buildings may have reduced archaeological potential

⁴⁰ Casey & Lowe Pty Ltd, 2014. *Baseline Archaeological Assessment & Statement of Heritage Impact Historical Archaeology. Cumberland Precinct Sports & Leisure Precinct Parramatta North Urban Renewal – Rezoning Parramatta.*

⁴¹ Tanner Architects, 2011. *Callan Park, Rozelle. Conservation Management Plan.*

5.2. HISTORICAL ARCHAEOLOGICAL POTENTIAL

Historical archaeological potential is defined as:

*The degree of physical evidence present on an archaeological site usually assessed on the basis of physical evaluation and historical research.*⁴²

For the following assessment, the archaeological potential of the subject site has been graded according to the following scheme:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have destroyed any archaeological remains; or archaeological excavation has already occurred and removed any potential resource.
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas; however, deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive.
- **Moderate Potential:** the land use history suggests limited phases of low to moderate development intensity, or there have been some impacts in the area. Some archaeological remains are likely to survive, including building footings and shallower remains, in addition to deeper sub-surface features.
- **High Potential:** substantially intact archaeological deposits could survive in these areas.

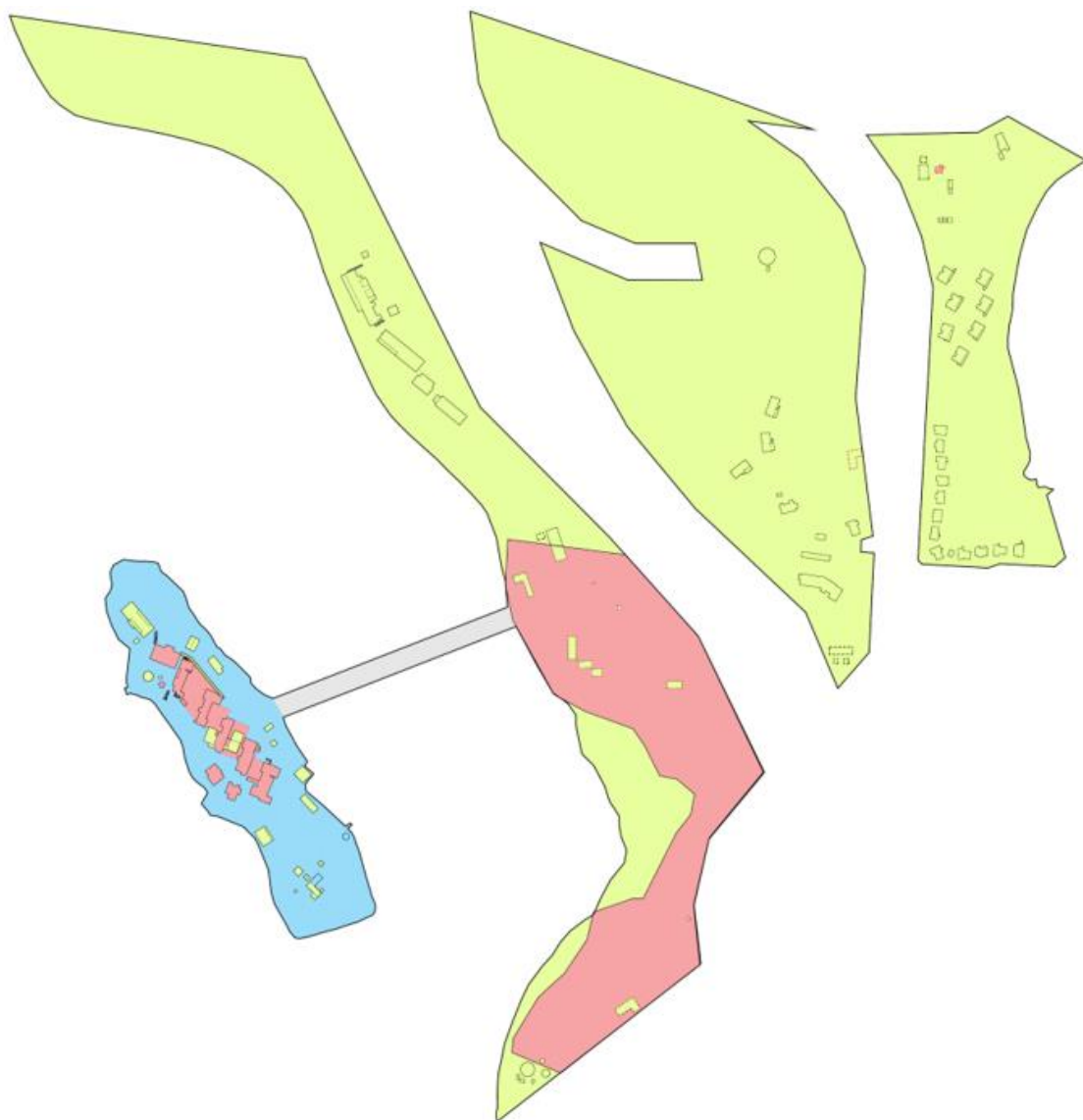
A plan of the subject site is showing the historical archaeological potential as assessed in this report is shown in Figure 216 below. The subject site includes areas of moderate and high archaeological potential.

Precinct A includes the early 20th century asylum buildings, most of which remain in place. Owing to their long use as part of the asylum and limited refurbishment, the buildings and the areas between them have a high potential to include archaeological deposits. More recent buildings are considered to have low archaeological potential as their construction and, where relevant, demolition is likely to have removed earlier archaeological materials. The remainder of the island is considered to have moderate archaeological potential associated with its use as an asylum. The causeway and bridge connecting Peat Island to the mainland have nil archaeological potential.

Precinct B includes the only listed heritage item within the subject site. Item A18 of Gosford LEP 2014 encompasses part of Lot 2, DP 431999. It is identified as the site of George Peat's home, 'Fairview'. Built in the 1840s, it was a two-storey sandstone and brick structure with two smaller structures located at the rear. It was later converted to an inn for accommodating travellers in the Peats Ferry Road. It was destroyed by fire in the 1870s after George Peats' death. Except where impacted by later development, the area encompassed by Item A18 is determined to have high archaeological potential, owing to the likely presence of building foundations and underfloor deposits associated with both the residential and commercial use of 'Fairview'. The remainder of Area B is considered to have low potential due to its minimal historical use and/or impacts associated with construction in the latter part of the 20th century.

Precincts C and D are considered to have low archaeological potential, with minimal historical land use prior to the middle of the 20th century. The exception is the site of the former school in Precinct D, which is considered to have high archaeological potential for sub-surface deposits.

⁴² Heritage Branch of the Department of Planning, 2009. *Guidelines for the Preparation of Archaeological Management Plans*.



HISTORICAL ARCHAEOLOGICAL POTENTIAL



High Archaeological Potential



Moderate Archaeological Potential



Low Archaeological Potential



Nil Archaeological Potential

Figure 216 – Historical archaeological potential

5.3. SUMMARY

The historical archaeological context, as determined by desktop assessment, is summarised as follows:

- No previous assessments of historical archaeology for the subject site are readily available.
- Previous historical archaeological assessments of similar sites indicate both extant and demolished buildings may have archaeological potential of various levels.
- Archaeological potential may be associated with the use of the site as a mental asylum or the earlier use of parts of the site as an inn.
- Artefactual evidence has the potential to occur in sub-surface and subfloor contexts or cavities and between buildings across the subject site, which may be associated with the gradual development of the site, demolition of previous structures and intentional discard or hiding of objects.
- Archaeological evidence is likely to have survived in areas of minimal subsequent disturbance.
- Portions of the subject site are considered to have moderate to high historical archaeological potential.

5.4. CONCLUSIONS

The Preliminary Historical Archaeological Assessment concluded the following:

- The subject site includes areas of moderate to high archaeological potential for structural remains and deposits related to the 19th century use of portions of the site as a residence and inn for travellers and the 20th century use of the site as an asylum.
- Any impact to the existing surface may uncover archaeological deposits, the risk of which would increase in less disturbed section and decrease in highly disturbed areas.
- In general terms, is concluded that Peat Island (Precinct A) and the Mooney Mooney foreshore (Precinct B) have portions of moderate or high archaeological potential, while the remainder of the subject site (Precinct C and D) has generally low archaeological potential.

6. COMPARATIVE ANALYSIS

6.1. EVOLUTION OF PURPOSE-BUILT MENTAL HEALTH CARE INSTITUTIONS IN AUSTRALIA

In the early part of the nineteenth century, mentally ill people were treated in makeshift institutions by adapting existing, usually incarceration-related buildings. The first purpose-built facility to treat people with a mental illness in Australia was constructed in c.1827 as an extension to the existing Invalid Hospital, New Norfolk in Tasmania. The superintendent of the New Norfolk hospital, Robert Officer, stated in an 1859 inquiry, that the wards were not initially designed for the treatment of 'lunatics', and were intended for incurable patients from other hospitals. Nevertheless, the hospital received mentally ill patients and became known as the New Norfolk Invalid and Mental Asylum (now Royal Derwent Hospital, also previously known as Willow Court).⁴³ Part of the original asylum wards and the enclosed airing courts have since been demolished.

In New South Wales, there was no special provision for the detention and accommodation of the 'insane'. In early 1811 Governor Macquarie, aware that 'lunatics' were poorly accommodated in the overcrowded town gaol at Parramatta, decided that buildings on the government farmlands at Castle Hill should be used for an asylum. With accommodation for only twenty patients, this institution was soon inadequate, and provision was made for the overflow at the Hyde Park Barracks. In 1825, a grand jury recommended that the inmates should be removed from Castle Hill and placed in a proper hospital closer to Sydney, however Governor Darling chose the old Liverpool Court House.⁴⁴

The need for a purpose-built asylum in New South Wales was well established by 1834. An incident in November of that year drew the attention of the colonial administration to the problem of providing facilities for the 'insane' and to the overcrowding at the Liverpool facility. Governor Richard Bourke proposed to the Legislative Council:

*"A lunatic asylum is an Establishment that can no longer be dispensed with. In this Colony, the use of ardent spirits induces the disease called delirium tremens, which frequently terminates in confirmed lunacy. The present asylum is a wretched hired building without outlet of any kind. The rent is now paid out of the Military Chest; but I would propose that the permanent Building should be at the expense of the Colony."*⁴⁵

The first purpose-built institution on the Australian mainland was established in 1838 at the Tarban Creek Lunatic Asylum (Gladesville Hospital). After this date, a number of institutions were established throughout NSW. They are comparable to the former Peat Island Centre, which was not established until 1910. From 1838, there has been enormous developments in the treatment of mental health. This analysis focuses on institutions that are similar in terms of the period of construction of the former Peat Island Centre. Table 13 provides a chronology of the establishment of mental health institutions in NSW.

The comparative analysis includes review of purpose-built mental health institutions at local and State levels throughout New South Wales.

⁴³James Semple Kerr 1988, Out of Sight, Out of Mind - Australia's places of confinement, 1788-1988, p.34

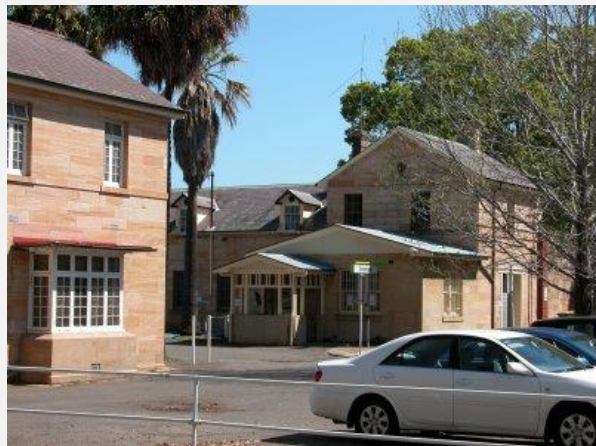
⁴⁴ C.J. Cummins. 'The Administration of Lunacy and Idiocy in New South Wales 1788-1855.' p.15

⁴⁵ Bourke to Rice, 13 January 1835, HRA Series 1, Volume XVII, p.629.

Table 13 – Timeline for mental hospitals constructed in NSW

Place	Date Range	New or Existing Buildings
Parramatta	Pre-1811	Existing gaol building shared with prisoners
Castle Hill	1811-1825	Existing government farm buildings adapted
Liverpool	1825-1838	Existing courthouse building adapted
Parramatta - Cumberland	1838-present	Existing Female Factory buildings adapted in first phase
Tarban Creek - Gladesville	1838-1900s	New site and purpose built
Newcastle	1871-2013	Conversion of Industrial School for Girls, formerly military barracks
Cooma	1877-1884	Existing gaol adapted to mental hospital use
Callan Park	1884-2008	New site and purpose built
Rydalmere	1888-mid-1980s	Existing Protestant Orphan School buildings adapted in first phase
Kenmore, Goulburn	1894-1990s	New site and purpose built
Morisset	1909-present	New site and purpose built
Stockton	1910-2010	Existing quarantine station adapted in first phase
Rabbit Island (later known as Milson and Peat Island)	1910-2010	Site initially acquired as asylum for inebriates 1905; asylum for chronic men from 1910
Orange (Bloomfield)	1924-present	New site and purpose built
North Ryde	1960-present	New site and purpose built

Table 14 – Comparative Analysis

Parramatta - Cumberland District Hospital Group		
Address	5 Fleet Street, Parramatta	
Date Established	1803-1901	
Architect/s	F Greenway, William Buchanan (attrib), Dr FN Manning, WL Vernon, Charles Moore	
Heritage Listing	NSW SHR (Item: 00820) S.170 NSW State agency heritage register - Department of Community Services Parramatta LEP 2011 - Cumberland District Hospital (including Wisteria Garden) – (Item No: I00820)	
Summary Statement of Significance		
<p>The Cumberland Hospital is a place of National Significance. It provides abundant physical evidence of the formative years of the Colony of New South Wales, and the initial settlement of Parramatta. It has been in continuous institutional use since 1818. What survives of the various buildings, relics and landscapes provides a valuable insight into changing attitudes to welfare, criminal behaviour and mental health, over a period of 175 years.</p> <p>The layout of the complex and the existing relationships between buildings and spaces continues to convey the organising principles upon which the different institutional uses were administered and structured. The spaces created have continuing landscape significance and aesthetic appeal.</p> <p>The whole site enjoys an outstanding parkland setting beside the Parramatta River. This reinforces the physical links and historical associations with neighbouring institutional and recreational facilities. These include Parramatta Gaol, Government House, the Norma Parker Centre and Parramatta Park. All of these sites contain buildings listed by the National Trust and the Australian Heritage Commission, making this one of the richest heritage areas in New South Wales.</p> <p>All buildings on the site have considerable historical interest, particularly those structures dating back to the initial use of the site as the Female Factory, established by Governor Macquarie. They all provided continuing reminders of the original role and function. Most buildings also have great architectural and aesthetic value.</p> <p>The collection of buildings built for the Lunatic Asylum in the 1870s through to 1910, are outstanding examples of public architecture. Despite their functional simplicity they manifest handsome exteriors, framing the adjoining courtyards in a pleasant human scale. Building 1A, with its imposing clock tower, contributes a sense of dignity and formality.</p> <p>The architecture of the precinct generally reflects Victorian, Georgian and Classical Revival notions of grandeur. Each of the buildings from the 1870-1901 period reflects the influence of Colonial and Government Architect's James Barnet and Walter Liberty Vernon, as well as FN Manning, the then Inspector-General for all lunatic asylums in New South Wales.</p> <p>Internally the buildings were functional and rather austere. The spatial arrangements however clearly expressed the original uses and continue to evoke images of their historical role. The site is also</p>		

considered to be a potentially rich source of archaeological material (NSW Department of Health Property and Heritage Register, 1992).⁴⁶

Comments


Cumberland Hospital is a comparable institution to the former Peat Island Centre, for its riverside setting, its design by multiple Government Architects and the range of architectural periods and styles. However, the 100-year interval between the two centres construction, saw a significant shift in architectural style and treatment methods. Notably, the more utilitarian built forms seen at the former Peat Island Centre.

Between 1818 and 1847, the Cumberland Hospital operated as The Female Factory, purpose built to accommodate and isolate female convicts and provide a factory to give them gainful employment. Between c1848-1901, the place operated as the Parramatta Lunatic Asylum for both males and females. Psychiatric Hospital operated on the site between c1901-1960 before operating as Cumberland Hospital. This has historic similarities to the former Peat Island Centre, built to assist inebriated females, but later used for the provision of mental health care. Both institutions were sited beside a river.

The isolated nature of the former Peat Island Centre required residential and amenity buildings for staff and residents, along with ancillary buildings to accommodate a working farm to enable self-sufficiency.

⁴⁶ NSW Office of Environment and Heritage, NSW State Heritage Register, Cumberland District Hospital Group, Database No: 5051959

Tarban Creek – Gladesville Hospital Precinct

Address	Victoria Road, Gladesville	
Date Established	1838/39	
Architect/s	Mortimer William Lewis, Colonial Architect	
Heritage Listing	Hunters Hill LEP 2012 (Local) – various listings S.170 NSW State agency heritage register – Dept of Health	

Summary Statement of Significance

The precinct has architectural and historical significance and contains the first purpose built lunatic asylum in NSW. Most of latter development reflects efforts of Frederick Norton Manning to improve asylums in NSW in the last thirty years of the nineteenth century. The precinct nestles round a small valley rising from Parramatta River and, together with the surviving nineteenth century landscaping, makes considerable contribution to waterscape. Precinct is introspective visually and makes a most felicitous environment with water related views.⁴⁷

A Lunatic Asylum was established at Tarban Creek in 1837. The decision to establish this institution was made in 1834 and was the first purpose-built institution on the Australian mainland for the placement and care of the insane.

The architect was Colonial Architect, Mortimer William Lewis. Lewis's design, completed 1838 to early-1839, comprised two wards (male and female) for the accommodation of sixty patients in separate cells, the central Keeper's House, which also included the board room and accommodation for six patients of the 'superior class', and assorted service buildings such as the kitchen, laundry, lavatories, bath house, etc. These buildings and their internal courtyards and airing yards were enclosed on the north and south sides by a wall and front entrance gates on the south. The enclosed area of the asylum was 4 acres. Upon completion of the asylum, inmates from the temporary asylum at Liverpool housed within the old courthouse were transferred to Gladesville. The first patients arriving between November 1838 and January 1839.

A Select Commission of Inquiry (1846-48) led to the appointment of Dr Francis Campbell as Medical Superintendent. Several incurable cases were sent to the Parramatta Asylum, so that Tarban Creek could function as 'a curative asylum - well adapted for the treatment of acute and recent mania'. Between 1858 and 1862, additional wards were constructed to accommodate 104 males and 64 female patients. Boundary walls were constructed to allow the patient greater freedom and safety. A part of the Parramatta River was enclosed to function as the patients' bathing place.

In October 1868, Dr Frederick Norton Manning commenced as the Medical Superintendent. The name of the institution was changed from an asylum to hospital for the insane - becoming a place 'for the treatment of persons suffering from mental diseases, with a view to their cure'. Ward extensions to Lewis's original plan, were constructed between 1870-1873. Care included 'congenial occupation' for the patients, including working in the kitchen gardens, wood yard, laundry and kitchen.

From c1869, Manning undertook substantial landscaping of the grounds using patient labour. The cultural landscape included vineyard, piggery, poultry yards, recreation sheds, tool houses and gardener's cottages. The landscaping works included paths, drives, garden beds, lawn, terracing and ornamental lake. Manning also introduced animals into the grounds.

⁴⁷ NSW Office of Environment and Heritage, NSW. Gladesville Hospital Precinct, Database No: 3540297

In 1889 the industrial workshops were reorganised making Gladesville the only mental hospital with such facilities. During the late 1890s, some wards were converted into admission wards. The new admission wards were for the reception of the recent and acute patients to receive specialist care. Wards constructed between 1904 and 1907 have been considered the most modern in NSW in their internal design and orientation to the river.


From May 1926 until 1950, Horace Henry Nowland was the hospital's medical superintendent. His work laid 'the foundation of an enlightened approach to the treatment of the mentally ill'. During the early 1930s, substantial changes were made - modernising and increasing accommodation. This work included a new attendant's dining room, new day rooms and dormitory accommodation, additional floors to the mid-nineteenth century wards and new nurses' quarters. Vehicular access to the hospital north of Victoria Road was also made around this time.

The period 1930 to mid-1950s saw a general decline in the quality of mental health treatment. The problems within the system being highlighted by a damning report of the mental hospital system made by Alan Stoller in 1955. After the Stoller report an extensive program of new works and remodelling of old buildings was made.


Features and areas associated with the use of the hospital were either removed or allowed to fall into disrepair. Much of the grounds were opened up for recreational use and gardens diminished. In 1964, numerous toilet blocks and dressing sheds were constructed, along with new swimming baths (1956).

During the 1970s changes in the manner of mental patient care with an increasing emphasis on community services and decentralisation of specialist services reduced the number of patients in large institutionalised care. This shift away from large institutions continued with the findings of the Richmond Report (1983) which recommended psychiatric services be an integrated community-based networks, backed up by specialist services.

Newcastle Government House and Domain including hospital and barracks

Address	72 Watt Street, Newcastle NSW	
Date Established	1838 – Barracks 1869 – Girls' reformatory and school 1871 - 'Lunatic Asylum for Imbeciles and Idiots'	
Architect/s	James Barnett, Colonial Architect	
Heritage Listing	Newcastle LEP 2012 – Item No: 1473	
Summary Statement of Significance		
<p>The former military hospital has historical significance at a state level because it demonstrates the themes of health and welfare as well as the theme of defence in NSW history.</p> <p>It is highly significant as the site of the first Industrial School for Girls in NSW and later, the first hospital for imbeciles and idiots. It was a key institution in the system of incarceration of young girls and later in the system of mental health care in NSW. The former military hospital is also of state significance in its association with Frederic Manning, who had a profound influence in the field of mental health in NSW, implementing fundamental reforms and seeking to change entrenched beliefs regarding mentally ill people.</p> <p>The former military hospital has significance to the State of NSW because it retains physical evidence of its time as a military compound. The construction of this during the late 1830s and early 1840s links the state heritage significance for its historic, aesthetic and archaeological significance. The site has been connected with the history and development of Newcastle. The interiors are of significance.⁴⁸</p> <p>The asylum in Newcastle was opened as a result of overcrowding at the Parramatta and Gladesville asylums. Newcastle was the fourth main government run asylum to be opened in NSW, the others located at Tarban Creek, Parramatta and Callan Park. During its first 27 years, the asylum was run by Frederick Norton Manning, an influential figure in improving patient care and accommodation. During the 1870s, increased government funding was directed towards improving facilities in asylums.</p> <p>In contrast to the practices he had witnessed at Tarban Creek in 1868, Manning was intent upon minimising the use of restraint and at providing activities for patients at the Newcastle asylum. Manning's ideas of how an asylum should be run reflected the influence of the 'moral therapy' movement of the early 19th Century, which advocated that the physical, material and moral aspects of the asylum were essential components in the treatment of patients.</p>		
Comments	<p>The former Peat Island Centre was purpose-built as an institution for those with mental conditions. However, Watt Street Hospital was adapted from a former military barracks and Industrial School for Girls to relieve overcrowding at the Parramatta and Gladesville asylums.</p> <p>Unlike Tarban Creek, Parramatta and Callan Park asylums, Watt Street Hospital was not located on the banks of a river. Rather, it was located on the edge of the Newcastle township, a fact that made it unpopular with the neighbouring population.</p> <p>Peat Island was constructed on an island within the Hawkesbury River, in a remote, isolated region of NSW surrounded by picturesque, tranquil views of nature. Both Peat Island and Watt Street Hospital were strongly influenced by the strongly influenced by Frederick Norton Manning, who advocated improving patient care and accommodation.</p>	

⁴⁸ NSW Office of Environment and Heritage, NSW State Heritage Register, Newcastle Government House and Domain including hospital and barracks, Database No: 2170234

Rozelle Hospital (Callan Park)		
Address	Balmain Road, Lilyfield NSW	
Date Established	1875 (adaptation) 1885 (purpose-built)	
Architect/s	Mortimer Lewis, James Barnet, Walter Liberty Vernon (minor)	
Heritage Listing	NSW SHR (Item 00818, Callan Park Conservation Area & Buildings) NSW SHR (Item 00823, Callan Park House – Rozelle Hospital) NSW SHR (Item 00831, Rozelle Hospital – Broughton Hall)	
Summary Statement of Significance		
<p>The Rozelle Hospital site contains the fabric of two grand Victorian gentlemen's estates and is able to demonstrate the pastoral character of the period. The original relationship between Callan Park Conservation Area and Buildings' Garry Owen House (later Callan Park) and Broughton Hall has been retained and their grounds are still interpretable and intact. These grounds became the sites of the mental health institutions that adopted their respective names.</p> <p>Its landscaped spaces and landmark buildings have contributed visually and socially to the local area for over 100 years. The foreshore areas of the site are significant as rare open space elements. Callan Point is the most important Aboriginal archaeological site remaining on the southern shores of Sydney Harbour. Callan Point also contains rare examples of pre-European vegetation and unique European rock carvings. Rozelle Hospital grounds are of historic and social significance at a state level in their association with the establishment of two hospitals, Callan Park and Broughton Hall, demonstrating two major changes in mental health in NSW. These changes, and changing ideas in garden design, are reflected in the grounds. The grounds are of historic and social significance in their evidence of patient involvement.</p> <p>The grounds of the former Callan Park area of Rozelle Hospital are of historic significance on a national level as an integral element of the first hospital for the insane which was designed based on moral therapy principles and built in the one campaign. They are a direct application of the moral therapy principles of psychiatric care in the landscape. They are associated with: Dr Frederick Norton Manning, Inspector General for the Insane; James Barnet, Colonial Architect; and Charles Moore, Director of the then Botanic Gardens, Sydney.</p> <p>Broughton Hall Psychiatric Clinic gardens are of historic significance on a regional level in their demonstration of the views of Dr Sydney Evan Jones on the value of gardens in the care of the mentally ill. The form and character of the original garden setting for Broughton Hall, noted in its time, is still evident.</p> <p>Rozelle Hospital grounds are of aesthetic significance in that they reflect the natural landform which was the setting for the original development of the site and surrounding suburbs and contain rare examples on a local level of remnant natural areas and Aboriginal cultural sites. It is of both aesthetic and social significance because it contributes visually and socially to the local identity and sense of place.⁴⁹</p>		
Comments	Rozelle Hospital is a comparable institution to the former Peat Island Centre, for its riverside setting, demonstration of moral therapy principles, its design by multiple	


⁴⁹ NSW Office of Environment and Heritage, NSW State Heritage Register, Callan Park Conservation Area & Buildings, accessed at <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5051544>

Government Architects and the range of architectural periods and styles. However, the 20-year interval between the two centres construction, saw a significant shift in architectural style and treatment methods. Notably, the more utilitarian built forms seen at the former Peat Island Centre.

Rozelle Hospital, Callan Park, was adapted from a gentleman's estate for use a home for the mentally ill. This earlier incarnation provided Rozelle Hospital with its impressive Victorian building.

The isolated nature of the former Peat Island Centre includes substantially more staff residential and amenity buildings, along with ancillary buildings to accommodate working farms which assisted the site to be self-sufficient.

UWS Parramatta Campus (former Rydalmere Hospital and Female Orphan School)

Address	171 Victoria Road, Rydalmere NSW	
Date Established	1813 – Female Orphan School 1888-1987 - Rydalmere Psychiatric Hospital	
Architect/s	Francis Greenway Various Colonial and Government Architects (particularly Walter Liberty Vernon)	
Heritage Listing	NSW SHR (Item 00749, Rydalmere Hospital Precinct) S.170 NSW State agency heritage register - Department of Community Services Parramatta LEP 2011 (Item No: I00749)	

Summary Statement of Significance

The Female Orphan School Precinct as a component of the former Rydalmere Hospital is of outstanding cultural significance, primarily for its continued use and development, between 1813 and 1989 as a public welfare institution for the care and management of the disadvantaged. As the first purpose built orphan school in the colony, it illustrates a milestone in the establishment of national social welfare and education policies.

The surviving original buildings, constructed between 1813 and 1818, provide evidence of the development policies of Governor Macquarie and illustrates the transfer of 18th century British architectural pretensions into the design and siting of functional buildings in New South Wales. The extant central block is the oldest three storey building in Australia.

The site as a whole, and particularly the Orphan School precinct, has outstanding historical and social significance because of its continuous occupation as an institution since 1814. The original complex and its garden setting have outstanding rarity value. Its landscape is of exceptional significance for its development as a Colonial institution sited within the cultural landscape of the Parramatta River valley and influenced by Mrs Macquarie together with the continuing recognition of the heritage values of the place up to the present

The structure of the built and natural fabric of the place has been conserved despite the constant adaptation by institutional uses and alienation of its peripheral lands. As a complex of parkland landscape character with gardens, built form and remnant indigenous vegetation it demonstrates the evolution of different attitudes towards institutional care in NSW. The groundworks design and siting of the buildings is associated with Mrs Macquarie, Reverend Samuel Marsden, Francis Greenway and subsequent Colonial and Government Architects (particularly Walter Liberty Vernon) and individuals associated with health care such as Frederick Norton Manning and Dr Greenup.⁵⁰

In 1888, the site was transferred to the Department of Lunacy, a branch of the Parramatta Hospital for the Insane. The formal geometric layout of the working gardens was retained when the site became a psychiatric hospital. In contrast, the ornamental gardens were re-laid to reflect the more informal designs. This hospital took over the Orphan School using a 'village' arrangement of buildings around a green. The

⁵⁰ NSW Office of Environment and Heritage, NSW State Heritage Register, Rydalmere Hospital Precinct, Database No: 5000658

period is associated with Walter Liberty Vernon, Government Architect and health care advocates Frederick Manning and Dr Greenup.


In 1891 the site was renamed Rydalmere Hospital for the Insane. In 1895 a new boat shed and landing was constructed. A Chief Attendant's Cottage was built on the slope leading down to the river frontage.

The former hospital was extensively remodelled in 1926. Additions were made to the Master's residence and Chief Attendant's cottage. Symmetrical and formalised plantation design was expressed again in the inter-war period with the replacement of the federation period flower gardens and shrubs with grassed areas and Jacaranda trees and Camphor laurels.

Post-World War II facilities were expanded in line with changing philosophies of patient care and accommodation. During the 1950s and 1960s additions and alterations were made to some buildings. The central building was closed in 1969. During the 1960s and 1970s informal plantings were undertaken throughout the hospital grounds with a mixture of native plants. From 1985, the Rydalmere south campus progressively closed.


Comments	Rydalmere was adapted from an orphanage to a place offering psychiatric care. The setting for the institution was on the banks of the Parramatta River. The landscaped grounds and riverside setting offered therapeutic conditions for the patients.
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Kenmore Psychiatric Hospital

Address	Taralga Road, Goulburn NSW	
Date Established	1895	
Architect/s	Walter Liberty Vernon	
Heritage Listing	<p>NSW SHR (Item 01728, Kenmore Hospital Precinct)</p> <p>NSW Ministry of Health's Section 170 Heritage & Conservation Register</p> <p>Goulburn Mulwaree LEP 2009 (Item 291, Kenmore Hospital Cemetery c.1895-1947)</p> <p>Goulburn Mulwaree LEP 2009 (Item 292, Kenmore Psychiatric Hospital Complex)</p>	
Summary Statement of Significance		
<p>The Kenmore Psychiatric Hospital site is of State significance: as the first purpose-built, whole complex for mental health care in rural NSW; as the largest example of the work of WL Vernon (the first Government Architect); and for having been used and maintained by the one agency for the original purpose continuously (except for the brief Defence period during WWII).</p> <p>The Kenmore Psychiatric Hospital complex is a representation, in physical form, of the changing ideas and policies concerning the treatment of the mentally ill and handicapped people, in the State, spanning one hundred years.</p> <p>Within the Hospital precinct, and within the actual layout and design of the precinct buildings and landscape, these changing ideals are 'laid out' one upon another like successive occupation layers of an archaeological site. The Hospital fabric also clearly evidences the Military occupancy of the site.</p> <p>The original 1890s Vernon complex of buildings still evidence the features that made Kenmore Psychiatric Hospital one of the most modern psychiatric institution of its day. Many of the buildings which followed the Vernon structures have significant historical associations in their own right and in their functional relationships with the original Vernon buildings.</p> <p>The early buildings of Kenmore, particularly the 'core' Vernon buildings, represent perhaps the finest 'corporate' architectural expression of the Edwardian (later Federation) Free style in Australia. The farm complex of Kenmore is culturally significant as a physically intact precinct created as an integral part of rehabilitation treatment for the patients of Kenmore. The sporting related functions, particularly the cricket pavilion, are significant as exemplars of the close connection of Kenmore to its community, and the use of sport as an integral part of rehabilitation treatment.</p> <p>The cemetery complex, and its landscape, is a significant element of the life / death cycle of the Kenmore Psychiatric Hospital. It is one of the few 'pauper' cemeteries in the state. ⁵¹</p>		
Comments	While the Peat Island Centre contains multiple examples/influences of Government Architect Walter Liberty Vernon's turn-of-the-century institutional work, Kenmore Hospital is undoubtedly the largest holistic collection of Vernon's work in this institutional space. Kenmore Hospital was the first purpose-built regional-based mental health care institution in New South Wales.	

⁵¹ NSW Office of Environment and Heritage, NSW State Heritage Register, Kenmore Hospital Precinct, accessed at <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5053600>

Stockton Centre (Stockton Hospital for the Insane (1910-1917), Stockton Hospital/Stockton Mental Hospital (1917-1989))

Address	342 Fullerton Street, Stockton NSW	
Date Established	1900 (as quarantine station), 1910 as mental health facility.	
Architect/s	-	
Heritage Listing	NSW Ministry of Health's Section 170 Heritage & Conservation Register Newcastle LEP 2012 (Item 532, Stockton Centre)	
Summary Statement of Significance		
<p>The Stockton Centre is important to the Hunter region's history for its role as a Quarantine station, opening in 1900, and for its long history of use as a mental health facility. It is important in demonstrating a class of buildings associated with the approach to medical care for the mentally ill for 100 years, and it is representative in scale and form of early medical buildings. The landscaping forms a rare open space setting to such an institution. The Norfolk pines that frame the boundary to Fullerton Street make the facility a visual landmark. The use of the place as a mental health facility is held in high regard by the community and the broader Hunter region, and many people throughout the region have had associations with the facility with friends and relatives hospitalised at the facility. The interiors are of significance.⁵²</p>		
Comments	<p>The Stockton Centre is the most comparable site to the Peat Island Centre. Its regional location, riverside setting, construction era, length of operation and its adaption for use as a mental health facility. The variety of building stock within both Stockton and the former Peat Island Centres, demonstrate the adaptation of the centres throughout the 20th Century. The Stockton Centre remains accessible to the public today. However, when it was constructed it was much more 'remote', drawing further similarities to the former Peat Island Centre.</p> <p>The inclusion of Norfolk Pines along with large open spaces, creating characteristic landscapes originally designed to promote healing, are also comparable as aspects of treatment methodologies.</p>	

⁵² <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2171421>


Morisset Hospital

Address	Morisset Park Road, Morisset NSW	
Date Established	1909	
Architect/s	Walter Liberty Vernon/George McRae	
Heritage Listing	NSW SHR (Item 01745, Morisset Hospital Precinct) NSW Ministry of Health's Section 170 Heritage & Conservation Register Lake Macquarie LEP 2014 (Item 118, Morisset Hospital precinct, including: wards 5 and 6, ward 9 (clinical department), wards 10, 12 and 17 (general psychiatry), recreation hall, the main store, residence no.s 1 and 3, cottage row (residence no.s 16 -21), maximum security division, the chapel, and water supply dam - Pourmalong Creek)	
Summary Statement of Significance		
<p>The developed hospital grounds are in two quite distinct sections, being: the large area of the general Hospital for the Insane, beautifully land-scaped & sloping down to the waters of the lake on the east; and the much smaller area of the Hospital for the Criminally Insane, isolated in a cleared patch of bushland, and walled like a medieval city. The site contains close to 100 buildings, a few of which are described separately in other inventory entries. There are many superb specimens of introduced & indigenous trees.</p> <p>Morisset Hospital for the Insane was NSW's second important insane asylum to be built outside the Sydney area (in the 1930s) and included the first prison specifically set up for the criminally insane. The whole development is extraordinary, combining an idyllic concept of natural beauty as a catalyst for mental healing, a 19th century ideal of labour as a healing instrument and an atavistic isolation of the abnormal. The concept of beautiful surroundings is embodied in some of the buildings, though not necessarily those the patients inhabited. Significant items include circa 26 buildings, trees and vegetation groups, vistas, a dam, a jetty, the farms, and the native fauna.⁵³</p>		
Comments	Morisset Hospital is the second purpose-built mental health care institution to be built in regional New South Wales. Like the former Peat Island Centre, the early hospital complex, layout and buildings were influenced by Walter Liberty Vernon, however, they are designed in the Federation Style.	


Bloomfield Hospital (Orange Mental Hospital)

Address	Forest Road, Orange NSW
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⁵³ NSW Office of Environment and Heritage, NSW State Heritage Register, Morisset Hospital Precinct, accessed at <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5000867>

Date Established	1923	
Architect/s	Walter Liberty Vernon, George McRae	
Heritage Listing	NSW SHR (Item 01745, Bloomfield Hospital) NSW Ministry of Health's Section 170 Heritage & Conservation Register Orange LEP 2011 (Item 21, Bloomfield Hospital "Nymagee Lodge" (including landscape features, entry gateway, Elm avenue and grounds))	
Summary Statement of Significance		
<p>The Bloomfield Hospital is of State heritage significance. It has high historic, associative and aesthetic significance as an example of a mental hospital designed according to the philosophy and treatment regimens of the late Nineteenth and early Twentieth Century. It was the last of the large purpose built mental hospitals in NSW and one of only three built in rural areas. It has remained largely intact with regard to its original intention and layout as little development of the site has occurred since the completion of the original hospital buildings.</p> <p>The Hospital has a strong association with Frederick Norton Manning and Eric Sinclair who were pioneers in the treatment and management of mental health in NSW in the late Nineteenth and early Twentieth Centuries. It is a landmark in the area as a fine ensemble of buildings in a village-like landscape setting and demonstrates through its physical fabric, layout and park-like setting, a humane method for the treatment of the mentally ill that is no longer carried out on such a large scale.</p> <p>Its continual use as a place of treatment for the mentally ill also makes the place significant as does its tradition of promoting a close association with the local community through social, cultural and sporting activities.⁵⁴</p>		
Comments	Designed by Government Architect Walter Liberty Vernon, and continued by his successor George McRae, Bloomfield Hospital provides physical evidence of the advancing philosophies in psychiatric care in the Inter-War Period. Bloomfield Hospital was the only purpose-built mental health care facility in New South Wales to be constructed in the Inter-War Period. It has a rare collection of institutional Inter-War Period buildings, demonstrating the approach to mental health care in that period.	

⁵⁴ NSW Office of Environment and Heritage, NSW State Heritage Register, Bloomfield Hospital, accessed at <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053260>

Macquarie Hospital (North Ryde Mental Asylum)		
Address	Coxs Road, North Ryde NSW	
Date Established	1959	
Architect/s	Government Architect	
Heritage Listing	NSW Ministry of Health Section 170 Heritage & Conservation Register ('Landscape')	
Summary Statement of Significance		
The natural bushland setting for the Macquarie Hospital is of environmental significance. ⁵⁵		
Comments	<p>In contrast to other earlier and more substantial mental health care facilities in New South Wales, the Macquarie Hospital was established considerably later (c. 1956). It is not associated with any particularly significant historical figures, legal, medical, administrative developments or milestones associated with mental health care. Building stock on site is typical of the period in which it is constructed and is not particularly distinctive. It is not associated with any particularly significant phase, architect, developer or builder.</p> <p>The Macquarie Hospital was amalgamated with Gladesville Hospital in the 1990s, when all patients were transferred to the Macquarie Hospital facility and the Gladesville Hospital operations ceased.</p> <p>The later built structures within the former Peat Island complex, particularly in the <i>Mooney Mooney Foreshore</i> and <i>Chapel Precincts</i>, are similar in architectural style, form and scale to the building stock at Macquarie. The comparison to the former Peat Island Centre relates primarily to the use as a mental health facility during the latter half of the 20th Century.</p>	

6.2. REPRESENTATIVE CHARACTERISTICS OF MENTAL HOSPITAL IN NSW

There are several representative characteristics associated with mental hospitals throughout NSW.

- **Gender separation of the mentally ill.** Up until c1960, all mental health hospitals had divisions for males and females. The genders had separate support facilities, including dormitories, kitchens and hospitals, and often had separate staff accommodation. The impact of gender on hospital design and layout remains evident at Callan Park and Kenmore Hospital. At Gladesville, buildings are built around a quadrangle. This is not discernible at the former Peat Island Centre where gender was restricted exclusively to males until the 1970s when girls were admitted as patients.
- **Separation of patients by behaviour.** Limited nursing and support staff and relatively few pharmaceutical remedies meant patients were further separated into categories such as quiet/noisy, clean/dirty, able to work/convalescent. Noisy and dirty patients required more supervision or confinement. In the late 19th century, hospitals were designed with separate admission wings so that patients could be assessed prior to admission. Admission blocks were constructed during 1908 at Kenmore and Gladesville, just prior to the construction of Peat Island. By 1910 or 1911 admission blocks were completed at Callan Park and Rydalmere. These admission wings were separate from the main hospital so that patients and their families were not associated with the stigma of mental illness before formal admission.

⁵⁵ NSW Office of Environment and Heritage, NSW State Heritage Register, Landscape, accessed at <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=3540293>

Segregation is evident in the wards of most mental hospitals. Gladesville Hospital quadrangles were designed to separate patients into quiet or refractory, convalescent or well. Gladesville Hospital pavilions separated new patients from those institutionalised over a long period of time. Admission wards survive at Parramatta and Kenmore. Callan Park had separate wards for different patient behaviours. In 1911, Peat (Rabbit) Island was selected to accommodate chronic and “mentally defective” patients. Patients were received at a reception cottage when they first arrived on Peat Island however, patients were transferred from existing asylums, including Gladesville and Newcastle.

- **Residential Staff.** During the nineteenth and twentieth centuries, psychiatric hospitals required medical, nursing and attendant staff to live within the hospital grounds. Accommodation was provided as houses, cottages, nursing quarters and rooms within patient dormitories.

Staff, whether medical or attendants, moved between the various institutions. The accommodation that came with the job meant families knew the families of work colleagues and formed personal network across the different institutions. It was not uncommon for generations of a family to work at a hospital, or to be associated with a particular hospital for many years. As transport improved, staff could live independently but usually nearby. Different residential typologies survive at most psychiatric hospitals.

- **Psychiatric buildings designed** during and after the second half of the nineteenth century were influenced of North American expert, Dr Thomas Story Kirkbride. This resulted in well-ventilated pavilion style buildings with covered ways or areas between buildings that provided open space for the recreational use of patients.
- **Recreation halls** served as chapels and were important social venues. Dances and concerts were regularly staged for the amusement of people undergoing care at the hospital. At Callan Park the hall was an integral part of the Kirkbride Block at Callan Park, the nucleus of the complex. A hall was amongst the earlier buildings completed at Morisset. Peat Island contained sewing, reading and recreation rooms from its establishment in 1910. This predates those at new institutions at Rydalmere and Kenmore.
- **Landscaped Grounds.** During the late-19th and early-20th centuries landscape features were integrated into hospital grounds, following the precedent of hospitals in Europe and America. Attractive grounds and surroundings, integrated with the layout of buildings, were considered an integral component of treating people with mental illness. As with many institutions including mental hospitals and orphanages, plants were despatched for the landscaping of grounds from Sydney’s Botanic Gardens. Exotic trees were planted at Peat Island to provide therapeutic devices similar to other mental hospitals. There are no examples of ha-has on the island. This geography of the island within the Hawkesbury River provided physical separation and protection from the outside world.
- **Views and riverside locations** provided patients with possibility of enjoying the psychological benefits of views over the landscape while ensuring that they were securely held within the confines of the hospital. Parramatta, Rydalmere, Callan Park, Gladesville, Morissett and Stockton hospitals are sited at riverside or seaside locations. These locations provide therapeutic and restorative locations similar to Peat Island. In addition, grounds for sporting activities and the keeping of animals formed part of the setting for mental wellbeing. In 1926, Peat Island incorporated a swimming pool and aviaries at the facility. In 1948, the school instruction was provided for boys living on Peat Island and by 1951 a permanent school opened with a full-time teacher, recognising the need for boys to receive the opportunity of an education with sport and trade and farming skills provided as part of the learnings.

7. CULTURAL HERITAGE SIGNIFICANCE

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place; why it is important, why a statutory listing was made to protect these values.

7.1. SIGNIFICANCE OF INDIVIDUAL BUILT & LANDSCAPE ELEMENTS

7.1.1. Gradings of Significance

The Heritage Council of NSW recognises four (4) levels of heritage significance in NSW; local significance, state significance, national significance and world significance. The level of significance attributed to a place indicates the context in which the place is important (for example, local significance means it is important to the local area or region). Heritage places that are rare, exceptional or outstanding beyond the local area or region, may be of state significance.

In most cases, the level of heritage significance for a place has a corresponding statutory listing and responsible authority for conserving them. For instance, places of local significance are generally included on a statutory heritage list administered by the Council for the relative Local Government Area (LGA). Heritage NSW, as a Division of the NSW Department of Premier and Cabinet, administers the NSW State Heritage Register – a statutory list of heritage items with a state level of significance.

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. In some cases, it may be useful to specify the relative contribution of an item or its components.⁵⁶

When assessing aspects of significance, it is useful to refer to the standard levels of significance suggested by Heritage NSW, included below and outlined in the guideline 'Assessing Heritage Significance' (2001). However, Heritage NSW recommends that these standard definitions may need to be modified to suit their application to each specific item. The grading of significance developed by Heritage NSW have been modified for this assessment of significance, in consideration for the collective significance of the Peat Island precinct, and to distinguish between elements based on their contribution to the overall significance of the place.

Table 15 – Gradings of significance

Grading	Heritage Division Guideline Suggested Definition	Modified Definition applied in this Assessment of Significance
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Rare or outstanding elements that directly contribute to and enhance the overall heritage significance of the place. These elements are the most significant on the site, and are integral to the understanding of the site as a whole. They retain a high degree of integrity and intactness in fabric or use. Any changes must be minimal and retain significant fabric and values.

⁵⁶ NSW Heritage Division (2001), Assessing Heritage Significance Guideline, Parramatta, p.11.

Grading	Heritage Division Guideline Suggested Definition	Modified Definition applied in this Assessment of Significance
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	<p>Elements that demonstrate a key aspect of the overall heritage significance of the place.</p> <p>These elements are highly significant as they strongly contribute to the understanding of the site as a whole and are related to the primary institutional use of the place.</p> <p>They may be early modifications, secondary or ancillary elements, which contribute to the significance of the place.</p> <p>These elements have a high degree of intact fabric or they retain their original use. If changes are necessary, they must be minimal and should retain significant fabric and values.</p>
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	<p>Elements that contribute to the overall heritage significance and understanding of the place.</p> <p>They are able to demonstrate the use and function of the place.</p> <p>These elements are generally not original elements, or are highly modified.</p> <p>Change is permitted where it will not detract from the significance of the place.</p>
Little	Alterations detract from significance. Difficult to interpret.	<p>Elements may be difficult to interpret or have been substantially modified, which detract from heritage significance.</p> <p>They may also include sympathetic later additions or modifications which contribute to the overall understanding of the place.</p> <p>Change or removal is allowed so long as it does not adversely affect the overall heritage significance of the element or place.</p>
Neutral	Not included in Heritage Division guideline.	<p>Elements do not contribute to or detract from the overall heritage significance of the place.</p> <p>Change or removal is allowed so long as it does not adversely affect the overall heritage significance of the place.</p>
Intrusive	Damaging to the item's heritage significance.	Elements detract from the overall heritage significance of the place and should be considered for removal.

7.1.2. Schedule of Significant Elements Across the Site

Various elements of Peat Island have been graded below in relation to their contribution to the site's overall heritage significance. Elements include buildings, structure, landscape and equipment that are located within the site's curtilage. This grading refers to the contribution of the element as a whole, and does not provide detailed grading of various additions and modifications within each element.

Table 16 – Former Peat Island Centre Gradings of Significance – Overall Precinct Gradings

Element	Grading of Significance
Precinct A: Peat Island and Causeway	High
Precinct B: Mooney Mooney Foreshore Precinct	Moderate
Precinct C: Chapel Precinct	Little
Precinct D: Residential Precinct	Little

Table 17 – Former Peat Island Centre Gradings of Significance – Individual Elements

Element	Date	Grading of Significance
PRECINCT A: PEAT ISLAND AND CAUSEWAY		
<i>Precinct A: Built Elements</i>		
1 Bindaree – former staff quarters	c.1946	Moderate
2 Reservoir tower	c.1935	Moderate
4 Cleaner's store building	c.1961-65	Neutral
5 Rizkalla – former patient's dining hall	c.1920s	Moderate
6 Ward Building – Administration	c.1905	High
7 Palms annexe building	c.1956-61	Neutral
8 Ward Building – Pines	c.1905	High
9 Conference room addition – former staff dining	c.1947-56	Intrusive
10 Original kitchen and laundry	c.1905	Moderate
11 Store addition	c.1947-56	Intrusive
12 Ward Building – Denby	c.1910	High
13 Ward Building – Sea Breeze	c.1910	High
14 Cottage – Former Matrons Cottage	c.1905	High

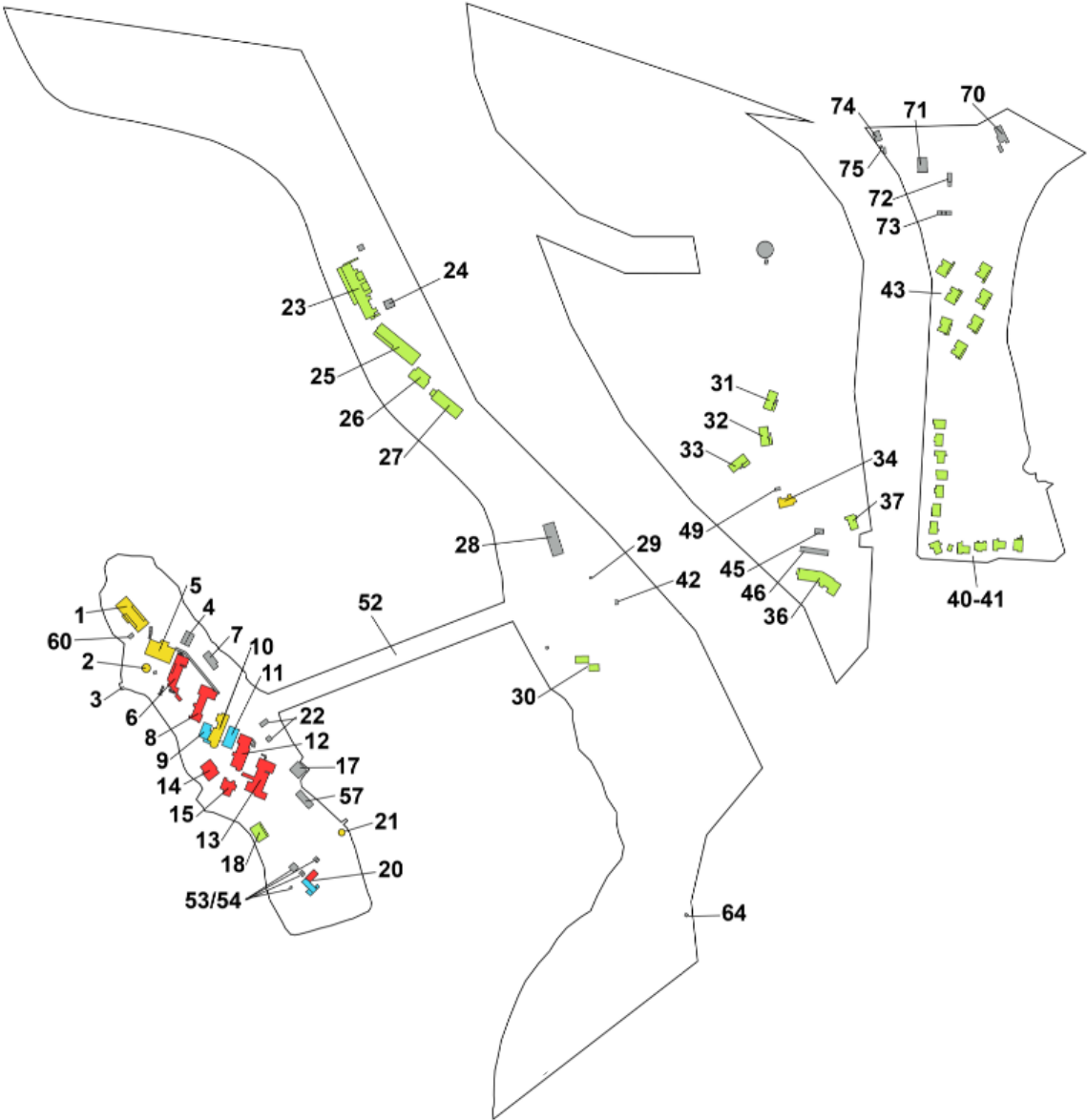
Element	Date	Grading of Significance
15 Cottage – Former Reception Cottage	c.1905	High
17 Plumber's shed	c.1947-56 Extended LTC	Neutral
18 Staff amenities – former classroom	c.1954	Little
20 Garden program building – former original swimming hut / greenhouse / shelter	c.1910	High
21 Original sewing room, reconstructed as the rotunda / gazebo	c.1905 Relocated & reconstructed c.1935	Moderate
22 Generators	c.2002	Neutral
53 Shelter	c.1947-56	Neutral
54 Shelter	c.1947-56	Neutral
57 Shed	c.2000-02	Neutral
<i>Precinct A: Landscape Elements (vegetation, roads, landscape features etc)</i>		
3 Wharf	c.1905	Moderate
16 Wharf Road	c.1905	High
19 Swimming pool	c.1965-70	Little
52 Causeway	c.1947-56	High
55 Recreation grounds	c.1910?	Little
58 Concrete shell shelter	c.1947-56	Neutral
59 Pine trees adjacent to swimming pool (19) and staff amenities (18)	c.1910	High
61 Retaining wall along foreshore	c.1910	High
62 Car park	c.1965-72 following reclamation of swimming pool – slipway reclaimed c.1982-84	Neutral
63 Stone revetment and stairs	c.1920s (concurrent with Rizkalla)	Moderate

Element	Date	Grading of Significance
PRECINCT B: MOONEY MOONEY FORESHORE PRECINCT		
<i>Precinct B: Built Elements</i>		
23 Sanbrook – former classrooms	c.1965-68	Little
24 Former classroom / activity room	Federation-Interwar originally, relocated to existing position in c.1965-68 from unknown origin	Neutral
25 Recreation Hall	First half c.1947-61 Second half c.1961-65 and extended in c.1978-79	Little
26 Carpentry Unit	c.1968	Little
27 Industrial Therapy Unit	c.1968	Little
28 Burrumbilla office / administration	c.1975	Neutral
29 Main Fire Panel	c.1994-98	Neutral
30 Dairy and secondary stores	c.1947-56	Little
64 Pump No 2 and Generator	c.1960-2000	Neutral
<i>Precinct B: Landscape Elements (vegetation, roads, landscape features etc)</i>		
77 Sandstone embankment walls	Unknown	Little
PRECINCT C: CHAPEL PRECINCT		
<i>Precinct C: Built Elements</i>		
31 Wattle Cottage	c.1947-56	Little
32 Caddia Cottage	c.1947-56	Little
33 Eucalypt Cottage	c.1956-61	Little
34 Chapel	c.1947-56	Moderate
36 Staff Quarters	c.1947-56	Little
37 White Cottage	c.1947-56	Little
42 Shed	c.1947-56	Neutral
49 Lavatory Block	c.1947-56	Neutral

Element	Date	Grading of Significance
<i>Precinct C: Landscape Elements (vegetation, roads, landscape features etc)</i>		
50 Memorial Flagstaff Garden	1960s	Moderate
51 Memorial Rose Garden	1960s	Moderate
48 Pine trees and other mature trees around Chapel	1960s	Little
76 Tennis Courts	c.1965-72	Neutral
PRECINCT D: RESIDENTIAL PRECINCT		
<i>Precinct D: Built Elements</i>		
40 & 41 Staff Cottages	c.1947-56	Little
43 Staff Cottages	c.1975-78	Little
45 Machinery Garage	c.1956-61	Neutral
46 Machinery Shed	c.1956-61	Neutral
70 Former Principal's Residence & Garage	c.1947-61 (1950s)	Neutral
71 Brick school building	c.1961-65	Neutral
72 Timber weatherboard school building	c.1961-65	Neutral
73 Amenities blocks	c.1961-65	Neutral
74 Fire Station	c.1947-61 (modified later)	Neutral
75 Fire Station Amenities	c.1947-61	Neutral
<i>Precinct D: Landscape Elements (vegetation, roads, landscape features etc)</i>		
44 Entrance Gates	c.1947-56	Neutral
47 Pedestrian Tunnel (alignment) <i>*also associated with Precinct B</i>	1970s when highway was constructed	Moderate

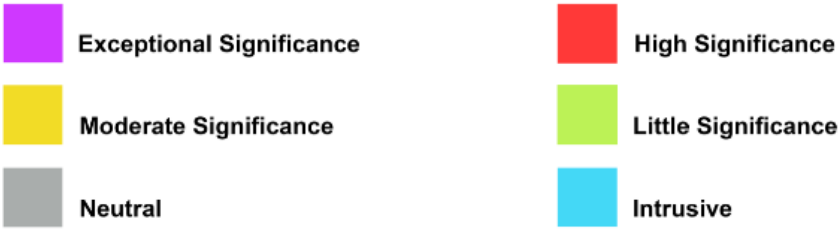
7.1.3. Gradings of Significance Diagrams

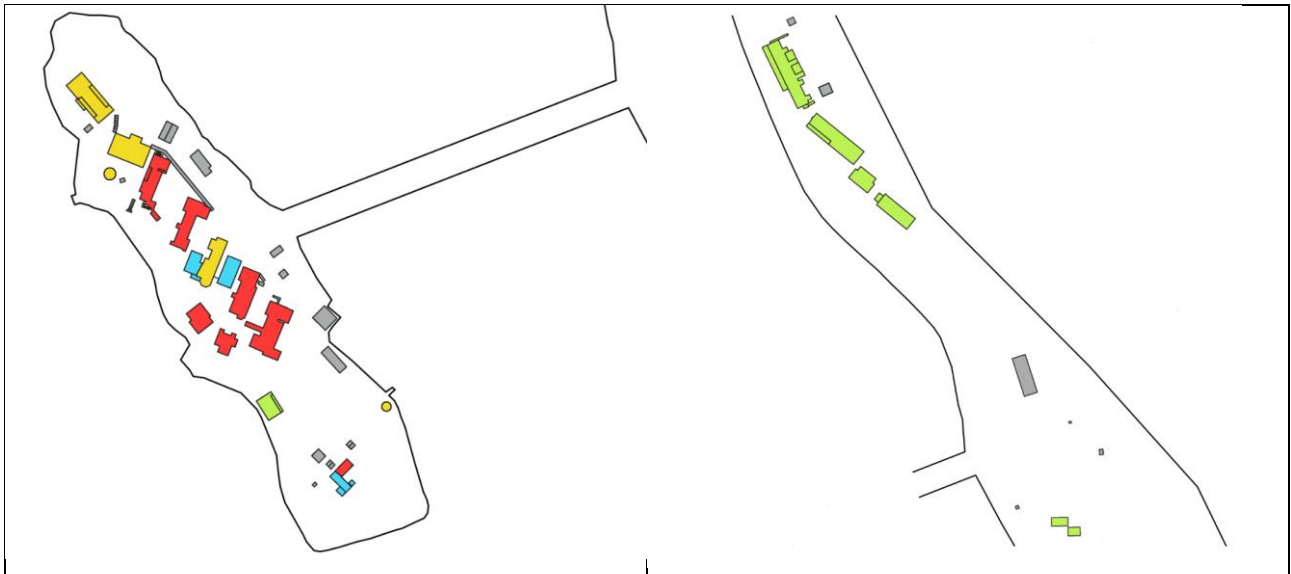
The following diagrams demonstrate the relative significance of individual built elements across the site.



GRADINGS OF SIGNIFICANCE

Peat Island - Buildings





Above: Precinct A

Above: Precinct B (majority view)



Above: Precinct C

Above: Precinct D



GRADINGS OF SIGNIFICANCE

Peat Island - Buildings

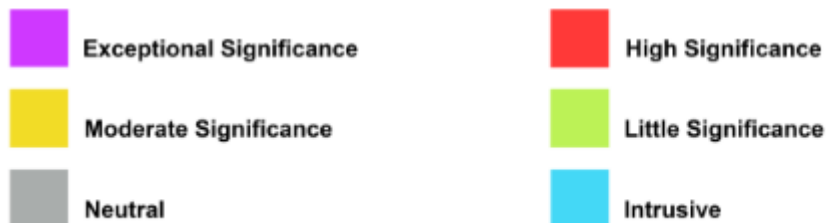


Figure 217 Close View of Gradings of Significance for buildings within the Peat Island precincts
Source: Urbis

7.2. CULTURAL LANDSCAPE SIGNIFICANCE

7.2.1. Peat Island

The former Peat Island Centre is a unique and significant place for its landscape heritage values. The significant heritage values associated with the landscape elements of the Island are reflective of significant landscapes evident in other Government institutions such as purpose-built mental hospitals and asylums. Notwithstanding that Peat Island was originally intended as an institution for the treatment of 'inebriates', this proposed use is closely aligned with the treatment of the mentally ill and for the time it was constructed is in fact a very forward looking approach effectively acknowledging that alcoholism is a mental illness. This approach to the treatment of 'inebriates' enabled the facility to be easily adapted for the treatment of more general mental illnesses once the 'inebriates institution' was relocated.

Attitudes towards the treatment of mentally ill patients changed markedly at the end of the nineteenth century. Rather than creating institutions to lock away the mentally ill, a philosophy of treatment and engagement with nature was formed. Institutions were designed thereafter to engage with and emphasise the natural landscape and views – they became outward looking rather than inward looking. Institutions were designed to have clear links to natural features such as escarpments, rivers and vegetation. Other architectural elements were adopted to assist including the use of ha-ha walls, which enabled patients to enjoy expansive views outside of secured courtyard spaces.

This altered view of the treatment of the mentally ill is credited to pioneering physicians such as Dr Thomas Kirkbride (after whom the Kirkbride ward at Callan Park is named) and local physicians including Dr Frederick Norton Manning. Government Architects including James Barnet and Walter Liberty Vernon have designed numerous examples of institutional buildings which demonstrate the adoption of this philosophy, most notably at the former Gladesville Hospital and former Callan Park Hospital on the Parramatta River.

The former Peat Island Centre is unique for its principal space being an isolated island within the Hawkesbury River, compared to other Government institutions of the time which were usually location adjacent to a river on the mainland. The unique river location and restricted access meant that the buildings and recreational areas were designed to respond to this landscape, and the application of security measures such as ha-ha walls was not required to control patients.

The original buildings were oriented to take advantage of expansive riverscape views along the promontory of the Island, with a small selection of introduced ornamental plantings (Norfolk Island Pines mostly) carefully placed to avoid obstructing the expansive views. A gazebo (now the rotunda structure) was placed at the highest point of the Island during the original construction phase – a structure which has no purpose other than to provide an opportunity to enjoy and experience the surrounding landscape and views.

Recreation areas were designed to engage with the natural environment of the river, including a large open field and bathing area to the eastern end of the Island. Additional bathing facilities at the western end of the Island were provided later into the twentieth century reflecting the expanded demand for these facilities.

Further landscape development of Peat Island was limited given the relatively small land area available. Man made structures including retaining walls of sandstone, garden beds, outdoor shelters and the former 'shell' landscape feature were all constructed by patients and staff as part of the landscape program to get patients engaged with outdoor work within the natural environment.

The following landscape plan from the 1980s in generally unchanged until the present apart from clear recent overgrowth from a lack of maintenance on the Island. The Norfolk Island Pines have been shown coloured for identification purposes, along with other introduced species which were planted to enhance the landscape setting of the place, including Silky Oaks and Queen Palms.

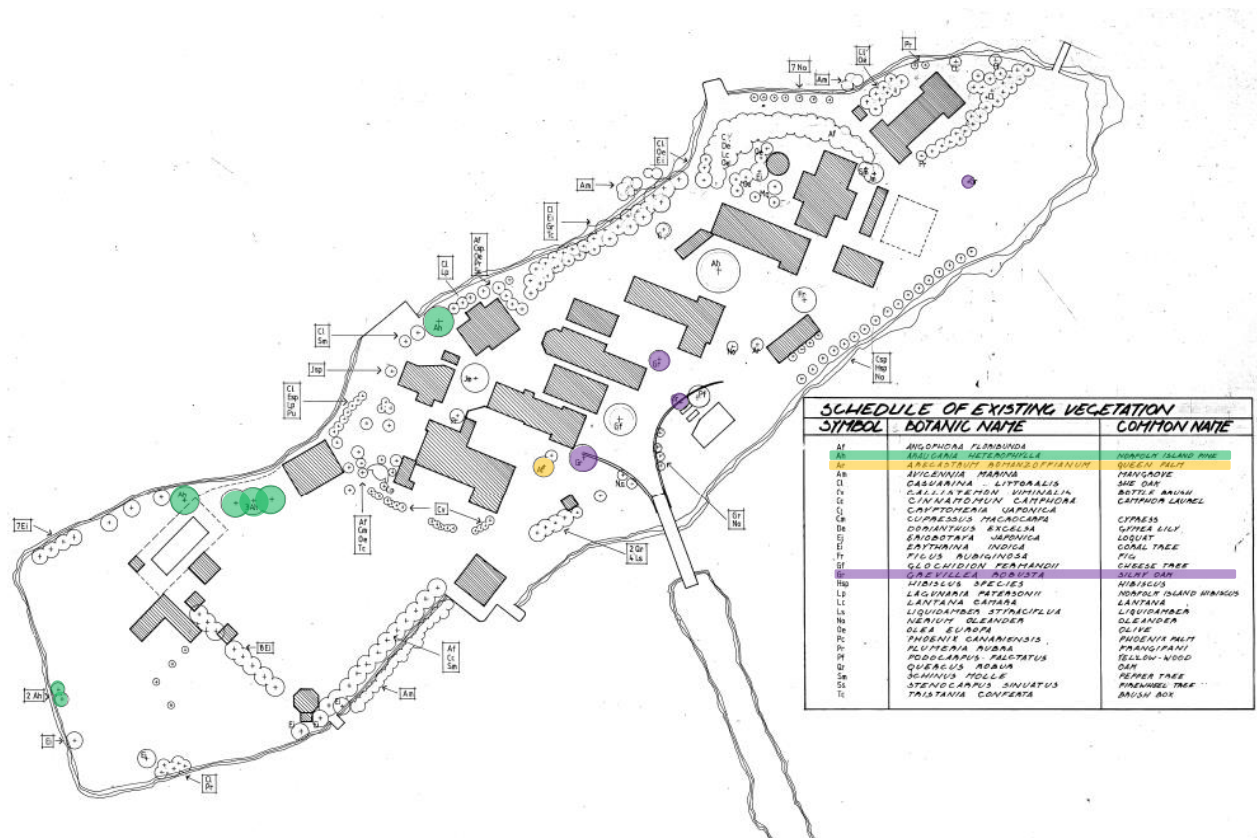


Figure 218 Landscape plan
Source: NSW Plan Services, MH6/222

While many elements of the landscape including vegetation and built elements, contribute to the landscape setting, only a small number of these elements are of heritage significance for their ability to demonstrate the values of the place or interpret the former use of the place. The Norfolk Island Pines are considered to be of high heritage significance as intentional introduced plantings which are typical of this form of institution and are key to establishing significant view lines and location markers from distances. Other plantings on the Island are considered to be less significant. Native mangrove vegetation is important to the place given its island nature within the Hawksbury River.

These elements and their relative significance area outlined at Section 0 below. Section 10 of this CMP outlines policies for the ongoing management of these landscape elements.



Figure 219 – Norfolk Island Pines.



Figure 220 – Oaks.



Figure 221 – View north showing music shell.



Figure 222 – View of music shell looking north-east.



Figure 223 – View looking south along the beach.



Figure 224 – View looking north-west.



Figure 225 – View looking west up the stairs to Rizkella.



Figure 226 – View of the wall, east of the stairs.

7.2.2. Other Precincts

The Precinct C: Chapel Precinct includes some cultural plantings associated with the chapel building itself, including a memorial garden and rose garden for interments. While these landscape elements have cultural and social values associated with the people who use this facility and family of those who are interred in the rose garden. The landscape associated with this precinct does not directly demonstrate the history or former institutional use of the Peat Island Centre, however it provides an aesthetic setting for the church and a place of reflection for former patients, staff and their families.

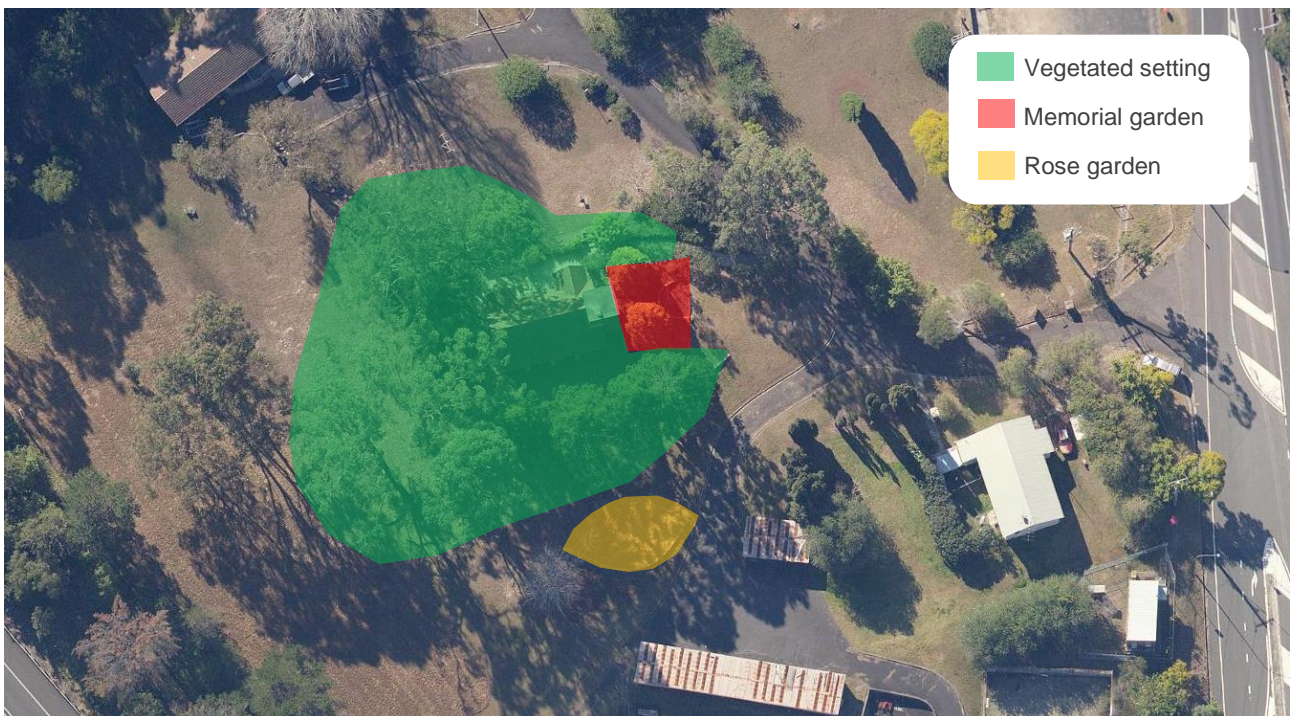


Figure 227 Aerial indicating landscape elements of significance in Precinct C
Source: SIX Maps 2020



Figure 228 - View looking west, showing flagstaff area memorial.



Figure 229 – View north showing current condition of the rose garden memorial.



Figure 230 – View south showing rose garden memorial.

7.3. SIGNIFICANT VIEWS AND VISTAS

The Visual Assessment undertaken by Richard Lambs and Associates in 2016 includes the following conclusions:

Study area and physical setting

The site is complex in shape and is dissected by two infrastructure corridors (Motorway and Highway). The site is bounded in the west and south by water of the Hawkesbury River. It includes Peat Island and the causeway linking it to the land. It includes existing urban land in Mooney Mooney east of the Motorway, areas of scenic natural landscape on both sides of the Motorway and an extensive area of river foreshore.

The north boundary is partly on the alignment of the Highway. The landscape surrounding the site and dominating the aerial image is predominantly National Parks and Nature Reserves with isolated settlements at Brooklyn (to the south), Mooney Mooney (immediately adjacent) and Milson Island (north west).

The underlying geology is a significant influence on the visual environment. Geologically, the study area is part of the Hornsby Plateau land system and the surface geology consists of the Triassic Hawkesbury Sandstone series of sediments. The softer underlying Narrabeen series sandstones and shales are exposed in the road corridor cuttings and lower slopes in the south of the site.

Naturally vegetated steep, rocky topography is characteristic of undeveloped areas in the south and north of the site.

Visual catchment

The naturally wooded, steep feature locally described as "Tank Hill" is the most prominent feature of the site and would be visible from the waterways east, north and west of the site. At the south of the site is a smaller but locally prominent naturally vegetated small hill that is also visible from the waterways east of the road corridors and road bridges. The hills are predominantly proposed to be preserved in their existing character as national parks and nature reserves, or public recreation areas and would remain visible, but unchanged.

An extract of the 2016 Visual Analysis report is included hereunder identifying the principal visual characteristics of the former Peat Island Centre.

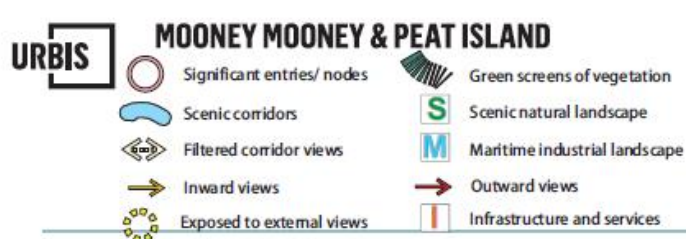


Figure 3
Visual Exposure

Visual Assessment






Figure 231 – Extract of Visual Assessment showing visual characteristics of the former Peat Island Centre

Source: Richards Lamb and Associates 2016

From a heritage perspective, the views within, to and from the former Peat Island Centre which are likely to have heritage significance are associated with the overall visual understanding of its location, development and former use. Significant views from a heritage perspective are only considered to relate to Precinct A: Peat Island and Causeway and not to any of the remaining precincts (B, C or D).

Table 18 – Significant Views & Vistas

No.	Description	Level of Significance	Photo of View
1	View north west from the freeway bridge across the Hawkesbury River – this view provides a holistic view of Peat Island on approach from Sydney in the broader context of the River and the surrounding development. Distinctive marker trees on Peat Island are visible.	Moderate	
2	View south-west towards Peat Island from Precinct B: Mooney Mooney Foreshore, looking at the approach from the mainland towards the causeway and Peat Island. This is a historic view of the principal approach to the Island following construction of the causeway.	High	
3	View north-west from the Mooney Mooney foreshore in Precinct B at Deerubbun Reserve point/Peats Ferry Road, looking towards Peat Island in the Hawkesbury River. This view provides an uninterrupted view of the Island's eastern point showing open fields, marker trees and built development in the background.	High	



No.	Description	Level of Significance	Photo of View
4	View north-east from the Hawkesbury River facing the original wharf and loading dock area on the western side of the Island – this was the original disembarkment point for all patients and staff arriving at the island and would provide a view of the typical approach experiences by these people.	High	Not available
5	View east from the wharf on the eastern side of the Island facing Precinct B: Mooney Mooney Foreshore. This is an outward view from the Island towards the nearest mainland area and would have been a typical view for patients and staff on the Island.	Little	
5	View south from Peat Island's eastern banks. This is an outward view from the Island towards the Hawkesbury River bridge and would have been a typical view for patients and staff on the Island.	Little	



Figure 232 – Aerial showing significant views

Source: Near Map, Urbis markup.

7.4. CULTURAL HERITAGE SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven (7) criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. The following assessment of heritage significance has been prepared in accordance with the NSW heritage Division's 'Assessing Heritage Significance' guidelines.

Table 19 – Assessment of Heritage Significance

Criteria & Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p> <p>The former Peat Island Centre was in continual use as a care institution for over 100 years. The sites dormitory buildings: Administration Building, Sea Breeze, Denby and The Pines, were purpose built residential care buildings. They included 'airing yards', providing an outdoor area with tranquil views to promote healing. These four buildings continued to be utilised for their original purpose. All four exhibit layers of modifications, which reflect the way the State (and community) attitudes and treatment options, changed over that 100-year period. An example of this includes the 'airing yards' associated with each patient building.</p> <p>Due to its isolated location, the site includes agricultural buildings which formed a small, self-sufficient community of patients and staff. These supporting buildings demonstrate both the growth of the centre and the significant shift in treatment options and community expectations.</p> <p>The supporting buildings include educational (school), practical (dairy) and recreational (pool, sewing room) sites which were not part of the original plan. The inclusion of these facilities reflects the changing patient population from adults, to children and adolescents as well as community values.</p>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p> <p>The former Peat Island Centre is associated with Walter Liberty Vernon, who was the government architect at the time the four dormitory buildings were designed. These buildings demonstrate characteristics associated with Vernon. It is associated with the prominent architect George McRae, who designed the buildings while working for the Government Architects office. George McRae succeeded WL Vernon as Government Architect in 1911.</p> <p>The Centre is also associated with historical public health and corrections officials including Frederick Norton Manning, Inspector-General of the Insane (1878-1897), Dr Eric Sinclair, Inspector-General of the Insane (1898-1925) and Frederick Neitenstein, Comptroller-General of Prisons (1896-1909).</p>

Criteria & Significance Assessment

C – Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

The former Peat Island Centre has aesthetic significance associated with its built form and tranquil landscape setting. The four dormitory buildings, all associated with WL Vernon and George McRae, are fine examples of institutional Federation buildings. The two supporting cottages (Cottage 1 and Cottage 2) also exhibit aesthetic qualities relating to their Federation Style design. Later modifications have obscured these aesthetic qualities, however, the core original buildings remain.

The site also contains other built forms which contribute, with varying degrees, to the overall aesthetic significance. Built forms which contribute to the overall plan of the site include: the reservoir, sewing room, the chapel (1960) and the dairy (1940s). In addition, the Kitchen, Bindaree and Rizkella also contribute to the overall aesthetic significance of the site. However, all have substantial modifications or vermin damage (Bindaree) which have reduced their aesthetic qualities.

The remaining ancillary buildings within the site contribute to the centres overall institutional setting. However, they contribute little in terms of aesthetic significance.

D – Social Significance

An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.

The site has social significance through links to the former residence, their families and the former staff. Of particular note is the memorial garden located near the Chapel. Departmental publications, at the time of the centres closing, and staff 'graffiti' observed in the buildings, further demonstrate the strong links the former staff and former residents have to the site.

The social significance extends to the small local community, who have demonstrated interest in the site through community groups and campaigns to protect and preserve the site.

E – Research Potential

An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.

Earlier heritage reports have indicated that the centre and surrounding land owned by the NSW Government is known to contain at least six Indigenous rock art and midden sites, including two rock engravings, two rock shelters with art and two rock shelters with middens. An updated AHIMS search has shown that there are 17 sites located within the site and the surrounding 1 kilometre radius. Additional sites may not have been recorded. A separate Aboriginal history of the site has been prepared by Extent Heritage Advisors in "Peat Island Mooney Mooney Aboriginal Cultural Heritage Assessment" (Peat Island ACHA), December 2018.

F – Rarity

An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.

The former Peat Island site is rare as an isolated and partly self-sufficient island location for institutional care. The isolated location reflects its early use as an inebriate facility, prior to adaptation as a substantial mental health facility. The continued use of such a site, including layers of development throughout the 20th Century, makes it rare as an island residence for the mentally ill.

The isolated location of the site, encouraged supporting facilities not required in other institutions to be developed, most notably a dairy.

Criteria & Significance Assessment

G – Representative

An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):

- *cultural or natural places; or*
- *cultural or natural environments.*

The former Peat Island Centre is representative of a group of buildings for the mentally impaired and of the development and changes in institutional care throughout the 20th Century. The four dormitory blocks, associated with WL Vernon and George McRae, provide representative institutional examples, characteristic of their style.

7.5. SUMMARY STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Peat Island precinct has heritage significance at the state level for its historic, associative, aesthetic, rarity and representative values.

The subject site has significance for its historical uses, firstly as a purpose built government institution for the treatment and management of inebriates – a use which was never realised – and its revised use as a government institution for the management and care of mentally ill patients. The development of Peat Island for this institutional facility use demonstrates the changing attitudes towards the care of the mentally ill and addicts in the early twentieth century and the governmental response to management of these people.

The existing buildings on the Island dating from c.1900-1910 demonstrate the early twentieth century architectural response to the development of institutional ward buildings and are associated with Government Architects Walter Liberty Vernon and George McRae. These early buildings are substantially intact despite later minor alterations and directly contribute to the historical and aesthetic values of the place.

The development of the institutional facility within a picturesque setting high on a promontory in the Hawkesbury River with unstructured water views, together with the provision of outdoor therapy including swimming pools, playing fields and gardening programs, is representative of the shift in attitudes towards the care of mentally ill patients from the mid nineteenth century onwards. The Peat Island facility, including its location, early buildings and approach to planned landscaping, is representative of the importance of nature, landscaping, fresh air and scenic vistas which underpinned the philosophy regarding the treatment of mentally ill patients.

The development of Peat Island as an isolated land body within the Hawkesbury is rare in the context of government built institutional facilities as its isolation and difficult access directly supported the intended use and function of the facility. Other examples of government institutions developed around the same period are all located on the mainland and utilise walls and ha-has to control access and manage patients.

Later areas of development along the Mooney Mooney foreshore associated with the operations of the facility have a contributory but overall lower level of significance to the precinct in comparison to the principal Peat Island site. These areas are restricted to ancillary buildings and facilities to support the overall operations of the institution. The Chapel and associated memorial gardens are likely to have a level of significance to the local community and former patients and staff of the institution.

Peat Island, the adjacent mainland and associated foreshore areas have been identified as having high Aboriginal cultural heritage value and high potential for Aboriginal archaeology. The precinct contains a number of registered Aboriginal sites including rock engravings and grinding grooves associated with Aboriginal occupation along the Hawkesbury River.

8. HERITAGE LISTINGS & STATUTORY OBLIGATIONS

8.1. HERITAGE LISTINGS

Table 20 – Summary of Heritage Listings

Type of Listing	Name of Item	Assessed Level of Significance
Statutory Listing		
World Heritage List under the World Heritage Convention (places of outstanding universal values)	Not applicable	-
National Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (natural and cultural places of outstanding heritage value to the nation)	Not applicable	-
Commonwealth Heritage listing under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (natural, Indigenous and historic heritage places on Commonwealth lands and waters or under Australian Government control)	Not applicable	-
State Heritage Register (SHR) under the <i>Heritage Act 1977</i> (items of State significance)	Not applicable	-
State Heritage Register (SHR) under the <i>Heritage Act 1977</i> (items of State significance)	Not applicable	-
Section 170 Heritage & Conservation Register under the <i>Heritage Act 1977</i> Department of Ageing, Disability & Home Care	Peat Island (Precinct A) (DADHC S170 Register)	-
Gosford Local Environmental Plan 2014 Schedule 5 Environmental Heritage Part 1 Heritage items (items of local significance)	Not applicable	-
Gosford Local Environmental Plan 2014 Schedule 5 Environmental Heritage Part 3 Archaeological sites (items of local significance)	Part Precinct B: Item no: A18, Site of George Peat's Inn, Mooney Mooney Point, (Part Lot 2, DP 431999)	Local

Type of Listing	Name of Item	Assessed Level of Significance
Movable Cultural Heritage under the <i>Protection of Movable Cultural Heritage Act 1986</i> (objects that people create/collect that forms an important part of Australia's nation's identity)	Not applicable	-
Non-Statutory Listing		
Register of the National Estate (not operational) Under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (items of local, state or national significance)	Not applicable	-
National Trust of Australia (items of local, state or national significance)	Not applicable	-
Australian Institute of Architects Register of Significant Architecture	Not applicable	-
Institution of Engineers Australia (no official register by informal list of buildings that have heritage value)	Not applicable	-
Gosford Development Control Plan 2013	Character Statement Index – Mooney Mooney 6: Community Facilities and Schools	-

Peat Island (Precinct A) is listed as a heritage item on the Department of Ageing, Disability & Home Care Section 170 Heritage and Conservation Register (DADHC S170 Register). Part of Precinct B is identified as an Archaeological Heritage Item under Schedule 5 of the *Gosford LEP 2014*, known as George Peat's Inn, Mooney Mooney Point, (Part Lot 2, DP 431999). No sections of the former Peat Island Centre are currently listed as a built (European) heritage item under the *Gosford LEP 2014* or the NSW State Heritage Register.

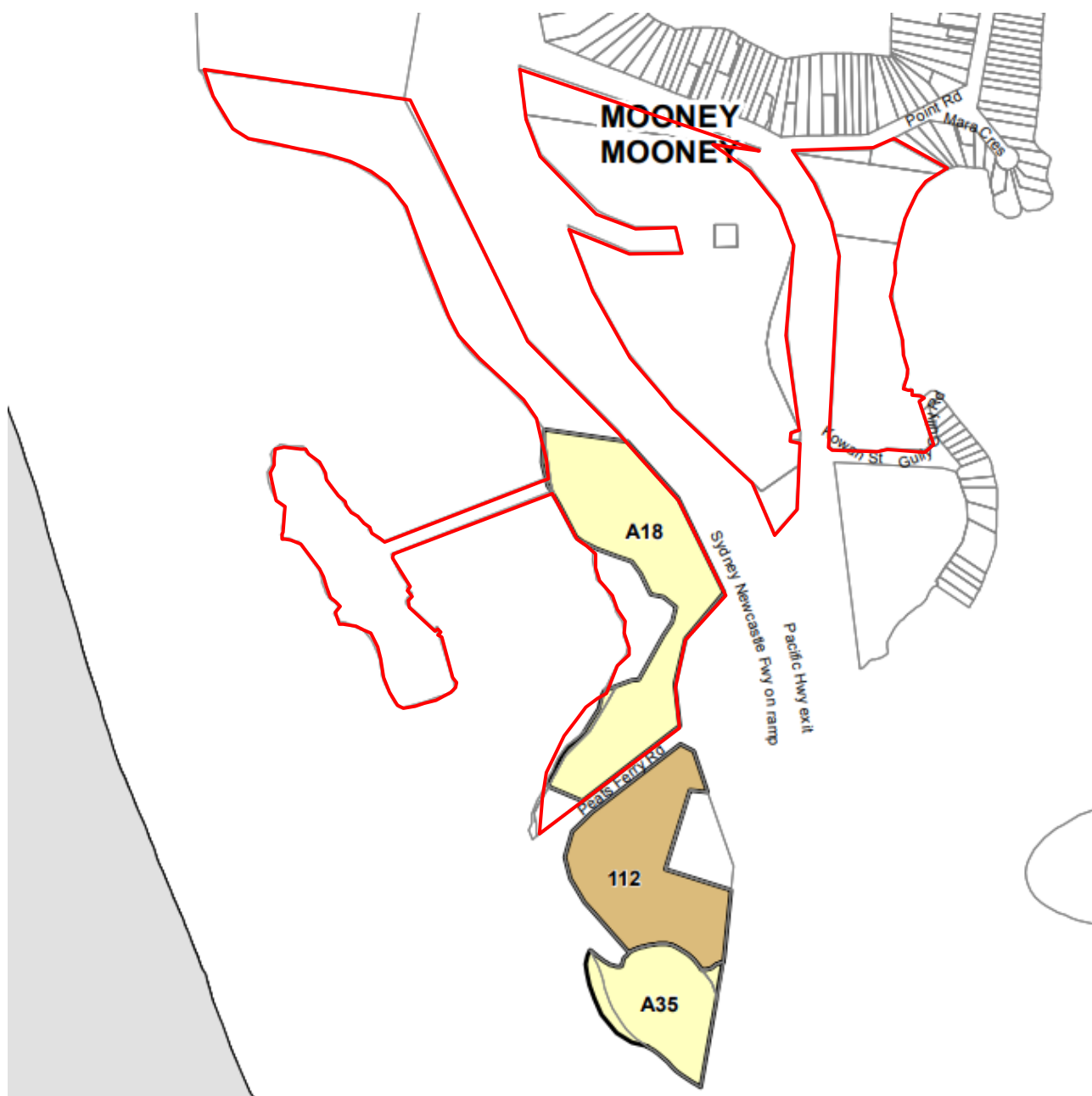


Figure 233 – Extract of Gosford LEP 2014 heritage map with subject site indicated in red.

Source: Gosford LEP 2014, HER_012A

8.2. STATUTORY OBLIGATIONS

Works to Peat Island may require particular approvals depending on the nature of proposed works. Key state and local legislation, plans, policies and programs and committees affecting the management of the place are described below. This Section should be referred to in addition to other management plans for the site.

8.2.1. Commonwealth Government Legislation & Policies

8.2.1.1. National Construction Code / Building Code of Australia

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA), is a national set of building regulations with some state-specific variations. The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the Environmental Planning and Assessment (EP&A) Regulation 2000, all new building work must be carried out in accordance with the BCA. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant [performance] requirements of the Building Code of Australia (EP&A Regulation Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be appropriate for the new use, while for a building which undergoes alterations without a change of use, the structural capacity and fire safety of the building must not be reduced by the work (EP&A Act Regulation Clause 143).

In certain circumstances, exemption can be obtained from the requirements of the BCA under Clause 187 of the EP&A Regulation. Because in most cases there will be an acceptable alternative solution to satisfy the performance requirements of the BCA, applications for exemption are sought rarely. If such an application is contemplated, it should be sought at development application stage. The Fire, Access and Services Advisory Panel of the Heritage Council of NSW may be able to assist in resolving conflicts between heritage and regulatory requirements.

8.2.2. State Government Legislation & Policies

8.2.2.1. Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW.

It is necessary in most cases to submit a development application to the relevant Local Council for permission to erect or alter a building, demolish a building or change the use of an existing building. This does not apply to a building proposal defined as an 'Exempt Development'. Six categories of development are defined by the new legislation: Exempt Development, Complying Development, Local Development, Integrated Development, Designated Development or State Significant Development.

A Review of Environmental Factors (REF) is prepared in most instances to address relevant approvals and consultation requirements under the EPA Act. Independent heritage advice or assessment may be required if works are likely to impact on the overall heritage significance of the place or elements identified in this report as being of exceptional or high significance. A heritage impact statement is generally required to accompany development applications for works to a heritage item to assess the likely impact of the works on the heritage significance of the item.

8.2.2.2. Heritage Act 1977

The *Heritage Act 1977* is administered by the NSW Heritage, Department of Premier and Cabinet. The purpose of the *Heritage Act 1977* is to ensure cultural heritage in NSW is adequately identified and conserved. Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under the Act.

Peat Island and Causeway is not listed as an item of State heritage significance on the SHR. This CMP has assessed Peat Island and Causeway (Precinct A) to be of State heritage significance and recommends it be nominated for listing on the SHR.

Minimum Standards of Maintenance and Repair

Under Section 118 of the *Heritage Act 1977*, the agency has the power to impose minimum standards with respect to the maintenance and repair of buildings, works and relics that are listed on the State Heritage Register or within a precinct that is listed on that Register. The minimum standards include:

- Yearly Inspections by a suitably qualified person;
- Provision of Weather Protection;
- Fire Protection (and additional fire protection for unoccupied buildings);
- Security (and additional security for unoccupied buildings);
- Essential maintenance and repair; and
- The preparation of a Conservation Management Plan.

Historical Archaeology

In New South Wales, historical archaeological sites are protected under the *Heritage Act 1977*. The purpose of the *Heritage Act 1977* (as amended) is to conserve the environmental heritage of the State. Environmental heritage is broadly defined under Section 4 of the *Heritage Act 1977* as consisting of the following items: 'those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.'

Amendments to the *Heritage Act 1977* made in 2009 have changed the definition of an archaeological 'relic' under the Act. A relic is now an archaeological deposit, resource or feature that has heritage significance at a local or State level. The definition is no longer based on age. This significance-based approach to identifying 'relics' is consistent with the way other heritage items such as buildings, works, precincts or landscapes are identified and managed in NSW.

The *Heritage Act 1977* requires that historical archaeological sites and 'relics' are managed in accordance with permits issued by the Heritage Council of NSW. The consent of the Heritage Council is required before any archaeological 'relics' are disturbed. An archaeological site is an area which contains one or more archaeological 'relics'.

Permits to Excavate or Disturb Land

Under the *Heritage Act 1977* (as amended), an application needs to be made to the NSW Heritage Council if it is proposed to disturb or excavate any land in NSW that is likely to contain archaeological remains.

Archaeological Exceptions/Exemptions

In some circumstances a full excavation permit, as listed above, may not be required when excavating land in NSW. Usually this is where works are only minor in nature and will have minimal impact on the heritage significance of the place.

In such instances, an application for an exemption under s57 of the *Heritage Act 1977* may be appropriate. This is to be determined by a suitably qualified archaeologist, and will depend upon the nature, scale and location of the works proposed.

Section 170 Heritage and Conservation Register

Under Section 170 of the Act, all government instrumentalities are required to establish and maintain a Heritage and Conservation Register that details each item of environmental heritage that the agency owns or occupies. The Register should include cultural and natural heritage places. This Register comprises individual inventory entries for each item or place that has been identified to be of heritage significance.

Peat Island is listed as a heritage item on the Department of Ageing, Disability & Home Care (DADHC) S170 Register.

Under the NSW State Agency Heritage Guide (for the management of the heritage assets owned by NSW Government Agencies), the Government Agency is required to prepare and implement a Redundant Assets Plan and an Asset Transfer Plan for the Peat Island site if divestment and transfer of ownership is being pursued. In particular, the Government Agency should be cognisant of and implement the following actions as outlined in the *NSW State Agency Heritage Guide*:

MANAGING TRANSFER, DISPOSAL OR DEMOLITION OF HERITAGE ITEMS

3.51 Actions Prior to Heritage Asset Transfer

A State agency should use its best endeavours to have a heritage asset listed on the State Heritage Register and/or as a heritage item on a local environmental plan prior to disposal, where timeframes allow.

Individual buildings and trees are heritage listed on the Hunters Hill Local Environmental Plan (under Schedule 5), however the site as a whole is not identified as a heritage item. The lack of a site-wide comprehensive heritage listing poses a significant risk to the conservation of the site's heritage values.

3.52 Actions Prior to the Transfer of State Heritage Register Items

Prior to transferring items listed on the State Heritage Register, a State agency should ensure that there is a conservation management plan endorsed by the Heritage Council of NSW for the heritage asset.

Where circumstances make this impractical, the State agency should include in the contract of sale that the purchaser is required to prepare and submit a conservation management plan to the Heritage Council for endorsement within a reasonable timeframe after the sale, and preferably prior to any application for approval of development.

Sale or transfer of the property before finalisation of a listing on the State Heritage Register and completion of a comprehensive CMP would pose a significant risk to the conservation of the place. NSW Ministry of Health is the current custodian of this highly sensitive and important property, and with this custodianship comes a responsibility to ensure that any divestment or redevelopment of the place provides for an appropriate heritage management framework to be put in place.

Further, there are numerous community groups and stakeholders interested in the site. We would strongly recommend that a best-practice divestment strategy is developed in consultation with heritage consultants, the Heritage Council of New South Wales and relevant community stakeholders.

3.53 Heritage Act Requirements for Transfer of Assets

A State agency should ensure that heritage asset transfer occurs in accordance with the notification provisions of section 170A of the Heritage Act. This states that a minimum of 14 days written notice must be provided to the Heritage Council before an agency transfers any item on its heritage and conservation register.

The legislation provides for notification only, not approval, if the site is not already on the State Heritage Register. However, early consultation with the Heritage Council in relation to any proposed divestment of the place is recommended.

3.55 Establishing Significance Prior to Demolition

A State agency needs to confirm the heritage significance of an item prior to deciding whether it should be demolished.

The requirements for Government Agencies are outlined under Section 170-170A of the Heritage Act 1977 and should be considered as part of any proposed divestment. These provisions require that the Heritage Council of New South Wales is notified in the case of any cessation of occupation of a place or transfer of ownership.

8.2.2.3. National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* (NSW) (the 'NPW Act') is the primary piece of legislation for the protection of Aboriginal cultural heritage in New South Wales. The Department of Energy and Environment administers the NPW Act. The NPW Act provides statutory protection for Aboriginal objects by making it illegal to harm Aboriginal objects and Aboriginal places, and by providing two tiers of offence against which individuals or corporations who harm Aboriginal objects or Aboriginal places can be prosecuted. The NPW Act defines Aboriginal objects and Aboriginal places:

Aboriginal object means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales,

being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Aboriginal place means any place declared to be an Aboriginal place under Section 84. The highest tier offences are reserved for knowledgeable harm of Aboriginal objects or knowledgeable desecration of Aboriginal places. Second tier offences are strict liability offences—that is, offences regardless of whether or not the offender knows they are harming an Aboriginal object or desecrating an Aboriginal place—against which defences may be established under the National Parks and Wildlife Regulation 2009 (NSW) (the ‘NPW Regulation’).

Section 87 of the NPW Act establishes defences against prosecution under Section 86 (1), (2) or (4). The defences are as follows:

- An Aboriginal Heritage Impact Permit (AHIP) authorising the harm (s87(1)); and
- Exercising due diligence to establish Aboriginal objects will not be harmed (s87(2)).
- Due diligence may be achieved by compliance with requirements set out in the *National Parks and Wildlife Regulation 2009* (the NPW Regulation) or a code of practice adopted or prescribed by the NPW Regulation (s87(3)).

State Environmental Planning Policies

State environmental planning policies (SEPPs) deal with issues to the state and people of New South Wales. Various SEPPs may apply to development at Peat Island.

8.2.3. Local Government Legislation & Policies

8.2.3.1. Gosford Local Environmental Plan 2014

A Local Environmental Plan (LEP) is the principal legal document for controlling development and guiding planning decisions made by Council. The *Gosford Local Environmental Plan 2014* (*Gosford LEP 2014*) is the current local environmental plan. *Schedule 5 Environmental Heritage* of the LEP lists heritage items and heritage conservation areas within the local government area.

The *Gosford LEP 2014* requires consent for certain types of development (including development affecting heritage items) and the consent authority, in considering any proposed development, must have regard to the relevant aims, strategies and principles contained in this plan. Heritage provisions for the Gosford Council area are incorporated under Part 5 Miscellaneous Provisions, *Clause 5.10 Heritage Conservation* of the instrument. Sub-clause (2) details consent required for certain development as outlined below:

Development consent is required for any of the following:

(2) Requirement for consent

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Approval for minor works would be sought through Central Coast Council.

8.2.3.2. Gosford Development Control Plan 2013

A Development Control Plan (DCP) is a non-statutory document that supports the LEP with more detailed planning and design guidelines.

The purpose of the Development Control Plan (DCP) is to supplement the *Gosford LEP 2014* and provide more detailed provisions to guide development. The DCP has been made in accordance with Section 74C of the *Environmental Planning & Assessment Act 1979* and must be read in conjunction with the provisions of Gosford LEP 2014.

There are currently no specific provisions relating to heritage items or archaeological sites within the Gosford DCP 2013.

Mooney Mooney 6: Community Facilities and Schools

The Character Statement Index that forms part of 'Chapter 2.1 Character' of Part 2 Scenic Quality and Character of the Gosford DCP 2013 provides a number of precincts within the locality of Gosford. The subject site is identified as Mooney Mooney 6: Community Facilities and Schools.

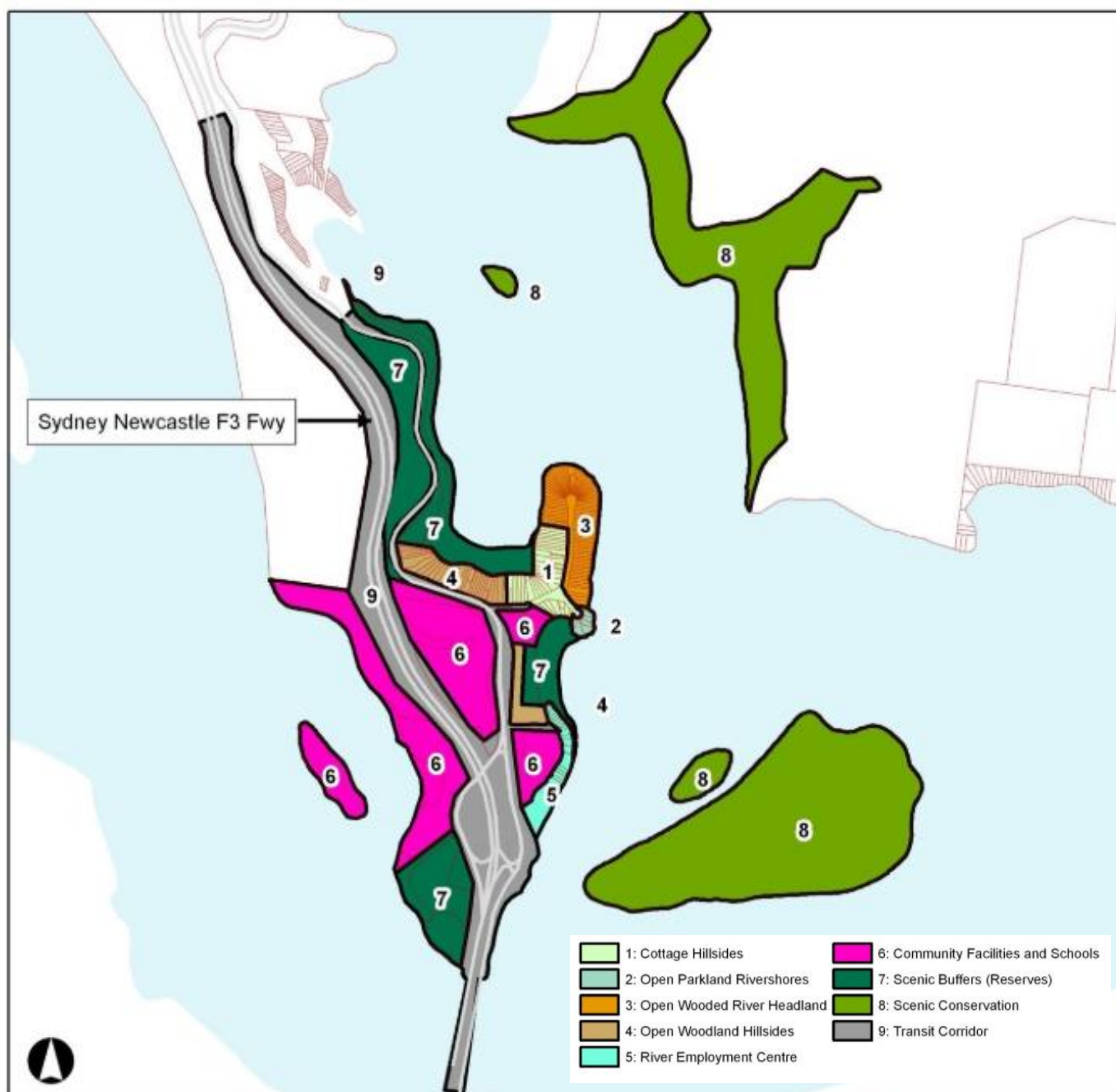


Figure 234 – The study site, Peat Island, is indicated as ‘6’ and its land area shaded in pink

Source: Gosford DCP 2013, Character Statement Index – Mooney Mooney

Desired Character

These properties should continue to provide community, educational and recreation services according to needs of local and / or regional populations. The scenic and civic qualities of prominent vegetated backdrops to Gosford City’s riverfronts, major roads and residential areas should be protected as well as enhanced by future development of buildings, infrastructure and landscaping, as well as by appropriate open space management.

Protect the habitat or scenic values of existing trees by retaining natural slopes and avoiding further clearing of canopy, particularly mature bushland remnants along any slope or road frontage that are scenically-prominent.

Enhance the recreation and scenic potentials of landscaped areas and playing fields by co-ordinated improvements that satisfy a wide range of recreation needs, including clustered shelter plantings around existing ovals and pitches, walking trails and seating, and amenities buildings.

Ensure that new developments (including alterations to existing buildings and infrastructure works) do not dominate natural and streetscape settings. Surround buildings with landscaped areas that maintain the scenic quality of prominent bushland backdrops or existing corridors of planted trees. Ensure that height and siting of new structures preserve the current levels of privacy, sunlight and visual amenity that are enjoyed by neighbouring dwellings and their private open spaces. Complement the bushland canopy by planting all setbacks, courtyards and parking areas with shrubs and trees that are predominantly indigenous. Along street boundaries, provide for surveillance and safety by planting hedges or by using fences that are low or see-through.

Promote high levels of visible activity around buildings by adapting elements of traditional shopping villages, such as extensive windows and building entrances which are located to reveal indoor activity, as well as footpaths, verandahs or colonnades that concentrate pedestrian movements around clearly-identified building entrances, carparks and surrounding streets.

Facing the River and any road, avoid the appearance of long buildings or uniform height-structures. Use well-articulated building forms, such as a series of linked pavilion structures that are capped by individual roofs and surrounded by landscaped courtyards. For visually-prominent facades, vary the shape and height of walls to identify major entrances, incorporate extensive windows that are shaded by framed verandahs or exterior sunscreens, and display some variety of materials or finishes rather than expanses of plain masonry or metal cladding. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves or verandahs that disguise the scale of exterior walls.

Part 5: Location Specific Development Controls

The DCP acknowledges that heritage conservation does not preclude change but rather responds to different constraints and opportunities. The DCP aims to ensure that the significant elements of the past are appropriately managed and respected by new development, with the underlying principles being that:

- Change should be based on an understanding of heritage significance; and
- The level of change should respect the heritage significance of the item or area.

The intention of these provisions is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken.

Gosford DCP 2013, Part 5 provides Location Specific Development Controls. Peat Island is not listed as one of the specific sites. At the time of preparing this report, a location specific development control plan is being concurrently prepared for Mooney Mooney and includes Peat Island.

8.2.4. Approvals and Consent – Types of Applications

8.2.4.1. Approvals for Works

Approvals and consent for works are required from Central Coast Council (former Gosford Council).

Central Coast Council

Approval is required from the Central Coast Council for any proposed works to items of heritage significance.

NSW Heritage Council

Approvals are required for works to State listed heritage items, except where exemption apply for maintenance or minor works as per the *Heritage Act 1977*. The subject site is not currently listed on the NSW State Heritage Register.

Types of Applications

Central Coast Council (formerly Gosford Council)

The following provisions from Clause 5.10 of the Gosford LEP 2014 necessitate consent for works from Central Coast Council.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Gosford,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) Requirement for Consent

Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

- (i) a heritage item,*
 - (ii) an Aboriginal object,*
 - (iii) a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) disturbing or excavating an Aboriginal place of heritage significance,*
- (e) erecting a building on land:*
- (i) on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) subdividing land:*
- (i) on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

(3) When consent not required

However, development consent under this clause is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
- (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area.*

8.3. MANAGEMENT PLANS & GUIDELINES

This Conservation Management Plan for Peat Island sets out policy recommendations to conserve the significant values associated with the subject site. In addition to a CMP, most heritage legislation requires the preparation of an assessment of heritage impact to accompany development applications and notifications associated with exempt works. Policies have also been included in this document concerning heritage impact statements.

This Conservation Management Plan revises and builds upon previous conservation documents prepared for the site, including:

- Urbis, *Heritage Assessment, Peat Island, Mooney Mooney* (August 2014);
- Tanner Architects, *Heritage Assessment, Peat Island, Mooney Mooney* (2006).

9. OPPORTUNITIES & CONSTRAINTS

9.1. INTRODUCTION

The conservation planning process established by *The Burra Charter* (the Australia ICOMOS Charter for the Conservation of Place of Cultural Significance) requires that relevant constraints be identified for developing conservation policies for places of significance. These constraints include:

- Obligations arising from the cultural significance of the place;
- Physical constraints of the place, including environmental factors and the physical condition of the fabric;
- Relevant statutory and non-statutory controls;
- Owner's needs, resources and other external constraints; and
- Obligations involved in undertaking research, maintaining records and communicating the heritage values of the place.

The assessment of the following specific constraints and opportunities will result in appropriate policies for Peat Island.

9.2. STATUTORY & NON-STATUTORY REQUIREMENTS

Approvals for works to the site may be required under the *EP&A Act* or the *Heritage Act* as outlined in Section 8.2.1. This section should be referred to prior to undertaking any works. Any future proposed changes to the site must be undertaken in accordance with the relevant planning legislation, the Heritage Division provisions, the best practice principles of *The Burra Charter* and with reference to the provisions of this CMP.

Where new works are proposed, compliance with the Building Code of Australia / National Construction Code and Australian Standard AS1428 (Universal Access) may also be required. Any strategies or solutions to ensure that components of the subject site comply with the BCA/ NCC or AS1428 should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained by a suitably qualified heritage practitioner and BCA consultant. Due to the complex nature of heritage sites, 'deemed to comply' design solution approved by BCA or access consultants may be used to satisfy the intent of the Standard.

9.2.1. The Burra Charter

The Burra Charter (the Australia ICOMOS Charter for the Conservation of Place of Cultural Significance) contains principles on conservation of significant places. *The Burra Charter* provides nationally accepted principles for the conservation of places of cultural significance.

The ICOMOS Burra Charter 2013 adopted by Australia ICOMOS establishes the nationally accepted principles for the conservation of places of cultural significance. Although *The Burra Charter* is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW. The document provides the underlying methodology by works to heritage items of all levels of significance and provides the guidelines for the management of heritage items. Peat Island is of demonstrated cultural significance. Therefore, procedures for managing changes and activities at the site should be in accordance with the recognised conservation methodology of *The Burra Charter*.

A copy of *The Burra Charter* is available via the following link: <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

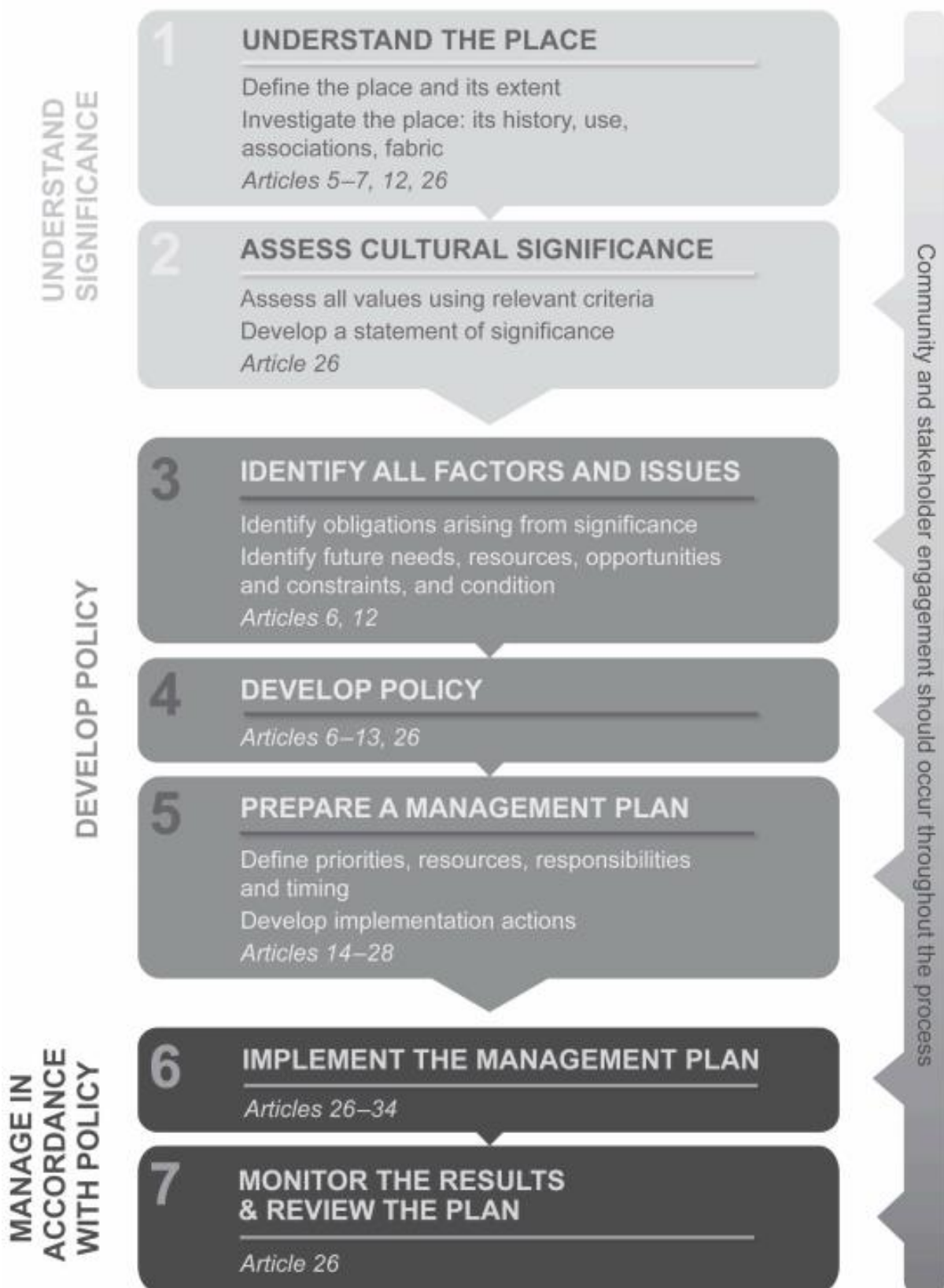


Figure 235 – *The Burra Charter Process* (flow chart showing the steps in planning for and managing a place of cultural significance, with key articles relevant to each step shown in the boxes)

Source: *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013.

9.3. HERITAGE SIGNIFICANCE

This CMP provides an analysis of the significance of the subject site in its present form. The Peat Island precinct has heritage significance at the state level for its historic, associative, aesthetic, rarity and representative values.

This places an obligation on the owners, occupiers and users of the building and any other stakeholders responsible for or involved in the maintenance and management of the building, to conserve this identified significance. This includes the building façades and form, nominated internal and external fabric, individual spaces, elements and structures of the building as identified in Section 7.1.

Any future proposed changes to the building must be undertaken in accordance with the *Gosford LEP 2014* and *Gosford DCP 2013*, *The Burra Charter* and with reference to the provisions of this CMP. Future change should seek to recover lost elements and restore the buildings previous significance and character. The significance of the site is summarised above in Section 7.5.

Specific policies for the treatment of the fabric have been set out below in Section 10. However, general constraints in relation to the elements, fabric and spaces of heritage significance include:

- The Statement of Significance embodies the core heritage values of the building and all future decisions and works to the building must be guided by the Statement of Significance and the identified significant spaces, fabric and building elements identified in this CMP, together with any additional detailed research and assessment. The significance is defined in Section 7.5 of this report with a Schedule of Significant Elements provided in Section 7.1.2. Fabric and spaces of Exceptional, High or Moderate significance should generally be retained and conserved and with consideration for policies herein.
- Management and maintenance of the asset should aim to conserve its heritage significance whilst facilitating appropriate ongoing use.
- Works should be undertaken in accordance with the principles of the Australia ICOMOS, *The Burra Charter*.
- The contribution that the subject site makes to locality of Gosford should be retained and conserved.
- Alterations and additions to buildings of significance should be modest in scale and easily discernible as new works. New additions should be set well back from the primary facades of the existing building to retain the visual prominence of the existing building.
- Works to achieve compliance or environmental performance standards should be carefully considered in conjunction with heritage advice.

9.4. CONDITION AND INTEGRITY OF FABRIC AND PHYSICAL EVIDENCE

Section 2 of this CMP provides a brief analysis of the condition of the buildings in its present form. Generally, it has been determined that significant fabric and structure are in a fair to poor condition. The site is vacant and, although all the buildings have been made secure to prevent vandalism, they are generally in a dilapidated condition. As a priority, the place should be made weather tight, kept secure and maintained. The maintenance schedule included herein should be implemented to ensure that the existing buildings and structures are maintained appropriately.

9.5. FUTURE USES AND MANAGEMENT OF THE FORMER PEAT ISLAND CENTRE

9.5.1. Introduction

Current and future uses for the former Peat Island Centre, which are compatible with its assessed heritage significance, will continue to provide opportunities to retain and conserve the place and assist with ensuring that they are appropriately managed into the future.

Appropriate care is required in the master planning of the site, in the design of adaptation works and in the placement and design of new elements to ensure that significant components, spaces, fabric and elements are retained and conserved and not obscured or damaged.

9.5.2. Adaptability of Buildings of Heritage Significance

Generally, buildings of Exceptional or High heritage significance should be retained, conserved and adapted to maintain existing historic uses or to introduce appropriate new uses.

It is feasible to introduce sensitive additions to buildings of Exceptional or High heritage significance, or to introduce measures to achieve compliance with current building code requirements to enable them to accommodate new uses, provided that these works do not compromise the significance of the building and its setting, or the broader significance of the site.

In general, additions should not obscure or compromise key elevations of significant buildings, significantly impact views to and from the building or require irreversible change to significant interiors. Significant landscaped settings, which are an integral component of the former Peat Island Centre, and the significance of the overall site, must also not be compromised.

Buildings and structures of Moderate significance, Little significance and Neutral classification can sustain substantial alterations both internally and externally, or removal, provided that the modifications avoid adverse impacts on other significant built and landscape components within the immediate vicinity, and do not result in a negative impact on the significance of the former Peat Island Centre as a whole.

Intrusive buildings and structures should be removed when the opportunity arises to allow exposure and interpretation of significant fabric and elements throughout the site.

9.5.3. New Development

Restoring the setting of significant buildings and elements across the site, maintaining significant views and vistas (to, from and within the former Peat Island Centre), and providing new buildings which support the appropriate adaptive re-use of the significant buildings, are all ways in which development could occur in the vicinity of significant elements, and within the significant cultural landscape of the former Peat Island Centre.

The site presents a range of opportunities for substantial new development and change, and these areas of potential development are outlined below.

New development is possible in areas of lesser significance, and may include the development of vacant sites and/or the replacement of intrusive buildings, neutral buildings or buildings of Moderate or Little heritage significance. New development may include substantive adaptive reuse or additions, where appropriate and provided for by this CMP.

Any new development within the former Peat Island Centre should only be undertaken as part of a broader master plan process, providing a cohesive and holistic strategy for the site that support future development and new uses appropriately and practically.

New development and adaptive re-use development should be designed to appropriately respond to the scale, design and materials of the significant buildings and structure. Well-designed contemporary buildings should be encouraged – replication of historic styles and fabric should not occur.

New buildings and structures should also be sited to avoid detracting from significant views and vistas to and from significant buildings and other structures, and should ensure the retention of internal visual and physical relationships within the former Peat Island Centre.

9.5.4. Landscape Opportunities

The natural and cultural landscape of the former Peat Island Centre is significant and should be managed in accordance with its significance. As discussed previously, its condition and integrity has diminished over time as a result of changes in maintenance regimes, building programs and decline in useful occupation.

Opportunities for the conservation and enhancement of the landscape include:

- Retaining existing mature trees and replacing in the future when trees die or are senescent, as part of a strategic significant tree replanting strategy;
- Removal of weed infestation;
- Enhancing key landscape precincts and their functional and visual relationships;
- Re-establishing landscaped settings to significant buildings and structures based on documentary evidence;
- Conserving the significant internal and external views and vistas including removal of the (non-significant) trees affecting these views and vistas; and
- Conserving built landscape elements including brick and stone walls, kerbs and paths etc.

9.5.5. Management of the Site

The future management of the former Peat Island Centre will play a considerable role in assuring the conservation of the buildings and the landscape setting, particularly where a masterplan or site-wide strategy is proposed, or where there is potential for the site to change ownership.

It is therefore necessary to establish the parameters and principles that need to be met in this regard. Prior to, or in association with, resolving adaptive reuse and development options for the site, the management structure should be formalised in order to prevent ad hoc intervention of individual buildings and to establish a maintenance program for the buildings and landscape.

Strategies regarding the future ownership structure of the site should be developed, having regard to the potential for changes in the current Government ownership structure. Where there is potential for future subdivision or partial sale of the site, a management structure must be implemented which ensures that conservation and maintenance obligations are administered on a whole-of-site basis.

Key issues that need to be addressed in the ongoing and future management of the former Peat Island Centre include the following:

- Effective and consistent conservation and maintenance of significant elements across the whole of the former Peat Island Centre site.
- Provision of suitable and continuous public access throughout the former Peat Island Centre site, with consideration for the use and privacy of the tenants/occupants/owners of the site.
- Carefully controlled vehicular access and car parking across the former Peat Island Centre site.
- Selection of appropriate tenants/occupants/owners, whose needs can be accommodated without adverse impacts on significant elements.
- Cooperation between managers of all components of the site to ensure that overall management objectives are consistent between managing agencies/ownership structures.

10. CONSERVATION POLICIES

10.1. WHAT IS A CONSERVATION POLICY?

A conservation policy explains the principles to be followed to retain, conserve, restore or reveal the heritage significance of a place, and how that significance can be enhanced and maintained. This relies on a full understanding of the significance of the place, and a review of the constraints and opportunities arising from that significance.

10.2. ADOPTION, IMPLEMENTATION & REVIEW

10.2.1. Adoption of Conservation Management Plan

Background

Any works to the property should comply with appropriate legislation, policies and guidelines, as amended from time to time, including but not limited to the *Heritage Act 1977*, the Building Code of Australia (including the National Construction Code), Australia ICOMOS, *The Burra Charter* (revised 2013) and relevant environmental planning documentation.

Guidelines

- This CMP should be adopted by present and future owners and lessees and used as a guide for the management, conservation and maintenance of the place.
- If ownership of the property or lease of the property is transferred, a copy of the CMP should be provided to the new owner or lessee. Copies of the completed CMP should also be provided to all lessees of the place.
- All persons responsible for the management and maintenance of the place should be familiar with the significance of the place and the conservation policies in this CMP.
- Conservation works undertaken in accordance with the CMP should only be undertaken in consultation with experienced heritage and conservation professionals.

Policy

- Policy 1. This conservation management plan (CMP) should be adopted by present and future owners and occupants of the place, and used as a guide for management and conservation, and in conjunction with any proposals for future development or adaptive re-use of the place.
- Policy 2. A copy of this CMP should always be provided with the sale of the place and retained on-site for the use by those responsible for the management and conservation of the place.
- Policy 3. A copy of the CMP should be submitted to Central Coast Council, Property NSW and Heritage NSW, Department of Premier & Cabinet (DPC) for reference purposes.
- Policy 4. The policies in this CMP are not to be read in isolation, but rather in conjunction with any comprehensive guides to the conservation management of the place.
- Policy 5. This CMP should be submitted to Central Coast Council and Heritage NSW, DPC, as part of any application for new development or adaptive re-use proposals. Where appropriate or requested, it should be accompanied by a heritage impact statement that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.

10.2.2. Statutory Obligations

Background

Various legislation applies to the management of the site. Approvals required for the works to the heritage item and exemptions may be required for maintenance or minor works (with notifications and approval required in writing). Approval may also be required for works in the vicinity of the site.

Any works to the property should comply with appropriate legislation, policies and guidelines, as amended from time to time, including but not limited, to the *Heritage Act 1977*, the Building Code of Australia (including

the National Construction Code), the *Australia ICOMOS The Burra Charter* (revised 2013) and relevant environmental planning documentation of *Gosford LEP 2014* and *Gosford DCP 2013*.

Guidelines

- Approval is required for development works to the heritage item from Central Coast Council. Reference should be made to this CMP and the requirements set out in the *Gosford LEP 2014* to determine the appropriate approvals required for any proposed works.
- Future proposed changes to the buildings need to be undertaken in accordance with the relevant LEP and DCP. A heritage impact statement may be required to assess any works to the place.
- Any works to have the place comply with National Construction Code (NCC) requirements should be guided by the heritage significance of the place.
- Any works to the place for Building Code of Australia (BCA) / National Construction Code (NCC) compliance purposes may require a heritage impact statement in accordance with the former NSW OEH Heritage Division guidelines and deemed-to-comply solutions may be appropriate. Works should be cognisant of the significance of the place.

Policy

- Policy 6. Any future proposed changes to the site need to be assessed in accordance with the relevant provisions of the *Gosford Local Environment Plan 2014* and *Gosford Development Control Plan 2013* (or the updated applicable instruments), the policies of this Conservation Management Plan, and the NSW Heritage Act 1977 as applicable.
- Policy 7. This CMP should be submitted to the Central Coast Council and Heritage NSW, DPC as part of any application for new development proposals. Where appropriate or requested, it should be accompanied by a heritage impact statement that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.

10.2.3. Statutory Heritage Protection

Background

This CMP has assessed that Precinct A – Peat Island and Causeway, have significance at the State level for historic, social, aesthetic, rarity and representative values. However, Peat Island and its elements are not listed as a heritage item or items under the *Gosford LEP 2014* or the *Heritage Act 1977*. This is a result of the site's long-term institutional use and ongoing Government ownership. The site is instead, identified as an item of environmental heritage on a 'Section 170 Heritage and Conservation Register'.

Policy

- Policy 8. Peat Island and the causeway (Precinct A) should be nominated for listing on the NSW State Heritage Register and the *Gosford LEP 2014* (or updated planning instrument as applicable). The curtilage for the heritage listing should include the entirety of the Peat Island landform and the causeway to the mainland, but not include any of the foreshore areas along Mooney Mooney.

10.2.4. Review of Conservation Management Plan

Background

The CMP should be subject to periodic review to ensure that the document remains relevant to ongoing change and use of the place, and statutory compliance and to incorporate updated information.

Guidelines

- This CMP should be reviewed and updated every 10 years, or alternatively in conjunction with any major adaptive re-use or development proposal. This will ensure the CMP remains relevant to ongoing change, use of the place and statutory compliance. Prior to the review, if substantial change in the management or use of the place is proposed that is not covered by policies in this CMP, then the policy section should be updated following review.

- Reviews of the CMP should be based on *The Burra Charter* and other guidelines by the Heritage NSW (former NSW OEH Heritage Division). Reviews should also consider any other relevant legislation, planning frameworks and widely recognised conservation practices and procedures.
- Reviews should be undertaken by experienced heritage practitioners in conjunction with relevant ownership and management representatives.

Policy

- Policy 9. This CMP should be reviewed and updated every 10 years, to remain relevant to ongoing change, use of the place and statutory compliance or if substantial alterations and additions are proposed. Irrespective of the requirement to review the document every 10 years, the CMP should continue to be used for on-going heritage management until such reviews are completed.

10.3. MANAGING HERITAGE SIGNIFICANCE

10.3.1. Statement of Cultural Significance

Background

The Statement of Significance included at Section 7.5 embodies the core heritage values of the place. All future decisions and works to the property must be guided by the statement of cultural significance and the identified significant spaces, fabric, views, landscape and built elements identified in this CMP, together with any additional detailed research and assessment.

Guidelines

- Owners, lessees, occupiers and stakeholders responsible for and involved in the maintenance and management of the place should be aware of the identified significance and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.

Policy

- Policy 10. The Statement of Significance set out in this report is to be accepted as the basis for future conservation of the fabric and values of the place. All future works to the place should be cognisant of the significant built elements, fabric, spaces, views, landscape and archaeological resource identified in this CMP, together with any additional detailed research and assessment.
- Policy 11. Elements of exceptional significance are rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change is to be minimal and retain significant values or fabric.
- Policy 12. Elements of high significance have a high degree of original fabric; they demonstrate a key aspect of the place's overall heritage significance and must be retained and conserved; retention should be considered in-situ; minor change is allowed so long as significant values and fabric are retained and conserved.
- Policy 13. Elements of moderate significance have been altered or modified or do not demonstrate a key aspect of the significance of the place; they contribute to the place's overall heritage significance however change is allowed so long as it does not adversely affect values and fabric of exceptional or high significance.
- Policy 14. Elements of little significance do not substantially add to the significance of the place in a positive way, though neither do they detract from its overall significance. Elements of little significance may also reflect fabric that is reproduction or may have been substantially altered or modified or may reflect non-significant phases of development. Changes are allowed so long as it does not adversely affect values and fabric of exceptional or high significance.
- Policy 15. Intrusive elements are damaging to the place's overall heritage significance; they should be considered for removal or alteration.
- Policy 16. A suitably qualified heritage consultant/architect should be engaged to guide and provide advice on any proposed works to the subject site.

- Policy 17. All repair, conservation and reconstruction work to significant elements must be undertaken with appropriate supervision by a suitably qualified heritage specialist or relevant materials specialist or conservator, with reference to historical documentation, and in accordance with any relevant legislative or statutory constraints.
- Policy 18. Where elements of exceptional or high significance have been damaged, they are to be repaired with sympathetic materials in preference to replacement. Significant elements should be repaired in-situ wherever possible.
- Policy 19. If changes to elements of exceptional or high significance are required, they should be carefully considered and the approach should be one of minimal intervention; as much as necessary, as little as possible.
- Policy 20. Intervention for purposes other than conservation of the fabric is to occur in areas of lower rather than higher significance.
- Policy 21. Any elements of significance proposed for demolition, removal or alteration, should be subject to archival photographic recording, copies of which should be retained on site and provided to the relevant consent authorities (the local Council and NSW Heritage). This should include photography and / or measured drawings as deemed necessary. Archival recordings should be undertaken in accordance with the former NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.

10.3.2. Best Practice Heritage Management (The Burra Charter)

Background

Article 3 of *The Burra Charter* (revised 2013) indicates that conservation is based on a respect for the existing fabric of a place and should, therefore, involve the least possible physical intervention to prevent distortion of the evidence provided by the fabric. One of the key objectives of contemporary conservation practice is to retain as much of the significant original fabric as possible, in order to preserve the essential integrity of the heritage resource.

Guidelines

- Any works to the place should be carried out in accordance with the relevant Local Environmental Plan, Development Control Plan and the Heritage NSW (NSW OEH Heritage Division) requirements and be cognisant of the *Heritage Act 1977* and the *Environmental Planning and Assessment Act 1979*. A heritage impact statement or archaeological assessment may be required to assess future works to the place.
- Any works to the place for Building Code of Australia (BCA) / National Construction Code (NCC) compliance purposes may require a heritage impact statement in accordance with the NSW Heritage guidelines and deemed-to-comply solutions may be appropriate. Works should be cognisant of the significance of the place.
- Management of the place should generally follow the principles and conservation methodology of *The Burra Charter* (revised 2013). The document provides the methodology under which works to significant places should be undertaken and provides the guidelines for the management of heritage significance.
- All personnel engaged in works with the potential to have an impact on the heritage values of the place should generally have proven experience and qualifications in the relevant field of heritage conservation. This includes both professionals and tradespeople.
- Fabric of exceptional and high significance must be retained, conserved and maintained in accordance with *The Burra Charter*.

Policy

- Policy 22. The future conservation and management of the place should be carried out in accordance with the principles of *The Burra Charter*. The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

- Policy 23. All contractors, consultants and project managers engaged to work on the place should have appropriate conservation skills, experience and techniques appropriate to the trade, fabric or services, and should work within the guidelines of this CMP.
- Policy 24. A heritage impact statement and / or archaeological assessment should be prepared for all proposals for new development within the property. Where relevant, the HIS and/or archaeological assessment should assess impacts on the setting, views, built elements and potential archaeological resource as appropriate.

10.4. USE

Background

The site has been vacant since Peat Island Centre was decommissioned in 2010. Investigations to determine activation and compatible use of the site is vital to the retention of heritage significance and maintenance of the site. Ongoing sustainable and viable uses would encourage and facilitate the conservation and maintenance of the site. New uses should be considered with a goal to conserve and enhance the identified heritage values of the property whilst providing for those uses.

The most appropriate uses and activities for the buildings, structures and open space areas within the site are those that would avoid adverse impacts and that would continue to allow for its history and heritage values to be easily understood.

The preferred uses for the site are those that would enhance an appreciation of the place, its evolving role, and ensure the conservation of significant buildings, structures and built landscape features. Inappropriate uses can confuse the historical associations of the place and have the potential to damage significant spaces and fabric.

The adaptive re-use of all highly significant buildings is encouraged, with compatible new uses selected that utilise the original character or permit a creative and responsible re-use of the fundamental architectural, functional and spatial characteristics as far as possible. New uses selected for the existing buildings should where possible, adopt the principle of 'loose fit', where the new use is adjusted as necessary to work within the available spatial and architectural configuration.

New uses for the public open space areas should be consistent with their historic recreational and social uses.

Guidelines

- The adaptation of the significant buildings, structures and the open space areas within the site to new uses, should take into account their importance as places of heritage significance. All decisions should consider and seek to retain the heritage values of the place.
- New uses for the significant buildings and structures and the open space areas within the site should:
 - be compatible with the nature and significance of the place and its significant components. Significant spaces and fabric should be retained, conserved and interpreted;
 - not detract from the ability to understand or interpret the original or earlier uses of the buildings, structures and open space areas, and should not diminish the cultural significance or setting of the element;
 - be selected on the basis that they 'fit' existing spaces. Substantial alterations and/or removal of significant fabric to suit the requirements of a new use should be avoided where reasonable;
 - ensure that future adaptation of the interiors retain and conserve significant spaces, elements and fabric;
 - not have detailed requirements that require undue changes to the significant spaces, elements and fabric that cannot be reversed;
 - not require an unacceptable degree of intervention to meet National Construction Code / Building Code of Australia and Disability Discrimination Act compliance;

- ensure that subdivision of internal spaces, where appropriate, are undertaken in a ‘subservient’ manner, using partitions that can be easily removed and which would not impact significant wall, ceiling and floor finishes;
- not require external alterations to significant buildings that would result in adverse physical and visual impacts. Minor changes to meet access and other functional requirements are likely to be permissible provided that these are subservient to the primary architectural features of the building or structure; and
- ensure that new works are clearly identifiable as such and detailed in a contemporary manner rather than replicating the original detailing of the affected building.

Policy

- Policy 25. The adaptive re-use of highly significant buildings, structures and open space areas within the former Peat Island Centre is encouraged. New uses should be selected on the basis that they will enhance the appreciation of the heritage significance of the place and ensure the conservation of the important buildings, structures and landscape features.
- Policy 26. Potential future uses of the site for tourism purposes may be accommodated within Peat Island and within the remaining precincts. These uses may include restaurants, cafes, visitor accommodation, recreation facilities (including tennis courts, kayak hire, swimming pool), camping grounds and conference type facilities (inter alia) subject to heritage assessment.
- Policy 27. Future uses for Peat Island should be accessible to the public and should continue to be used to allow for the continued interpretation of the historical development of the site and its contribution to the history and significance of the Central Coast LGA.
- Policy 28. Potential uses for the remaining precincts (Precincts B, C and D) should support the future use and occupation of Precinct A as the principal significant element within the former Peat Island Centre. These precincts are positioned to provide economic support of the heritage significant places within Peat Island to support an overall concept plan for the site.
- Policy 29. New and future uses of the Chapel Group (located in Precinct C) should respect the significance of the place to the local community of Mooney Mooney.
- Policy 30. Uses should enhance the appreciation of the site’s heritage values and significance, ensure the conservation of the identified significant building elements, fabric and context, and accommodate the activities, services and fittings which are essential to the use without damaging significant elements and fabric.

10.5. MANAGING CHANGE: ALTERATIONS, ADAPTATION & NEW WORK

10.5.1. Managing Change: Basis of Approach

Background

Any proposed modifications to Peat Island must take into consideration the identified heritage significance and must have regard to the total resource. New works should ensure that the significance is not eroded but considers opportunities to reinstate and interpret lost elements and character.

Guidelines

- Article 15, 22 and 27 of *The Burra Charter* establish the principles and processes for managing significance in the event of change and new work. The impact of proposed changes should be assessed with reference to the statement of significance and policy for managing change. Existing fabric, use, associations and meanings that are of high or exceptional significance should be adequately recorded prior to making any change. New work should respect and enhance, rather than distort or obscure, significance. Changes which reduce significance should be reversible. *The Burra Charter*, Articles 16 to 21 inclusive, establish the conservation processes to significant fabric and spaces, whether it be maintenance, preservation, restoration, reconstruction or adaptation.
- Any major works to items identified as having high or exceptional significance, should be based upon investigation including further physical analysis. The results of such investigations and analysis, along with changes made to the building, need to be recorded and added to the existing archive on the place or incorporated into a report as appropriate.

Policy

- Policy 31. The results of further analysis and all new evidence uncovered during works to the place should be recorded to provide an on-going resource for reconstruction, repair and maintenance. This should be added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.
- Policy 32. Reconstruction is appropriate only where there is sufficient evidence to reproduce an original state of the fabric. Reconstruction should be identifiable on close inspection or through additional interpretation and include date stamping where appropriate (*The Burra Charter* Article 20).
- Policy 33. All changes to buildings and landscape elements at Peat Island should be carefully recorded in report format and/or incorporated as an addendum to this Conservation Management Plan, as appropriate.
- Policy 34. Proposed works within the former Peat Island Centre must be assessed for their potential to impact the heritage significance of the place and/or other heritage items and heritage conservation areas in the vicinity.

10.5.2. Alterations, Additions & New Buildings

Guidelines

- Section 7.1 of this report set out the gradings of significance of each item that forms part of the subject site and should form the basis of the approach for future works.
- The original character of the Peat Island Centre, through its various stages of development, is to be retained and conserved through conservation works, exposure of significant fabric and interpretation.
- Unsympathetic alterations and additions that dominate the site or obscure the principal elevations of items identified as being high or exceptional significance are not permissible. Removal of intrusive fabric (as identified in the CMP) is encouraged.
- Proposed alterations and additions should consider the impact upon items identified being as high or exceptional significance within the subject site and whether such works are compatible with the character of the site and the broader locality of the Central Coast LGA.
- There is potential for original fabric and finishes to be reinstated within previously altered areas. Any substantial development proposal should entail a comprehensive investigation of the interior of the building to identify and recover significant fabric whilst sympathetically adapting the building. Where new works are proposed, the character of the interiors should be recovered and remnant significant elements and finishes retained, conserved and preferably exposed.
- Modifications to Peat Island and Causeway group may be subject to approval under the *Gosford LEP 2014* and the *Heritage Act 1977* and may be subject to undertaking a formal heritage impact statement in accordance with Heritage NSW and relevant Heritage Guidelines.

Policy

10.5.2.1. General Approach to Modifications and New Works

- Policy 35. New works should enhance the character of the place and provide for the interpretation of the significant former use of Peat Island, through conservation works, exposure of significant fabric and through interpretative design.
- Policy 36. Buildings and elements of Exceptional and High significance should be retained and conserved where possible. Modification may be permissible subject to heritage assessment and must be subject to a detailed archival recording.
- Policy 37. Relocation or removal of buildings or elements of High significance may in very rare circumstances be permissible subject to heritage assessment, and only if this change is required to facilitate the overall conservation and interpretation of the place in perpetuity. Any major change to these elements should be subject to a detailed options analysis to demonstrate that the proposed change or removal is a reasonable and appropriate approach and will have an acceptable heritage impact.
- Policy 38. Buildings and elements of Moderate or Little significance, or those graded as Neutral, may be altered or removed as required to support the conservation of buildings and elements of Exceptional and High significance and the former Peat Island Centre overall, subject to heritage assessment and archival recording.
- Policy 39. Changes to the open space areas within the site should where possible retain, conserve and enhance the significance aspects including significant plantings, layouts, views, building curtilages and settings, and other significant built and landscape components.
- Policy 40. All major changes and any demolition of buildings or elements identified as Exceptional, High, Moderate or Little significance in the CMP, must be subject to an archival recording. Copies of a photographic archival recording should be retained on site and issued to Central Coast Council, the consent authorities. This should include photography and / or measured drawings as deemed necessary. Archival recordings should be undertaken in accordance with Heritage NSW's (former Heritage Division of Office and Environment and Heritage) Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.
- Policy 41. New works to the roofs of buildings of Exceptional, High or Moderate significance are to:

- Ensure new roof coverings and roof plumbing (eg. flashings, guttering and rainwater heads and downpipes) are adequately designed and maintained to effectively dispose of water;
- Ensure the pattern of new downpipes and rainwater heads are based on physical or documentary evidence including patterns typical of the relevant period; and
- Ensure materiality of replacement roof fabric is sympathetic, incorporating like-for-like replacement where required.

Policy 42. Reuse existing service runs where possible to minimise intervention into significant fabric. New services are not to be chased into significant fabric as identified in items being of Exceptional or High significance. New services are to be sympathetically surface mounted, where required.

Policy 43. Any required new roof plant should be minimal and be designed to avoid any adverse visual impacts.

Policy 44. The upgrading of services within buildings is to comply with the following approach:

- New services including sprinkler values, electrical rooms, plant, ductwork, distribution boards, fire panels, electrical boards etc. should be located in areas of lesser significance, in areas that are not visible or that have been previously modified or in the area of existing services (including stairs, lift core, lift motor room and/ or WCs) where possible;
- Not conflict with window and door openings;
- Be complementary to the interiors; and
- Minimise the extent of servicing required by enhancing natural ventilation and natural light, where permissible.

Policy 45. External lighting should be inconspicuous and sympathetic to the heritage character of the subject site, where possible. The qualities of the primary elevations of elements of Exceptional or High significance should be emphasised through a unified lighting strategy.

Policy 46. Existing unpainted surfaces must remain unpainted. Later paint layers on previously exposed masonry (brick and stonework) should be removed and the fabric restored.

Policy 47. Where repainting of traditionally painted surfaces is proposed, external surfaces should continue to be painted in a traditional colour scheme and should consider investigation of original finishes through investigative sampling of painted surfaces (where possible).

Policy 48. Identified significant plantings and spaces should be retained and conserved. A landscape management plan should be prepared to guide future development and conservation of Peat Island. Succession planting for significant trees should be included in the plan for replacement of significant marker trees on Peat Island.

10.5.2.2. Precinct A: Peat Island and Causeway

Policy 49. The four principal buildings, Administration Building (06), Pines (08), Denby (12) and Sea Breeze (13), have High heritage significance and are to be retained, conserved and adapted as part of the potential future use of Peat Island. Unsympathetic alterations and additions may be removed. Future works to these buildings should complement their identified heritage significance.

Policy 50. The two cottages, 14 Cottage – Former Matrons Cottage and 15 Cottage – Former Reception Cottage have High heritage significance and should be retained, conserved and adapted as part of future use of Peat Island. Unsympathetic and intrusive alterations and additions which obscure original fabric should be removed at the earliest opportunity. Future works to these buildings should complement their identified heritage significance.

Policy 51. New additions to buildings on Peat Island of Exceptional, High or Moderate significance should be modest in scale and easily discernible as new works.

Policy 52. No vertical additions are permissible to buildings of Exceptional, High or Moderate significance.

- Policy 53. Internal alterations to facilitate the appropriate adaptive reuse of buildings of High, Moderate or Little significance on Peat Island are permissible subject to heritage assessment. Where possible original fabric must be retained and conserved, and new interventions should be easily interpreted through the use of nibs and bulkheads as appropriate.
- Policy 54. There should be no further external openings created to buildings identified as having Exceptional or High significance except for reinstatement of original openings based on documentary evidence.
- Policy 55. Landscape elements on Peat Island identified as having Exceptional and High significance should be retained and conserved as part of any future development or adaptive reuse of the place.
- Policy 56. The existing causeway may be altered to facilitate access and contribute to the revitalisation of the Island as long as a causeway is retained in a similar form and location.
- Policy 57. New buildings or structures if required should be located within the areas of the Island which are already developed to maintain the existing setting of the place and separation between built form areas and open landscaped areas. New buildings and structures are not permissible within the large open space areas to the eastern end of the Island.
- Policy 58. New buildings and structures should be of a scale which is sympathetic and recessive to the existing buildings of Exceptional and High heritage significance on the Island. New buildings should not visually dominate the visual setting of the Island and should complement the bulk and scale of elements of High heritage significance.
- Policy 59. New buildings should not be constructed abutting existing elements of Exceptional, High or Moderate significance. Appropriate setbacks must be applied to allow the existing buildings and elements of heritage significance to have their own setting and visual curtilage.
- Policy 60. New buildings and structures should not seek to replicate traditional design and detailing. Rather, contemporary design is encouraged which is sympathetic to the setting of the place and does not detract from the ability to understand and interpret the history of the place.

10.5.2.3. Precinct B: Mooney Mooney Foreshore Precinct – West of Expressway

- Policy 61. Precinct B – Mooney Mooney Foreshore Precinct is well placed in terms of access to support future development and does not contain any buildings or elements of Exceptional or High significance. Change and new development is appropriate within this precinct subject to heritage assessment of potential heritage impacts in accordance with this CMP. New uses and development within this precinct should support and facilitate the ongoing conservation of Precinct A – Peat Island.
- Policy 62. New development within Precinct B should be of a scale which does not adversely impact on significant views to or from Peat Island.
- Policy 63. New development in Precinct B should not seek to replicate traditional design and detailing. Rather, contemporary design is encouraged which is sympathetic to the setting of the place and does not detract from the ability to understand and interpret the history of the place.

10.5.2.4. Precinct C: Chapel Precinct

- Policy 64. The Chapel is an important community facility to the local community of Mooney Mooney. The Chapel should be conserved and retained in any future development of the site. New uses of the Chapel Group should respect the significance of the place and be established in collaboration with the local community of Mooney Mooney and other stakeholders.
- Policy 65. The Memorial Flagstaff Garden and Rose Garden, as well as the mature plantings around the Chapel which contribute to its landscaped setting, should be retained and conserved as part of future development to the place. Change is permissible subject to heritage assessment. Adaptive reuse of the Chapel and gardens is encouraged.

10.5.2.5. Precinct D: Residential Precinct

- Policy 66. Precinct D – Residential Precinct is well connected to the existing Mooney Mooney community to support future development and does not contain any buildings or elements of

Exceptional or High significance. Change and new development is appropriate within this precinct subject to heritage assessment of potential heritage impacts in accordance with this CMP.

- Policy 67. New development in Precinct D should not seek to replicate traditional design and detailing. Rather, contemporary design is encouraged which is sympathetic to the setting of the place and does not detract from the ability to understand and interpret the history of the place.

10.5.3. Compliance with Building Regulations

Background

In any major upgrade of the buildings, new works will need to comply with the BCA / NCC and Australian Standards under Section 94 of the *Environmental Planning and Assessment Regulations 2000*. To minimise adverse interventions and to assist in maximising the exposure of significant heritage fabric, alternate solutions to the deemed to satisfy provisions of the BCA should be derived from performance based assessments particularly in relation to structural provisions, fire resistance and stability, fire separation, provisions for access and egress, sound transmission and isolation and energy efficiency. Professional advice should always be obtained. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Technical Committee.

Guidelines

- Any modification to significant fabric or spaces in the building for BCA / NCC compliance purposes may be subject to undertaking a formal Heritage Impact Statement in accordance with the former Office of Environment and Heritage Guidelines.
- New works should aim to reduce the environmental impact of new construction and building fit outs.
- Works to achieve sustainability outcomes should consider conservation objectives and may not be supported where required modifications might detrimentally impact on identified significant fabric or finishes.

Policy

- Policy 68. To minimise adverse interventions and to assist in maximising the exposure of significant heritage fabric, alternate solutions deemed to satisfy provisions of the BCA/ NCC should be derived from performance based assessments particularly in relation to structural provisions, fire resistance and stability, fire separation, provisions for access and egress, sound transmission and isolation, and energy efficiency.
- Policy 69. New services required (eg fire safety provisions, lift, air conditioning, toilets etc) for upgrades or new uses should where possible, avoid damage, destruction to the highly significant buildings, interior spaces, element and fabric of significance.

Equitable Access

The Commonwealth Disability Discrimination Act (DDA) makes it unlawful to discriminate against people on the grounds of disability. Section 23 of the Act requires non-discriminatory access to premises which the public, or a section of the public, is entitled or allowed to use.

- Policy 70. Prior to designing any new equitable access solutions, investigate best international practice solutions to improve the accessibility of buildings for all, while retaining heritage significance in a manner that minimises impact.
- Policy 71. Alteration of fabric to facilitate universal access is appropriate, but only after investigation of alternative strategies. Adaptation should be located in spaces of lower significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations without further damage to retained fabric.
- Policy 72. Where compliance with the DDA is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance shall be sought from expert consultants. Site specific performance-based solutions may be appropriate. Where there is a

conflict between the DDA and the heritage significance of the building (particularly the retention of Exceptional or High significance), alternative options to achieve compliance should be investigated and dispensation options explored prior to any intervention.

Fire Separation

The *National Construction Code* (NCC), incorporating the *Building Code of Australia* (BCA) is a national set of building regulations with some state-specific variations. The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the *Environmental Planning and Assessment* (EP&A) *Regulation 2000*, all new building work must be carried out in accordance with the *Building Code of Australia*. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant [performance] requirements of the *Building Code of Australia* (EP&A Act Regulation Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be appropriate for the new use, while for a building which undergoes alterations without a change of use, the structural capacity and fire safety of the building must not be reduced by the work (EP&A Act Regulation Clause 143).

In certain circumstances, exemption can be obtained from the requirements of the BCA under Clause 187 of the EP&A Regulation. Because, in most cases, there will be an acceptable alternative solution to satisfy the performance requirements of the BCA, applications for exemption are sought rarely. If such an application is contemplated, it should be sought at development application stage. The Fire, Access and Services Advisory Panel of the Heritage Council of NSW may be able to assist in resolving conflicts between heritage and regulatory requirements. The building is not to be used for any purpose for which compliance with building regulations would adversely affect its significance. This policy is not intended to rule out, for example, the sympathetic installation of fire safety equipment to enable a building to continue to be used.

Compliance with building regulations is to be achieved using their objectives and performance requirements rather than deemed-to-satisfy provisions. The Building Code of Australia permits alternatives to its deemed-to-satisfy requirements provided that these can be demonstrated to achieve at least the same level of compliance with its performance requirements.

Policy 73. Changes to achieve fire safety may be acceptable provided they occur in areas of lesser heritage significance.

10.6. CONSERVATION & MAINTENANCE

10.6.1. Monitoring of Physical Condition and Integrity

Background

The physical condition and integrity of the significant components of the former Peat Island Centre have deteriorated over recent years largely due to, lack of occupation, lack of funding for regular inspection, maintenance and repair. This has resulted in the deterioration or loss of significant built fabric and adverse impacts on the health and stability of some significant trees.

It is important therefore that the physical condition and integrity of significant components are monitored on a regular and ongoing basis to facilitate timely maintenance and repair.

Guidelines

- The physical condition and integrity of the significant components of the former Peat Island Centre should be monitored as part of regular site/building inspections.
- Where damage or deterioration of significant components is identified then it should be recorded and incorporated into the scheduled maintenance and repair regime.

Policy

Policy 74. The physical condition and integrity of significant components must be monitored on a regular and ongoing basis to document physical deterioration and identify urgent repairs.

10.6.2. Maintenance and Repairs

Background

The conservation and maintenance of fabric is essential in conserving significance. Conservation and maintenance are to aim to conserve and enhance the identified heritage values of the asset wherever possible. Change should also be considered with a goal of conserving and enhancing the identified heritage values of the asset, wherever possible, while accommodating its continued and ongoing use.

The following recommendations are based on the existing condition of buildings and should be undertaken as a matter of priority and as part of a strategy for the use of the site and the places to be conserved.

- **General Building Maintenance**
 - A full survey of the building defects to be prepared.
 - Repair the elements noted from the survey including repainting/recoating of structural elements.
 - Assess the structural damage to all exposed elements and implement remedial works where necessary.
 - A general maintenance routine should be established for the entire building.
- **Water Ingress**
 - If left unchecked leaks can lead to damp, corrosion, and spalling. Regular building maintenance should be carried out to prevent leaking.
 - Assess how the water is entering all the buildings on the site. Take remedial action to prevent further ingress.
 - Repair or replace the flashing and waterproofing on all roofing where necessary.
 - Repair the damage to the external soffit of the Level 2 slab.
 - Check the drainage leaks
- **Roof Structures**

- A full condition survey of roof timber structures to be made, including the extent of the structural damage and where necessary replace or repair elements that are in poor condition, have been compromised or have failed.
- All members be checked during routine maintenance and replaced/repared if necessary.
- **Roof Tiles**
 - A survey to quantify the amount of cracking and slippage be made and where necessary replace the damaged areas.
 - Inspection of the underside of the roof to investigate any evidence of water ingress.
 - Repair may be necessary to the supporting stone and masonry walls roof trusses to prevent future cracks from creep.
- **Structural Masonry**
 - Cracks throughout the building should be documented and monitored to determine if further movement is occurring. Cracks continuing to grow should be assessed and stabilised and then repaired if necessary.
 - Sandstone and Brickwork Facades
 - Prepare a full survey of all building defects be made.

Regular maintenance and scheduled conservation works are required to be implemented to conserve the heritage significance and identified significant fabric of the place. Ongoing maintenance should be undertaken in accordance with a cyclical maintenance plan.

Guidelines

- Maintenance should aim to conserve and enhance the identified heritage values of the place.
- Fabric identified as of high and exceptional significance is to have priority works undertaken when required. Impact on significant fabric is to be considered and the appropriate approvals sought.
- Maintenance work should be prioritised according to the heritage significance and vulnerability to deterioration of individual elements and fabric.
- Management and maintenance of the place should aim to conserve its heritage significance to the greatest extent feasible. Works are to be sympathetic to exceptionally and highly significant fabric and repairs are to be undertaken instead of replacement, where possible.
- The minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the Heritage Regulations 2012, are recommended to be applied to the place to ensure its long-term conservation. The minimum standards refer to weatherproofing, fire protection, security and essential maintenance, to ensure that the significance of the place is retained.
- A Cyclical Maintenance Plan has been prepared in Section 11 of this report to guide the conservation of the fabric of Peat Island and the Chapel Group. The plan should be adopted as a minimum requirement for maintenance works. It is noted that this schedule will need to be supplemented by further physical investigation into the fabric to identify additional required works and latent conditions.
- Any repair, conservation or reconstruction works to significant elements or facades are to be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect, or relevant materials specialist/s or conservator and with reference to historical documentation.
- Maintenance works to the buildings should be undertaken on a regular basis to avoid the need for substantive conservation works.

Policy

10.6.2.1. General Approach to Maintenance and Repairs

- Policy 75. Maintenance works and minor repairs should be undertaken in compliance with the minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* as specified in the *Heritage Regulations 2012*.
- Policy 76. The Cyclical Maintenance Plan (Section 11) should be adopted and implemented as part of the ongoing management and maintenance of the property.
- Policy 77. Any reconstruction or restoration works should be based on historical documentation rather than speculation.
- Policy 78. Materials used for repair and reconstruction should preferably be traditional materials used in the construction of the place. Missing or damaged fabric will be replaced observing the 'like for like' principle. For example, replace with similar fabric (e.g. timber with timber) or replace with new fabric of similar appearance, or replace with different fabric of similar profile and dimensions (whilst remaining apparent as new work).
- Policy 79. An experienced heritage consultant/architect should be engaged to guide and provide advice on any proposed works to Peat Island.
- Policy 80. Professionals with demonstrated experience in the repair and conservation of heritage fabric are to be employed to carry out maintenance and conservation works. This is particularly pertinent for any maintenance and conservation works to elements identified to be of high or exceptional significance. This is essential to ensure protection of heritage fabric and values as well as optimal use of funding to carry out works.

10.6.2.2. Sandstone and Masonry

- Policy 81. Retain and maintain all original and reconstructed sandstone and masonry. Unpainted sandstone and masonry must remain unpainted.
- Policy 82. Where repairs are required to sandstone elements, repair rather than replace, where possible. If new stone is required, use a durable stone of similar colour and texture. Do not use sealants on sandstone that prevent the stone from breathing.
- Policy 83. Where brick repairs are required, repair rather than replace, where possible. Any new bricks must match size, shape and colour of the original.
- Policy 84. Retain original mortar and pointing where possible, where replacement or repairs to mortar are required;
- Do not rake joints unless absolutely necessary; retain as much original pointing as possible.
 - Do not widen existing masonry joints under any circumstances.
 - Mortar is to match in appearance including colour and joint profile, strength and composition as the original adjacent.
 - Where previous cement mortar or other inappropriate repairs have been made these should be removed and replaced with lime-rich mortar and new in accordance with the above.
- Policy 85. Where necessary to reduce rainwater penetration and prolong the life of the stone, masonry features should be capped with lead.
- Policy 86. Elements of the carved stonework which have been replaced by materials other than carved stone, or by carved stonework which poorly replicates the original, should be replaced with indents or whole stones to match the original carved stones as closely as possible, based on the best surviving evidence of the original stonework
- Policy 87. All of the existing carved stones should be left in situ for as long as possible, until such time as they have deteriorated to the point of becoming dangerous causing deterioration to other adjoining parts of the fabric. They should then be carefully removed and replaced with new stone as described above, except that stones which have been cracked through but are otherwise sound should where possible be repaired and should continue in use.

Policy 88. Representative samples of the deteriorated carved stones removed from their original location on the building should be stored on site as part of the record of the original stone carvings.

10.6.2.3. Doors and windows

Policy 89. Original and sympathetic reproduction doors and windows are to be retained and repaired in preference to removal and/or replacement. Where replacement is unavoidable, any completely new elements should be date stamped.

Policy 90. Early window glass should be preserved and re-used wherever possible.

10.6.2.4. Roofing

Policy 91. Original and early elements of roof structures on early buildings should be preserved and repaired rather than replaced.

Policy 92. Replace gutters, downpipes and rainwater heads using profiles and sizes appropriate to the architectural style of the building where required by condition and based on documentary and on-site evidence.

Policy 93. Where downpipes are required to be removed, any previous impact to brickwork or sandstone must be repaired, or new downpipes located in the existing position.

Policy 94. New downpipes and rainwater heads must not require intervention into fabric of high or exceptional heritage significance (i.e. sections of brickwork or sandstone cut out).

10.6.2.5. Floors

Policy 95. Floor finishes throughout the buildings of high or exceptional significance should, where appropriate to functional requirements, interpret original or early finishes.

10.6.2.6. Painting

Policy 96. All exterior and interior unpainted surfaces originally intended to be unpainted, notably sandstone, should remain unpainted. Exposed surfaces originally intended to be unpainted which have subsequently been painted should when practicable be returned to their original state.

Policy 97. Exposed surfaces which were previously painted and originally intended for painting as a preservative measure should be repainted when needed bearing in mind technical and heritage requirements.

10.7. CURTILAGE, SETTING AND VIEWS

Background

The historical functional and visual relationships between significant buildings and structures, and with their immediate and wider settings, make a significant contribution to the heritage significance of the former Peat Island Centre. The curtilage for each significant building and structure not only makes an important contribution to its heritage significance, but to the cultural landscape of the wider former Peat Island Centre. Similarly, their immediate and wider settings, which extend beyond their immediate curtilage, and important historic views and vistas to, from and within the former Peat Island Centre, also make a significant contribution to the heritage significance of the place.

Many of the significant historical relationships, building settings and views and vistas have been adversely impacted in recent years as a result of the construction of inappropriately sited buildings, structures, services and trees, poor tree maintenance and use of inappropriate landscaping materials.

Policy

- Policy 98. The significant visual and associative relationship between Peat Island and the Hawkesbury River and surrounding mountains should be retained, conserved and interpreted.
- Policy 99. Significant views and vistas to, from and within Precinct A: Peat Island and Causeway should be retained, conserved and enhanced, where possible, by sympathetic management of plantings and appropriate location of new development and landscaping.
- Policy 100. Retain, conserve and interpret significant historical, functional and visual relationships between buildings and structures and within their immediate and wider settings.
- Policy 101. Proposals should incorporate opportunities to address the adverse impacts of inappropriate development including buildings and structures, car parking, services, poorly located plantings and inappropriate use of materials. The location of new buildings and structures or plantings should also be carefully considered to avoid adverse visual and landscape setting impacts.
- Policy 102. Undertake tree removal and/or pruning to enhance the ability to understand historic planning, functional and visual relationships and significant settings, views and vistas.

10.8. ABORIGINAL CULTURAL HERITAGE & ARCHAEOLOGY

Background

The Extent report (2020) as summarised in this CMP constitutes an ACHAR with formal Aboriginal community consultation. A copy of the finalised report should be provided to the registered Aboriginal stakeholders and the AHIMS Registrar of Heritage NSW, for their records.

The assessment (Extent 2020) identified eight Aboriginal archaeological sites, as well as large areas of moderate, high and very high archaeological potential within the study area. The study area has been divided into four zones of Aboriginal heritage constraint, and the equivalent management recommendations for each zones are as follows:

- 1. No-Go Areas:** It is considered that the identified Aboriginal sites are of high cultural and scientific significance, and development activities within, or in close proximity, to them must be avoided. Property and Development NSW should ensure these sites are appropriately identified and excluded from development areas in the current rezoning. Strategies for their management should be developed during any Development Application (DA), through the preparation of suitable heritage assessment and/or planning document (e.g. Conservation Management Plans/Plans of Management), and their implementation. While it is desirable to further refine their spatial extent through archaeological excavation, in the absence of such information, an appropriate protection buffer should be applied. These buffers have been determined in consultation with the Aboriginal community, and any subsequent revisions to the boundaries should be developed in consultation with Registered Aboriginal Parties.
- 2. High-Risk Areas, and Areas Requiring Further Investigation:** The high-risk areas and areas requiring further assessment (corresponding to areas of very high, high and moderate archaeological potential) also form some constraints to the proposed development. Where development impact must occur within high risk areas or areas requiring further assessment, Property and Development NSW should prepare an Aboriginal Cultural Heritage Assessment (ACHA) in accordance with Heritage NSW standards and guidelines, and with further investigation in the form of archaeological test excavation being implemented, prior to development approval/s. It is recommended that a requirement for Aboriginal archaeological test excavation in areas of very high, high and moderate archaeological potential (as shown in Figure 2), subject to development impact, be incorporated into any Concept Plan General Terms of Approval (GTAs) (or equivalent). This will ensure that the potential Aboriginal heritage impact of the proposed development is appropriately investigated, assessed and managed into the future.
- 3. Areas with Few/No Aboriginal Constraints:** Areas with few Aboriginal constraints propose the lowest risk to the development, and no site-specific design and/or planning recommendations are required. Property and Development NSW should assess each development proposal on a case by case basis, and in accordance with relevant Heritage NSW standards and guidelines, including the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

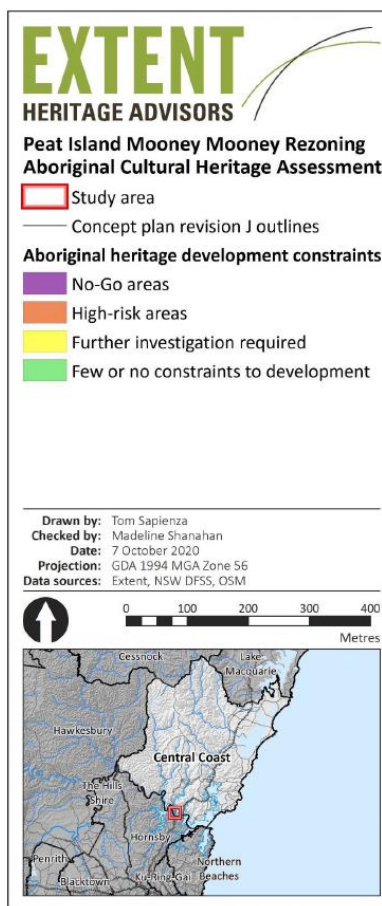


Figure 236 - Aboriginal cultural heritage constraints for the study area.

Source: Extent 2020

Policy

- Policy 103. The Aboriginal cultural heritage values of the former Peat Island Centre, both tangible and intangible, must be managed appropriately consistent with the policies and guidelines contained within this CMP, and the best-practice principles and practices established in the following:
- The Australia ICOMOS Charter for Places of Cultural Significance 2013 (The Burra Charter).
 - Aboriginal Cultural Heritage consultation requirements for proponents 2010, Office of Environment and Heritage (OEH), 2010.
 - Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales, Office of Environment and Heritage, 2010.
 - Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW, Office of Environment and Heritage, 2011.
- Policy 104. An Aboriginal Cultural Heritage Assessment Report should be prepared in conjunction with any proposal for future works which may have an impact on the Aboriginal cultural heritage values of the place.
- Policy 105. Proposed works of any kind, including geotechnical testing and other environmental investigations, are not permissible in the vicinity of identified Aboriginal sites or their identified site boundaries (corresponding with the no-go zones above – Extent 2020) without first obtaining an Aboriginal Heritage Impact Permit (AHIP) from Heritage NSW. In other areas, appropriate assessment in accordance with Heritage NSW standards and guidelines should be adopted.

- Policy 106. Identification and assessment of opportunities and constraints associated with Aboriginal archaeology within the former Peat Island Centre should be undertaken early in the planning stages of proposed ground disturbance/excavation. This will allow for design outcomes that provide for in situ conservation of significant Aboriginal archaeology.
- Policy 107. Aboriginal places or objects uncovered within the former Peat Island Centre should be managed in accordance with Aboriginal community views, the requirements of the *National Parks and Wildlife Act 1974*, and with guidelines issued by Heritage NSW of the NSW Department of Premier and Cabinet (former Heritage Division of NSW Office of Environment and Heritage).
- Policy 108. Interpretation of the Aboriginal cultural heritage values of the former Peat Island Centre should be incorporated into the publicly-accessible areas of the place. Any interpretation of Aboriginal cultural heritage values should be culturally appropriate.
- Policy 109. Where Aboriginal sites are identified but would remain unaffected by future proposed development, appropriate Aboriginal Cultural Heritage Management Plans (or equivalent documents) should be developed at the DA assessment phase for built works. This would ensure their conservation and management into the future as development progresses and visitation increases around them.

10.9. HISTORICAL ARCHAEOLOGY

Background

The Preliminary Historical Archaeological overview included in this CMP concluded the following:

- The subject site includes areas of moderate to high archaeological potential for structural remains and deposits related to the 19th century use of portions of the site as a residence and inn for travellers and the 20th century use of the site as an asylum.
- Any impact to the existing surface may uncover archaeological deposits, the risk of which would increase in less disturbed section and decrease in highly disturbed areas.
- In general terms, it is concluded that Peat Island (Precinct A) and the Mooney Mooney foreshore (Precinct B) have portions of moderate or high archaeological potential, while the remainder of the subject site (Precincts C and D) has generally low archaeological potential.

Archaeological testing and assessment of some areas of the former Peat Island Centre will be required prior to or as part of future proposals for change. Regardless, all proposals for change within the former Peat Island Centre will need to be subject to a detailed Historical Archaeological Assessment that identifies and assesses the potential impacts associated with the proposed works.

Approval to 'disturb' archaeology of State or local heritage significance will also be required.

Following the recommended State heritage listing of the site those areas located within the State Heritage Register curtilage will require Heritage Council of NSW approval under Section 57(1) of the Act to move, alter, damage or destroy a relic or excavate land for the purposes of exposing or moving a relic. A qualified archaeologist will be required to identify and assess the potential impacts on the site's archaeology and recommend, which one of the following approvals will be required:

- a Section 57(2) Exemption: where the works are minor and will not have an impact on significant archaeology; or
- a Section 60 Approval: where the works are more substantial and have greater potential to impact significant archaeology.

For areas located outside of the State Heritage Register curtilage, or for proposals prior to the gazettal of the recommended State heritage listing of the site, approval will be required under either Section 139(4) or Section 140 of the Act.

Approval to undertake any archaeological testing within the former Peat Island Centre may also be required under the National Parks and Wildlife Act 1974 as Aboriginal objects may be disturbed.

All Section 60 or Section 140 applications require preparation of an archaeological research design, which will identify areas of impact, a mitigation strategy, archaeological research questions and where any artefacts recovered from the site will be stored. All significant artefacts will need to be cleaned, bagged, labelled, boxed and catalogued. Applications for a Section 60 or Section 140 approval will also need to nominate a qualified archaeologist to manage the disturbance of the relic(s). For archaeology of State or local significance, the nominated Excavation Director will need to meet the relevant excavation director criteria.

It is Heritage Council of NSW policy that archaeological sites and relics identified as having State heritage significance, irrespective of whether they are listed on the SHR (or are within SHR-listed boundaries), should be retained in situ. In some cases, they will allow for the excavation of a site if there are appropriate research and public interpretation outcomes.

Artefacts recovered from archaeological testing or as a result of other excavation works (such as underpinning of buildings and structures or new services etc) will continue to be considered 'relics' as defined under the Act. They are therefore protected under either Section 57 of the Act (for State Heritage Register listed areas) or Section 139 of the Act (for areas not included on the State Heritage Register), and will need to be managed accordingly.

Policy

Policy 110. Prior to undertaking any demolition of buildings or excavation works as part of future development within the former Peat Island Centre, a detailed Historical Archaeological Assessment (HAA) should be prepared by a qualified archaeologist. This will further inform

an understanding of the historical archaeological potential of the site, particularly in relation to the potential for underfloor deposits in the extant buildings. The HAA should also assess the significance of any identified archaeological resource and identify mitigation measures to appropriately manage and interpret the potential archaeological resource.

- Policy 111. In the event that historical archaeological relics are exposed on the site, they must be appropriately documented according to the procedures outlined in the archaeological methodology accompanying the application for excavation as required.
- Policy 112. Should any unexpected archaeology be uncovered during any future excavation works, the Heritage Council of NSW must be notified in accordance with section 146 of the Heritage Act 1977. Works must stop and a suitably qualified archaeologist experienced in working on State significant sites, must be brought in to assess the finds. Depending on the results of the assessment, additional approvals may be required before works can recommence on site.

10.10. INTERPRETATION & SIGNAGE

Background

Interpretation uses a range of methods and techniques to present and deliver information to visitors and site users. It is intended to assist people to gain an understanding and appreciation of the history and heritage significance of the place, using narratives based on key themes and messages to organise the information.

Interpretation of tangible items, including artefacts, buildings, structures, archaeological remains and landscape may be delivered through signage, objects and art works. It can be integrated into the design of new built and landscape elements or presented in a published format including brochures, pamphlets, books and web-based and other electronic media. Interpretation can also present and explore intangible aspects of social significance.

The heritage values of the former Peat Island Centre should be continued to be interpreted for public education and understanding.

Guidelines

- Interpretation should be consistent with the NSW Heritage Manual, the Heritage NSW's (former Heritage Division) *Interpreting Heritage Places and Items: Guidelines* (August 2005) and the NSW Heritage Council's *Heritage Interpretation Policy* (endorsed by the Heritage Council August 2005).
- Interpretation should:
 - adopt 'best practice' methods to deliver key themes and messages that connect places to stories, using methods and techniques that are relevant to the former Peat Island Centre, are engaging and respond to the target audiences;
 - address tangible and intangible evidence and values including Aboriginal and historical (non-Aboriginal) archaeology, buildings and structures, natural and cultural landscape and the people associated with the place;
 - incorporate appropriate recognition of the historical context of people's experiences to facilitate community understanding;
 - provide for an understanding of the history and heritage significance of the former Peat Island Centre within a wider context of similar institutions across NSW;
 - be developed in consultation with relevant stakeholders, including government agency owners, Central Coast Council and the local Aboriginal community;
 - be used to inform the design for new development and be incorporated into new architectural elements, graphic art and innovative display of objects as appropriate;
 - be of a high quality, both visually and in presentation of appropriate cultural information.

Policy

- Policy 113. A Heritage Interpretation Strategy/Plan for the Peat Island precinct should be developed and its recommendations should be undertaken and implemented as soon as practical or in conjunction with a major phase of works.
- Policy 114. Interpretation should adopt 'best practice' methods to deliver key themes and messages that connect places to stories, using methods and techniques that are relevant to the Peat Island precinct, are engaging and respond to the target audiences.
- Policy 115. Interpretation should address tangible and intangible evidence and values including Aboriginal cultural heritage values, historical archaeology, buildings and structures, natural and cultural landscape and the people associated with the place.
- Policy 116. Interpretation measures should be meaningful, robust, creative and ambitious to appropriately reflect and celebrate the complex historical significance of the place.
- Policy 117. Interpretation should be developed in consultation with relevant stakeholders, including owners and occupiers of the place, relevant Government agencies, the local Council and the local Aboriginal community.

- Policy 118. Interpretation of the history and significance of the site as a whole should be incorporated into new works to the place. Interpretation measures may include physical site elements which reflect past features as well as signage incorporating historic photographs and historical accounts. Interpretation should also explore opportunities for integration with the landscape interpretation, architectural design, public art or interactive media.
- Policy 119. The on-going responsibility for, and management (including maintenance) of interpretation should be considered in the methods and techniques identified and selected to enhance the understanding of the natural and cultural heritage values of the place.
- Policy 120. Documentation identified or collected during the course of the development of interpretation, such as photographs, oral history recordings and personal recollections should be retained in an appropriate repository for future research.
- Policy 121. Preservation, restoration and reconstruction of key significant elements, areas and fabric are the preferred method of interpreting important attributes and associations of the place.
- Policy 122. Interpretation measures should be incorporated to show the location, character and/or role of removed or altered elements, where appropriate.
- Policy 123. Interpretation of the heritage values of the place should acknowledge and incorporate all aspects of the site's history including the site's important Aboriginal cultural heritage values. Interpretation should be incorporated which meaningfully recognises and celebrates the rich cultural history and contribution of Australia's Aboriginal heritage.
- Policy 124. Historical archaeological remains if discovered and if assessed to contribute to the significance of the place, should be retained in situ where possible or interpreted appropriately under the guidance of a qualified heritage consultant and archaeologist.
- Policy 125. Proposed signage within the former Peat Island Centre should be developed as a holistic signage strategy that is sympathetic to the overall significance and existing use of the site.
- Policy 126. Original or early signs should be retained in situ and supplemented by discreet interpretive signage.

10.11. IMPLEMENTATION STRATEGIES

The following table lists strategies for implementing the conservation policies for the place. The strategies have been cross-referenced to conservation policies above and prioritised as follows:

- high priority works should be undertaken within the next twelve months;
- medium priority works should be undertaken within the next two to four years; and
- low priority works should be undertaken within the next five years.

Table 21 – Implementation strategies for conservation policies

Conservation Policy	Priority
Policy 3 A copy of the CMP should be submitted to Central Coast Council, Property NSW and Heritage NSW, Department of Premier & Cabinet (DPC) for reference purposes.	Upon completion of CMP.
Policy 6 Any future proposed changes to the site need to be assessed in accordance with the relevant provisions of the <i>Gosford Local Environment Plan 2014</i> and Gosford Development Control Plan 2013 (or the updated applicable instruments), the policies of this Conservation Management Plan, and the NSW Heritage Act 1977 as applicable.	Ongoing – and in conjunction with any proposal.
Policy 17 All repair, conservation and reconstruction work to significant elements must be undertaken with appropriate supervision by a suitably qualified heritage specialist or relevant materials specialist or conservator, with reference to historical documentation, and in accordance with any relevant legislative or statutory constraints.	Ongoing.
Policy 76 The Cyclical Maintenance Plan (Section 11) should be adopted and implemented as part of the ongoing management and maintenance of the property.	High.
Policy 102 Undertake tree removal and/or pruning to enhance the ability to understand historic planning, functional and visual relationships and significant settings, views and vistas.	Medium.
Policy 113 A Heritage Interpretation Strategy/Plan for the Peat Island precinct should be developed and its recommendations should be undertaken and implemented as soon as practical or in conjunction with a major phase of works.	Medium or in conjunction with any major proposal.

11. CYCLICAL MAINTENANCE PLAN

This Cyclical Maintenance Plan was prepared to provide guidance for the ongoing maintenance and management of heritage fabric at the property. Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2012*, must be applied to the subject site to ensure its long-term conservation, particularly in relation to neighbouring properties and the overall maintenance standards of the conservation area/precinct. The minimum standards refer to water tightness, fire protection, security and essential maintenance, to ensure that the good condition of the property is maintained. It is also intended to protect the neighbouring heritage listed properties from any damage or adverse impacts associated with a lack of adequate maintenance at the subject site.

This Cyclical Maintenance Plan outlines the following information:

- Current condition and immediate works;
- Required ongoing maintenance; and
- Monitoring and maintenance requirements and recording.

To prepare a comprehensive maintenance plan a building survey will need to be carried out internally and externally by a structural engineer to identify the current condition of the buildings.

11.1. MAINTENANCE MANAGEMENT

This Cyclical Maintenance Plan should inform an ongoing plan of maintenance for the place which should be implemented by to maintain the condition of the building.

The responsibilities of a nominated manager are outlined as below:

- Ensure the continuous protective care of all buildings at Peat Island is carried out in accordance with the cyclical maintenance plan;
- Ensuring responsible and competent trades people experienced in heritage work and traditional materials and methods carry out maintenance on the site;
- Maintaining an up to date trade persons register;
- Ensuring all maintenance work carried out, including description of the work, date of completion, estimated and actual cost, contractor and warranties have been properly recorded in a “Maintenance Log Book”;
- Recording reported defects, emergency corrective maintenance and expenses;
- Ensuring all periodic inspection surveys have been done in accordance to the Maintenance Plan;
- Ensuring all work to be carried out does not detrimentally affect the significant fabric of all buildings and landscape elements at Peat Island (significant elements have been identified in Section 7.1.2 of this CMP);
- Programming and coordinating maintenance work involving a number of interrelated works to be carried out in appropriate order and working hours;
- Ensuring maintenance works to be carried out do not disturb and/or conflict with the requirements of the occupants and the users of the building. Note that some work may need to be carried out “out of hours”;
- Ensuring documentation (eg drawings and samples of workmanship, materials or components) of the maintenance and repair works, as appropriate for the job, have been done by specialists where necessary; and
- Maintaining samples for future identification and usage as reference.

The following Maintenance Plan will allow for prioritised works based on the inspections made in preparing this CMP. The works include all statutory works as required under S.118 of the *Heritage Act 1977*.

Table 22 – Cyclical Maintenance Plan

Building Element	Frequency				Yearly Inspection Date
	Inspection and Recording Tasks	Maintenance Tasks	Frequency	Year	
Minimum Standard of Maintenance					
Protect all buildings from damage or deterioration due to weather	Urgent Maintenance Ensure the roof, doors and windows of all buildings are weatherproofing. Undertake initial inspection and implement regular inspections as part of planned maintenance.				
Prevention and protect all buildings from damage or destruction by fire	Urgent Maintenance Undertake a fire audit of all buildings to ensure there is adequate fire protection and warning devices.	Remove all debris from Peat Island to ensure there is no fire sources			
Protect Peat Island assets from security threats	Urgent Maintenance Ensure fencing and surveillance measures are installed and fully functional to prevent vandalism.				
Undertake essential maintenance and repair	Urgent Maintenance Undertake essential maintenance and repair necessary to prevent serious or irreparable damage or deterioration.				
External Elements					
All roofs - Generally	Undertake corrective maintenance to bring building to an acceptable standard Inspect roof areas from the ground and accessible high points. Inspect internal roof space from below, especially below gutters. Record evidence of any problems.	Repair damage to the roof coverings	Annually and after storms		
Roof covering - Slate, tile, stone roofs	Inspect for slipped, cracked or missing tiles and slates Record evidence of any problems.	Replace tiles to match or re-fix as necessary	Annually and after storms		
Ridge tiles	Inspect bedding and jointing between ridge tiles Record	Re-bed and repoint as necessary	Annually and after storms		

Building Element	Frequency				Yearly Inspection Date
	Inspection and Recording Tasks	Maintenance Tasks	Frequency	Year	
	any loss or damage to the ridge tiles.				
Roof verge	Check for loose mortar or slipped copings Record any loss or damage.	Re-bed or re-fix as necessary.	Annually and after storms		
Roof Drainage - Galvanised iron - Cast iron	Inspect rainwater goods from the ground and accessible high points. Record any issues	Repair or replace the damaged or cracked sections using matching materials and colour. Do work to ensure water disposal system operates as originally intended. Carry out a clearance of the debris.	Annually and after storms		
Sheet roofing materials	Check for wind damage, lifting at ridges or loose fixings Record any problems	Repair any damage including re-fixing loose fixings and ridges.	Annually and after storms		
Rainwater Goods	Inspect rainwater goods for cracks and leaks, broken or misaligned brackets, poor falls or backflow (reverse flow) of discharged water Record new damage or poor water movement	Record and carry out a clearance of the gutters and any hoppers and overflows.	Annually and after storms		
Eaves - Timber - Bird proofing	Inspect fascia boards for defective paintwork Record any new damage to paintwork or flaking and repaint	If previously painted, fully repaint fascia once during the life of the agreement	Annual inspection Repaint on a 5 year cycle		
External Walls - Galvanised iron - Brickwork - Timber - Stone	Inspect external walls and check for any signs of leaning or cracking. Record any signs of new movement.	If required undertake propping	Annually		
External Walls - Generally	Check for vegetation growth that may be obscuring any problems or damaging walls. Record any new vegetation growth	Remove vegetation.	Annually		
External Walls - Masonry	Inspect mortar joints, loose masonry; plaster or render failure and hollowness.	Mend and undertake repointing as necessary	Annually		

Building Element	Frequency				Yearly Inspection Date
	Inspection and Recording Tasks	Maintenance Tasks	Frequency	Year	
	Record any issues or signs of movement.				
External Walls Masonry	Inspect window and door arches for any sign of movement. Record any issues or signs of movement.	If required undertake limited propping	Annually		
External Walls Masonry	Check for signs of dampness; particularly the height of external levels in relation to internal levels and materials stacked against external walls. Record any internal and external damp.	Lower external ground levels or remove material stacked against walls if causing damp.	Annually		
Timber Frame	Inspect frame for bowing, leaning, signs of rot or decayed joints. Record any damage or signs of movement.		Annually		
Timber Frame	Inspect infill panels for cracking or loose material. Record any deterioration or issues.	Repair/make good using compatible materials.	Annually		
Timber Frame	Inspect condition of horizontal timbers above masonry plinth for signs of rot or decay. Inspect masonry plinth for damp and stability. Record any deterioration or issues.		Annually		
Timber Frame	Inspect condition of weatherboarding for any sections that have slipped or are showing signs of decay. Record any problems	Mend or replace as necessary with like for like materials.	Annually		
Ventilation	Check that ventilation grilles, air bricks and louvres are free from obstruction. Record any problems.	Clean/clear out.	Annually		
Joinery - Windows and Doors	Inspect doors and windows for open joints, rot to cills and frames, defective putty to glazing, broken glass, failed hinges, rusting in metal	Undertake repairs as necessary using like for like materials	Annually		

Building Element	Frequency				Yearly Inspection Date
	Inspection and Recording Tasks	Maintenance Tasks	Frequency	Year	
	frames. Record any problems or deterioration				
Joinery - Windows and Doors	Inspect existing paintwork for flaking etc. Record any issues	Repaint existing paintwork once every 5 years	Annual inspection Repaint on a 5 year cycle		
Services - Stormwater			Annually		
Exterior electrical - Exterior lighting			Annually		
Exterior electrical - Power connections to bldg.			Annually		
External Works - Timber fence - Steel fence - Concrete - Paving - Bitumen paving	Ensure all steps (treads & landings) are even and free of cracks, chipped or broken surfaces. Check fences have no loose supports or anchors		Annually		
Landscaping - Trees and shrubs	Arborist to inspect condition of all trees	Provide a maintenance plan	Annually		
Fire extinguishers and equipment	Inspect all fire extinguishers and equipment are in good service		Annually		
Emergency exits	Ensure all emergency exits are free of obstructions and		Annually		
Cleaning - Generally	Clean external painted masonry surfaces (including painted surfaces). Clean down with water to remove built up dust and pollutants. Do not use acid or abrasive blasting. Use only low-medium pressure water (maximum 100psi) and weak surfactants.		Annually		

Building Element	Frequency				
	<i>Inspection and Recording Tasks</i>	<i>Maintenance Tasks</i>	<i>Frequency</i>	<i>Year</i>	<i>Yearly Inspection Date</i>
	Clean other surfaces (e.g. painted timber): Blowvac, vacuum, brush down only or use low pressure water only.				

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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