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URBIS

HERITAGE IMPACT STATEMENT

Peat Island & Mooney
Mooney, NSW 2083

Prepared for
**PROPERTY & DEVELOPMENT NSW (HOUSING &
PROPERTY, DEPARTMENT OF PLANNING,
INDUSTRY & ENVIRONMENT)**
9 August 2021

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EXECUTIVE SUMMARY

This Heritage Impact Statement has been prepared as part of a Planning Proposal Addendum Report to respond to the Gateway Determination conditions related to a Planning Proposal that seeks amendments to *Gosford Local Environmental Plan 2014 (GLEP 2014)* for surplus Government owned land at Peat Island and Mooney Mooney.

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.

Accordingly, a heritage impact statement is required to assess the potential heritage impacts of the Planning Proposal on the significance of the former Peat Island Centre and the adjacent heritage items.

The objective of the Planning Proposal remains and seeks to formally amend *GLEP 2014*, to permit a mix of residential, recreational and employment generating uses within the site. The Planning Proposal also seeks to alter the building height and lot size development standards applicable to the site and seeks additional permitted uses that are currently not included in the *GLEP2014* land use zones. It should be noted that the proposed additional permitted uses are consistent with the land use under the draft Central Coast Local Environmental Plan (*CCLEP*) (subject to gazettal).

This Planning Proposal was first submitted to Central Coast Council (Council) in November 2016. Gateway Determination was issued by DPIE on 10 August 2017. A letter received from the Department of Planning, Industry & Environment (DPIE) on 25 June 2020 confirmed that the Gateway Determination has been extended and the time frame for competing the LEP is by 10 August 2021.

The Gateway Determination included a number of conditions which required the Planning Proposal to be resubmitted to DPIE upon completion of public authority consultation and resolution of issues, prior to public exhibition. Since the issue of Gateway Determination, Property & Development NSW has undertaken a significant amount of consultation with public authorities and Council, including the submission of a revised Planning Proposal to Council in December 2018 for review and comments.

Post 2018 submission, Property & Development NSW has engaged technical consultants to undertake further environmental investigations to respond to Council's and public authorities' feedback.

Subsequent to extensive discussions with Council, public authorities and further detailed technical investigation, the Planning Proposal, draft Local Environmental Plan (LEP) zoning maps and the Indicative Concept Plan has been revised to respond to comments received and to resolve the physical and environmental constraints identified by the additional technical investigations.

The aim of the Planning Proposal Addendum package is to provide a wholistic assessment of the proposal to for public exhibition.

This Heritage Impact Statement should be read in conjunction with the following heritage related documents which are also included in the Planning Proposal:

- Conservation Management Plan for the Former Peat Island Centre, Urbis 2020
- Aboriginal Cultural Heritage Assessment, Extent 2020
- Draft Development Control Plan for Peat Island and Mooney Mooney, 2020

The Former Peat Island Centre is a redundant Government asset no longer used or occupied given the changing attitudes towards to the management of mental illness and treatment of patients. The Peat Island precinct (Precinct A) has heritage significance at the state level for its historic, associative, aesthetic, rarity and representative values. 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. The significant elements of the place are outlined in detail at Section 4 of this report.

The best means of conserving the significance of the place is through the facilitation of new adaptive reuse proposals which enable the buildings and structures of heritage significance to be repaired, adapted and occupied into the future. Adaptive reuse options which promote public accessibility and access will allow for

an improved understanding and interpretation of the heritage values of the place and its contribution to the heritage of New South Wales and the Central Coast region.

The Planning Proposal assessed herein has been assessed with regard to its potential heritage impacts with consideration for guidelines and policies contained in the Conservation Management Plan for the Former Peat Island Centre (Urbis 2020) and the site-specific Peat Island and Mooney Mooney Development Control Plan. Overall the Planning Proposal is considered to be acceptable from a heritage perspective and it will provide for future development which will activate and revitalise the precinct. A detailed impact assessment is included at Section 6.

The Planning Proposal is supported from a heritage perspective and recommended for approval subject to the following recommendations:

- Future detailed design of new buildings, landscaping, interpretation, adaptation of existing buildings and structures and any service and structural upgrades must be undertaken in accordance with the heritage related guidelines, policies and recommendations outlined in the following documents (or updated as relevant):
 - Conservation Management Plan Former Peat Island Centre (Urbis 2020)
 - Aboriginal Cultural Heritage Assessment Report (Extent 2020)
 - Historical Archaeological Assessment (to be completed when relevant in accordance with the recommendations of a qualified archaeologist)
 - Peat Island and Mooney Mooney Development Control Plan
- A detailed archival recording of the place, its setting, views and landscape, should be undertaken prior to physical works commencing. Any buildings or structures proposed for demolition or alteration should be recorded prior to works.
- An interpretation strategy should be prepared and implemented as part of the proposed works. The interpretation strategy should explore opportunities for interpretation in media, architecture, landscape and consider all aspects of the significance of the place.

1. INTRODUCTION

1.1. BACKGROUND

This Heritage Impact Statement has been prepared as part of a Planning Proposal Addendum Report to respond to the Gateway Determination conditions related to a Planning Proposal that seeks amendments to *Gosford Local Environmental Plan 2014 (GLEP 2014)* for surplus Government owned land at Peat Island and Mooney Mooney.

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The objective of the Planning Proposal remains and seeks to formally amend *GLEP 2014*, to permit a mix of residential, recreational and employment generating uses within the site. The Planning Proposal also seeks to alter the building height and lot size development standards applicable to the site and seeks additional permitted uses that are currently not included in the *GLEP2014* land use zones. It should be noted that the proposed additional permitted uses are consistent with the land use under the draft Central Coast Local Environmental Plan (*CCLEP*) (subject to gazettal).

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- Aboriginal Cultural Heritage Assessment, Extent 2020
- Draft Development Control Plan for Peat Island and Mooney Mooney, 2020

1.2. 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.

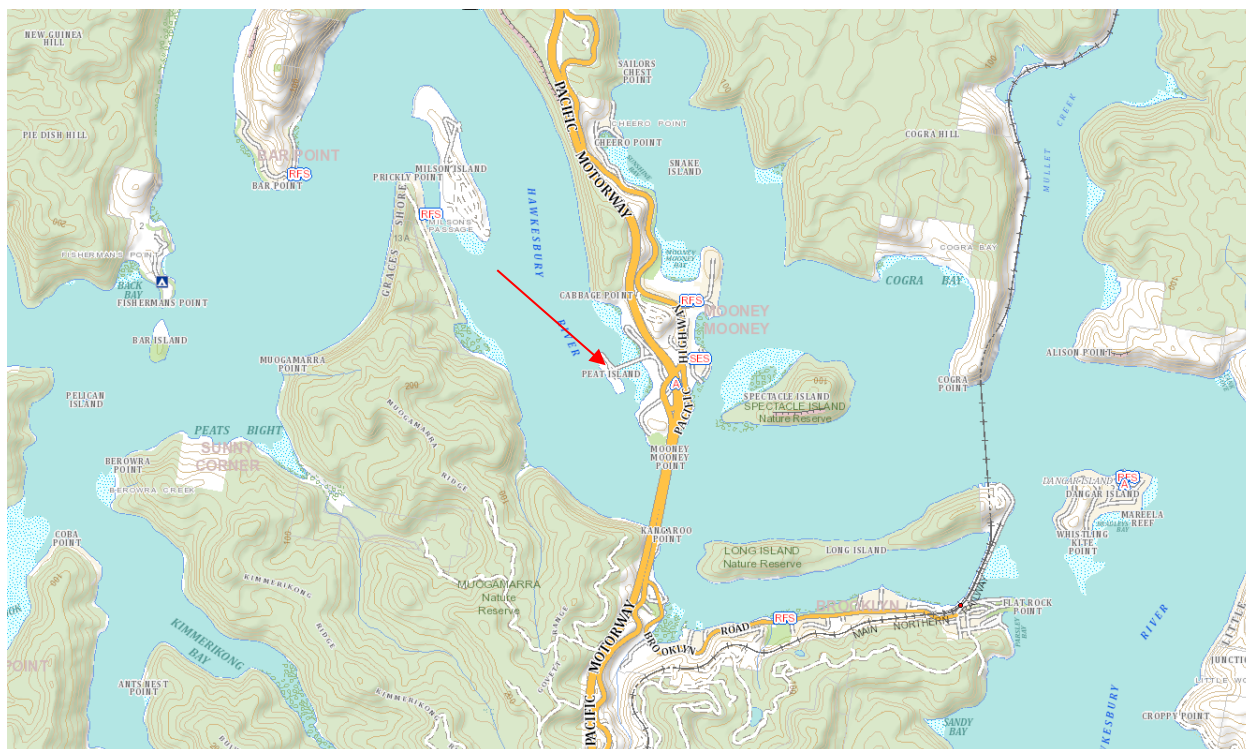


Figure 1 – Broader locality map indicating the subject site in red

Source: SIX Maps 2020

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the GLEP2014 and the Gosford Development Control Plan 2013. An assessment has also been undertaken against the relevant policies and provisions of the Conservation Management Plan for the former Peat Island Centre (Urbis 2020) and the Draft Site-Specific Development Control Plan for Peat Island and Mooney Mooney being prepared for this Planning Proposal.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian, Senior Heritage Consultant. Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. SITE DESCRIPTION

The lots which form the subject site are outlined below:

Table 1 – 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 This precinct also includes a small section of Deerubbun Reserve known as Lot 11 in DP 863305.
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

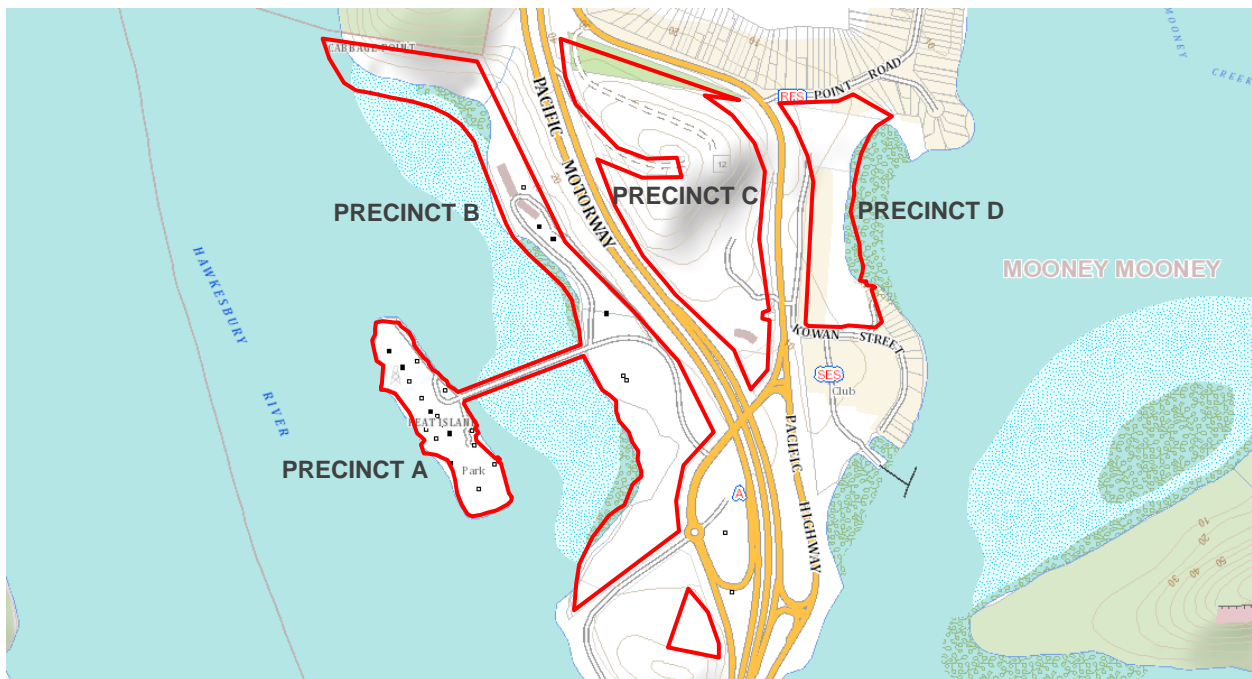
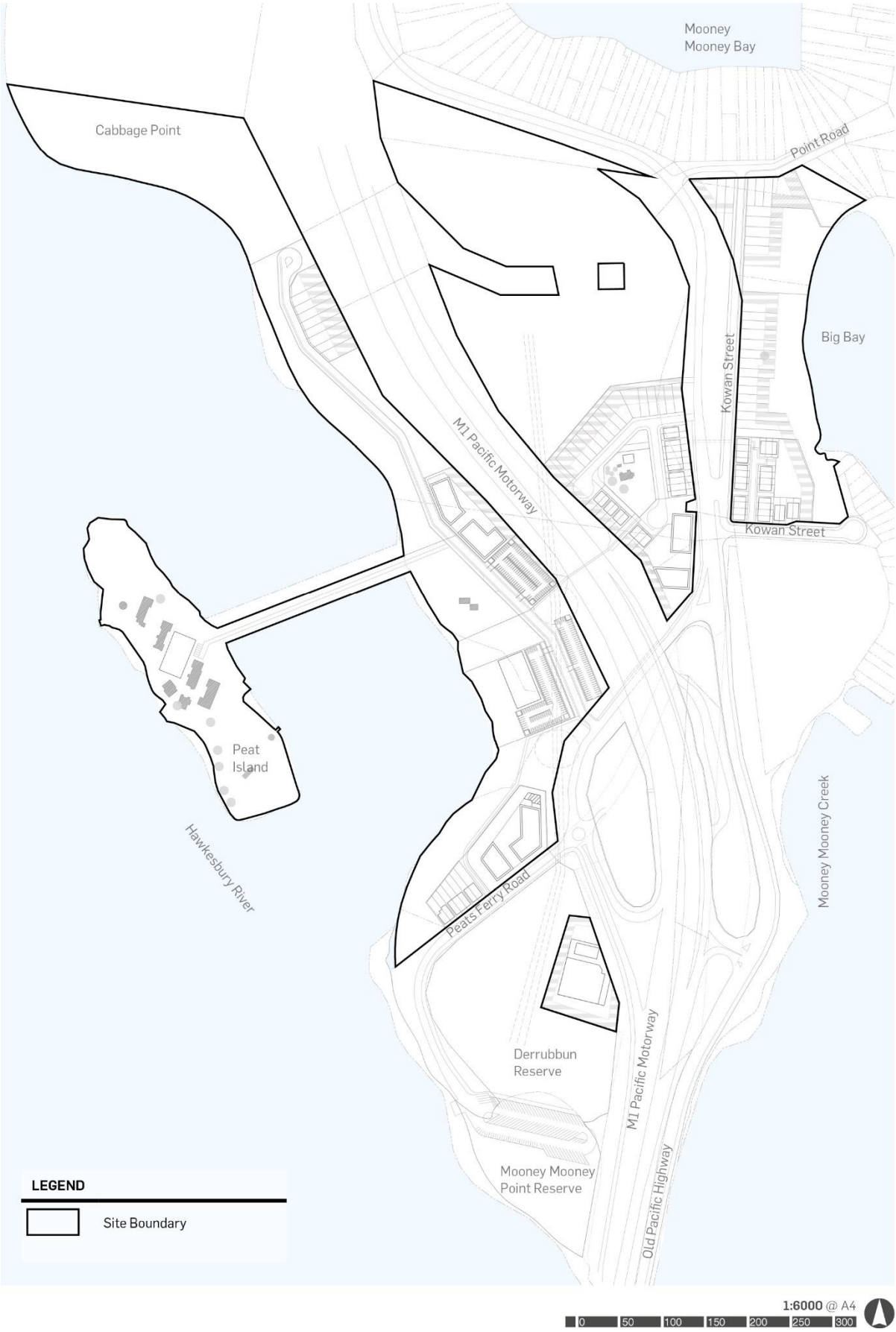


Figure 2 – Location map showing the outline of the subject site in red

Source: SIX Maps 2020

Figure 3 – Mooney Mooney and Peat Island Site Plan showing the Indicative Concept Plan overlaid



2.1. 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

2.2. 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 Deerubbun Point Reserve and Mooney Mooney Point Reserve and ferry crossing.

Part of Precinct B includes a small area of the Deerubbun Reserve to the south. A substation is proposed in this location.



Figure 5 – Precinct B in red

Source: SIX Maps 2020

2.3. 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

2.4. 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.

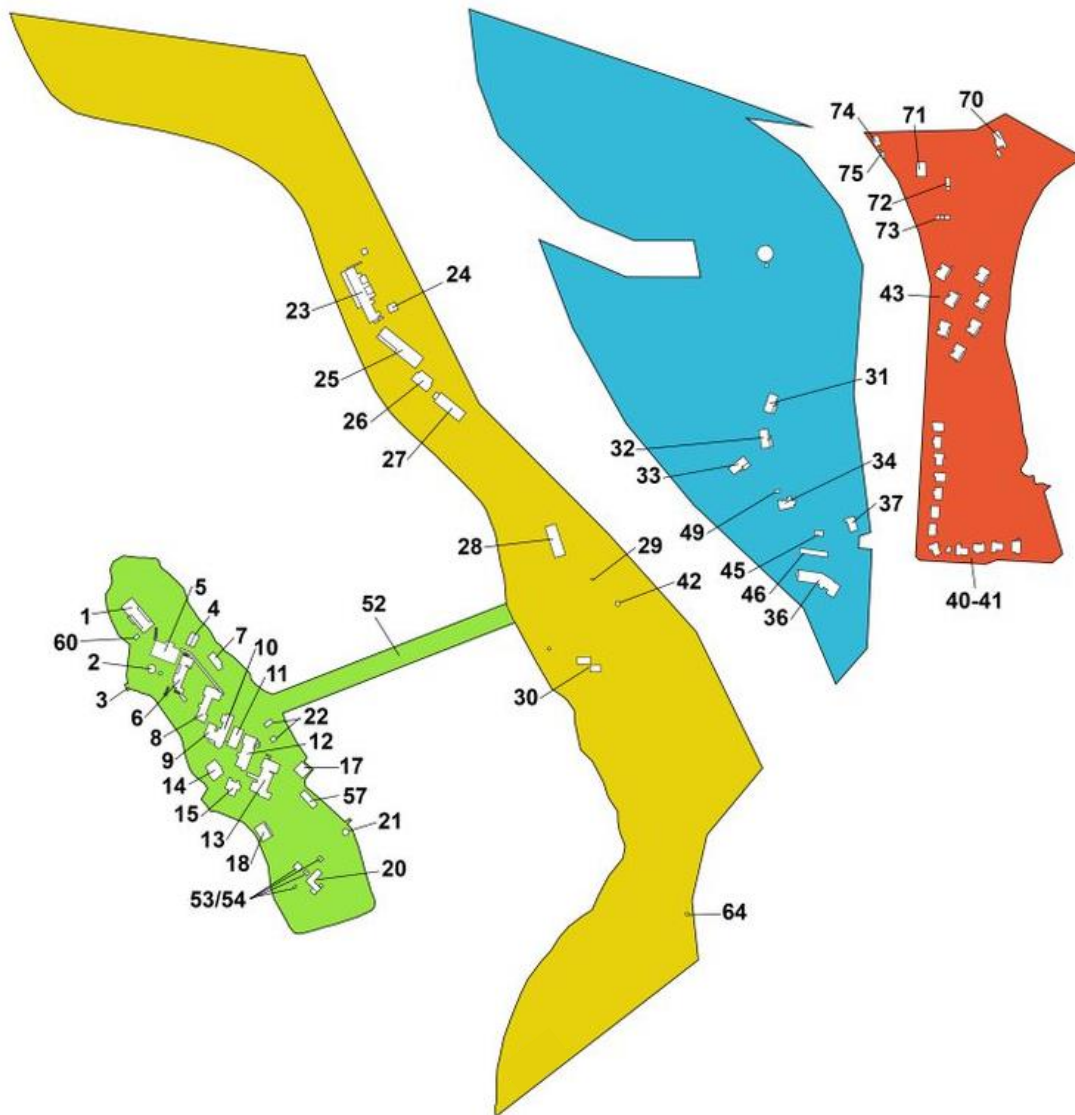


Figure 7 – Precinct D in red

Source: SIX Maps 2020

2.5. INDIVIDUAL BUILT AND LANDSCAPE ELEMENTS

The subject site contains over sixty built elements and structures. The following table provides a description of each element. Please refer to the CMP for a detailed description of each element.



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

Source: Urbis

Table 2 – 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. Intrusive alterations and additions to the original form.

Element	Date	Condition
17 Plumber's shed	c.1947-56 Extended Late twentieth century	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.

Table 3 – 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

Element	Date	Condition
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

Table 4 – 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

Table 5 – 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

3. HISTORICAL OVERVIEW

Please refer to the CMP for a detailed historical analysis. This following summary timeline and phase of development maps are intended to provide a brief summary for context only.

3.1. SUMMARY HISTORICAL TIMELINE

Table 6 – Important dates and events

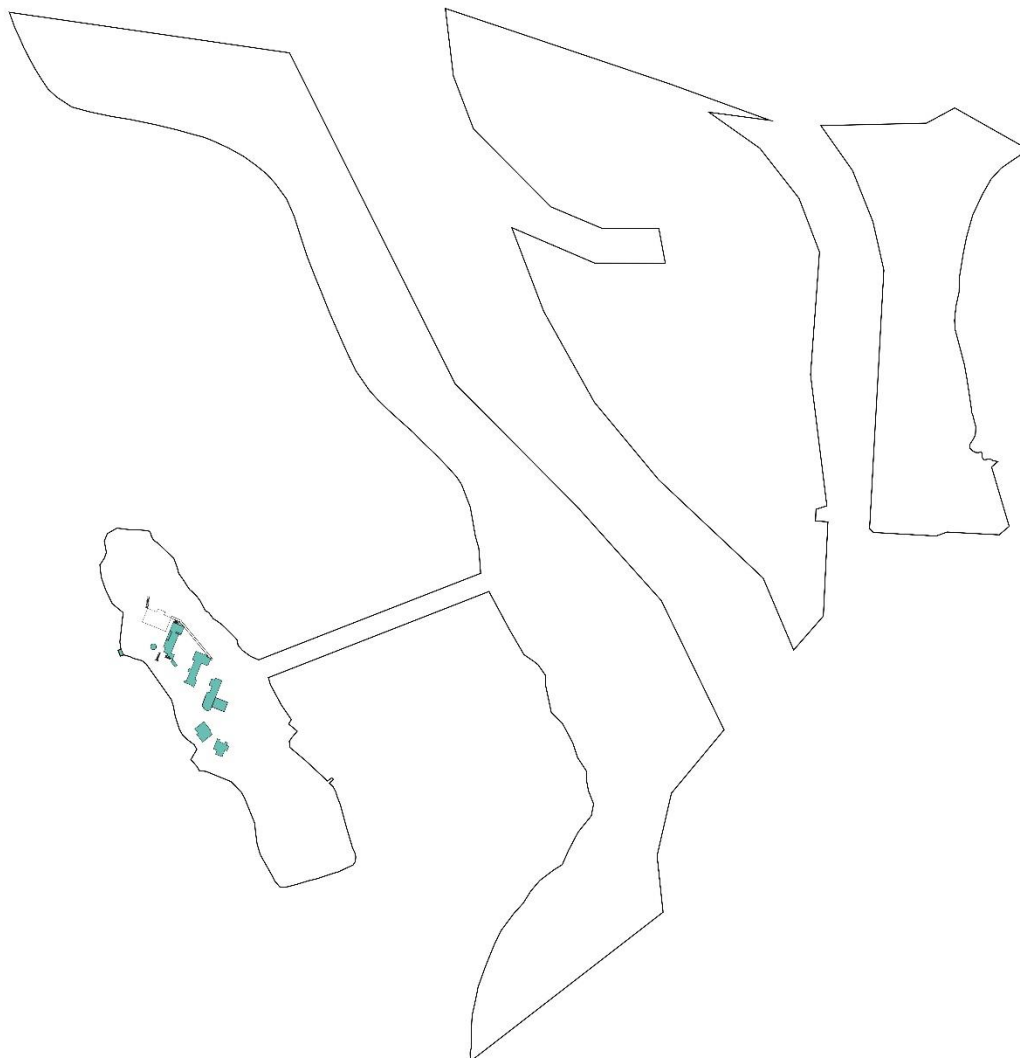
Date	Event
1831	George Peat promised an allotment on the Hawkesbury River (Mooney Mooney Point).
March 1840	Crown Grant of 60 acres to George Peat – named Fairview Point.
c.1840	Peat established punt ferry across Hawkesbury River; builds Fairview house on 60-acre grant.
1880	Last known corroboree of 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).

Date	Event
1911	First inmates admitted to Rabbit Island Hospital for the Insane.
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.

Date	Event
1967	Nurses quarters.
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
2011	The site was transferred from ADAC (Aging Disability and Home Care) to Property NSW for divestment on 25 February 2011.
2014	Planning Proposal prepared
2017	National Trust lists Peat Island on its heritage register. Gateway Determination.

3.2. 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



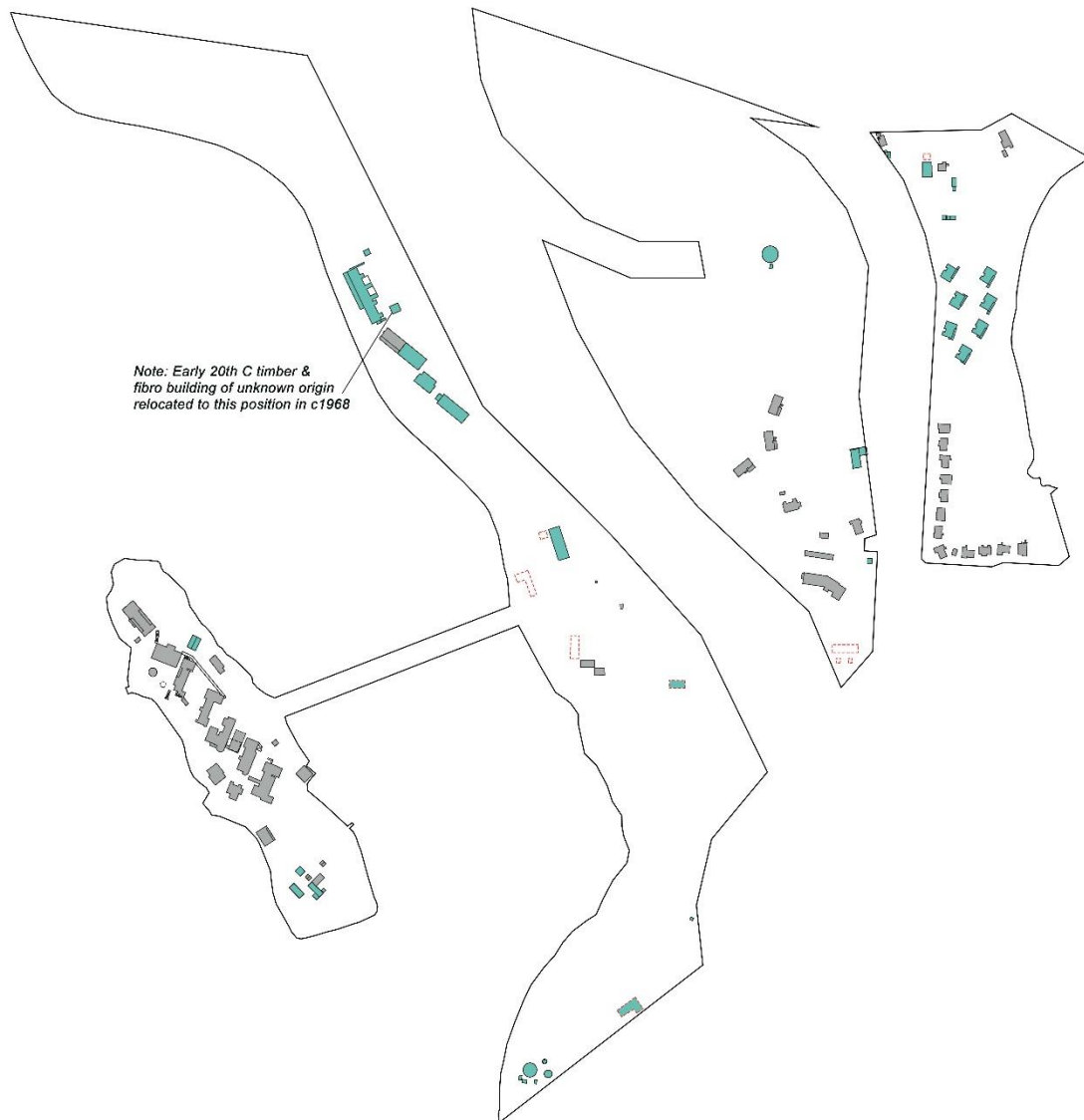
Demolished during this phase



Constructed during a previous phase



Demolished during a previous phase



PHASE OF DEVELOPMENT

Phase 4: 1960-2000

Decline



Constructed during this phase



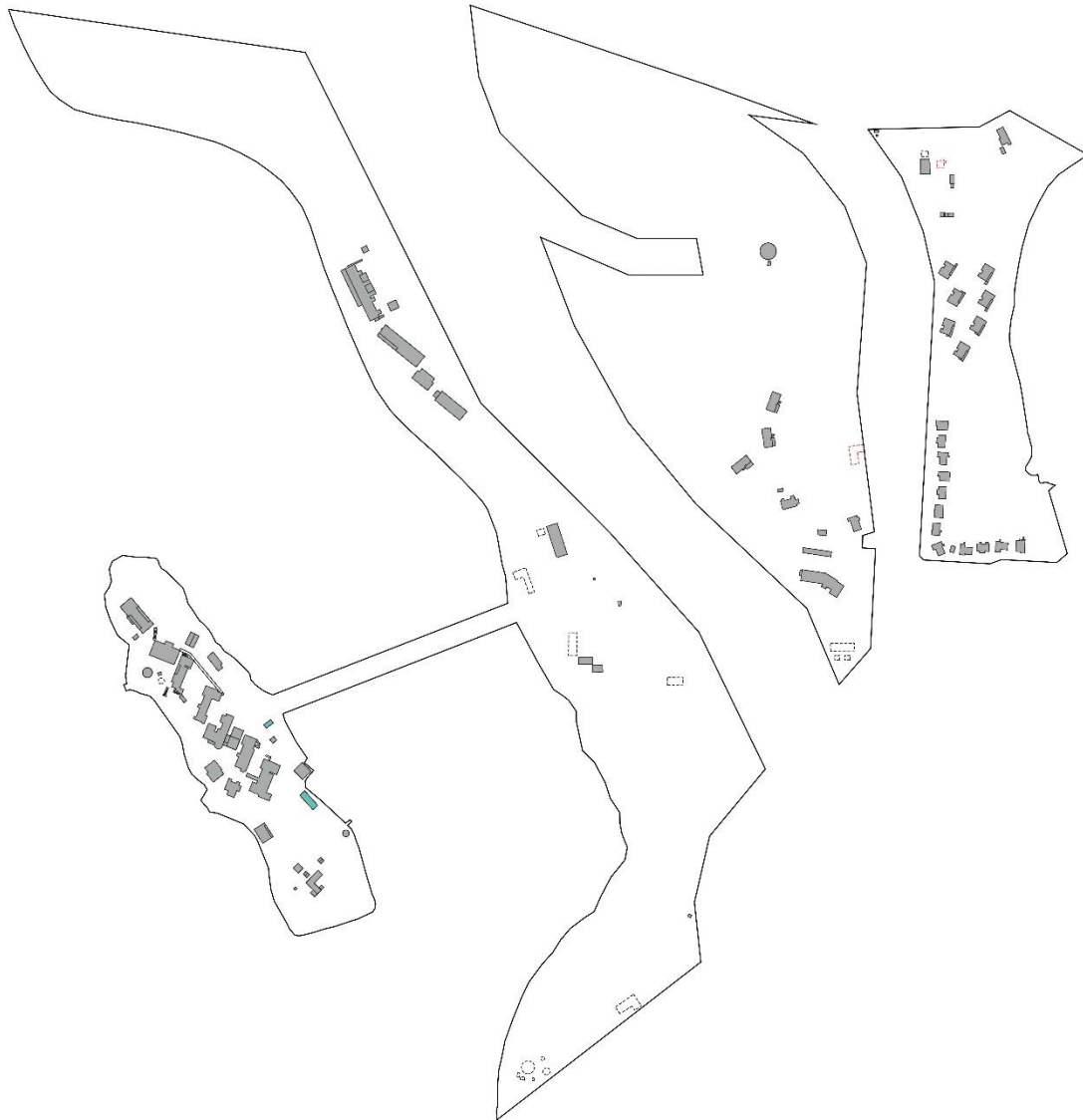
Constructed during a previous phase



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

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS 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 and why a statutory listing was made to protect these values.

4.2. APPLICABLE HERITAGE LISTINGS

Table 7 – 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	-
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	-

Type of Listing	Name of Item	Assessed Level of Significance
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
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)	Peat Island and the Causeway were listed on the National Trust on 29 March 2017.	-
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.

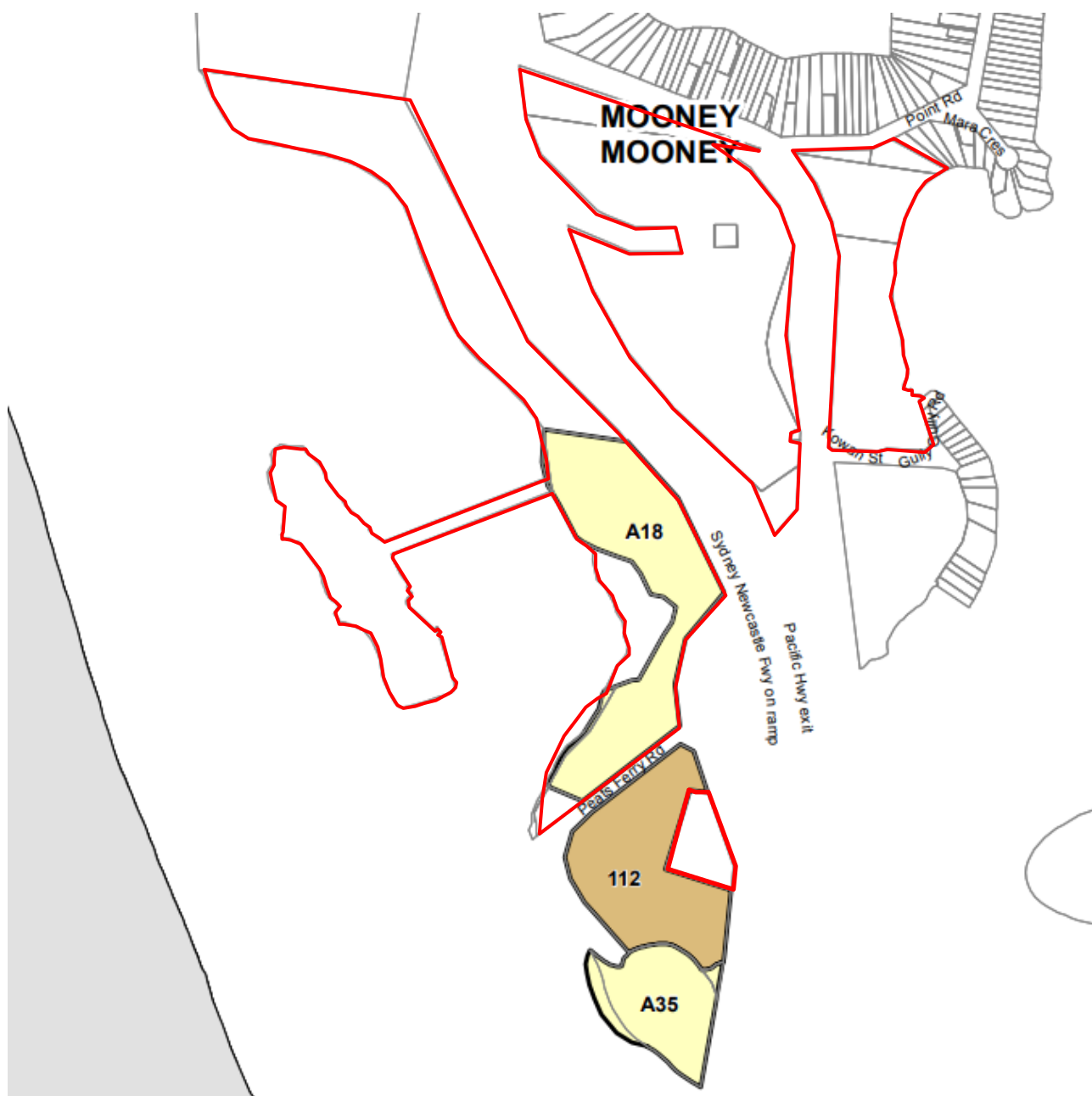


Figure 9 – Extract of Gosford LEP 2014 heritage map with subject site indicated in red.

Source: Gosford LEP 2014, HER_012A

4.3. SIGNIFICANCE OF INDIVIDUAL BUILT & LANDSCAPE ELEMENTS

4.3.1. 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.¹

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 8 – 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.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Elements that demonstrate a key aspect of the overall heritage significance of the place. 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. They may be early modifications, secondary or ancillary elements, which contribute to the significance of the place. 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.

¹ 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
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.	<p>Elements detract from the overall heritage significance of the place and should be considered for removal.</p>

4.3.2. 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 9 – 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 10 – 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

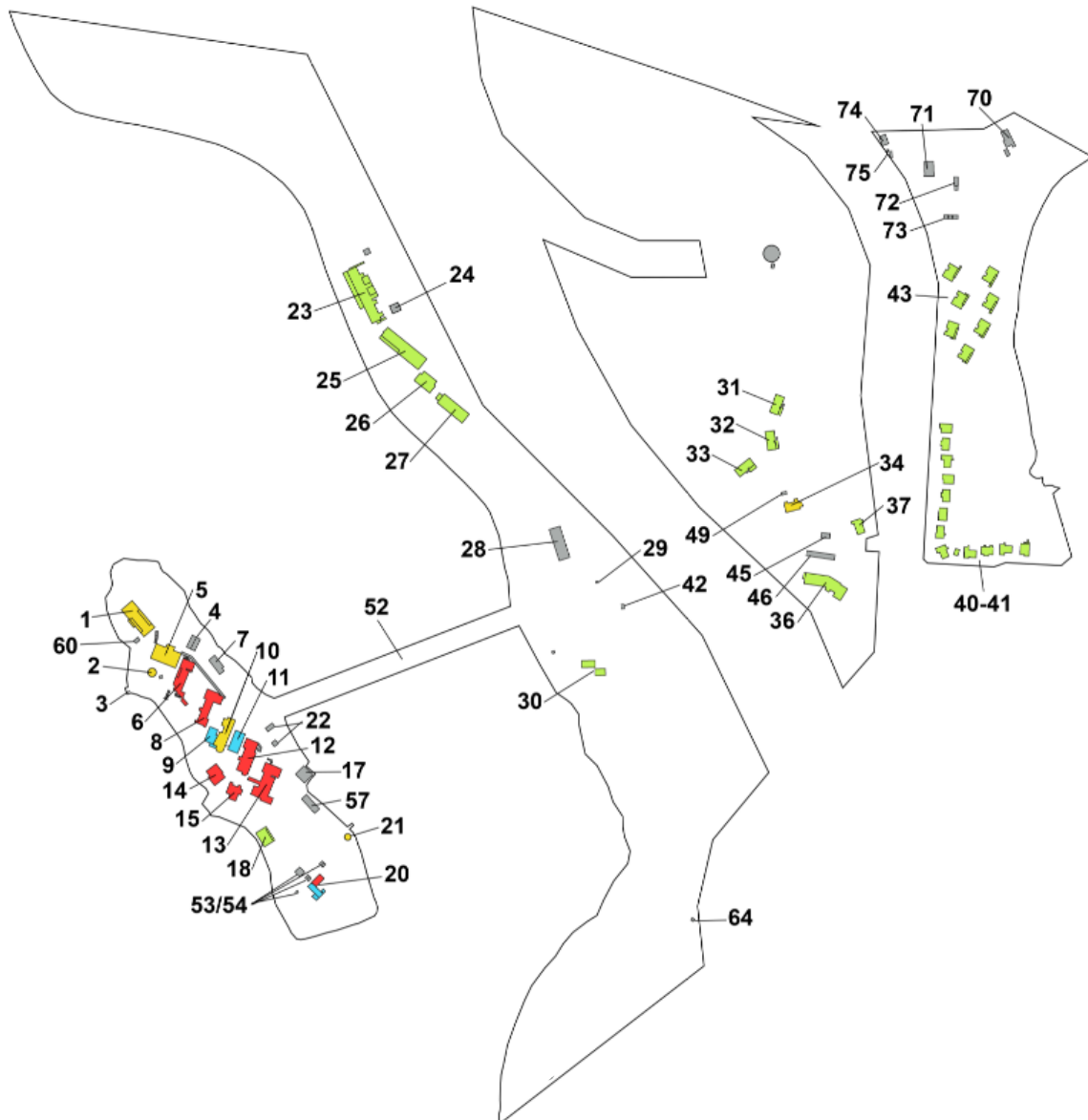
Element	Date	Grading of Significance
15 Cottage – Former Reception Cottage	c.1905	High
17 Plumber's shed	c.1947-56 Extended Lat twentieth century	Neutral
18 Staff amenities – former classroom	c.1954	Little
20 Garden program building – former original swimming hut / greenhouse / shelter	c.1910	High
21 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

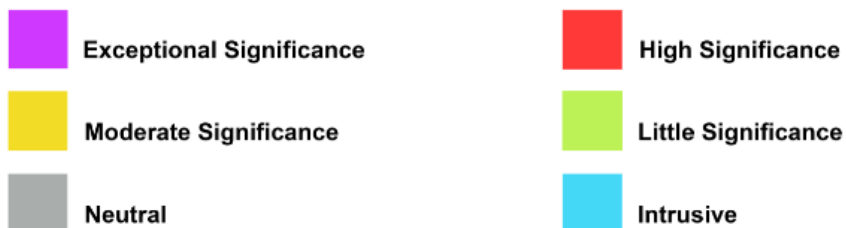
4.3.3. Gradings of Significance Diagrams

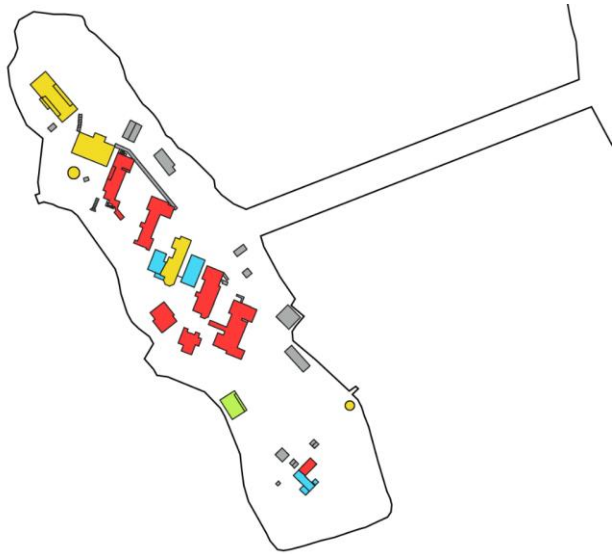
The following diagrams demonstrate the relative significance of individual built elements across the site.



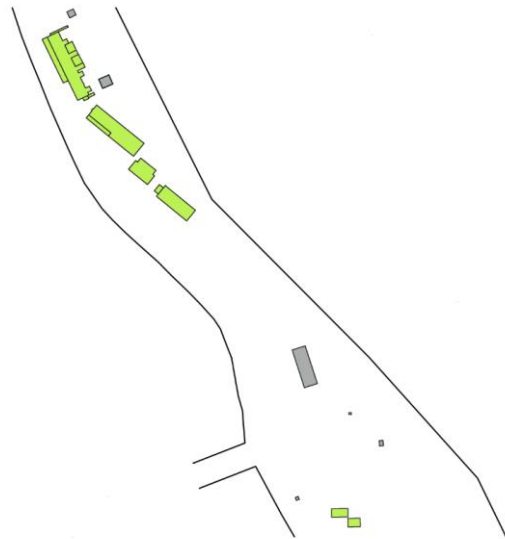
GRADINGS OF SIGNIFICANCE

Peat Island - Buildings

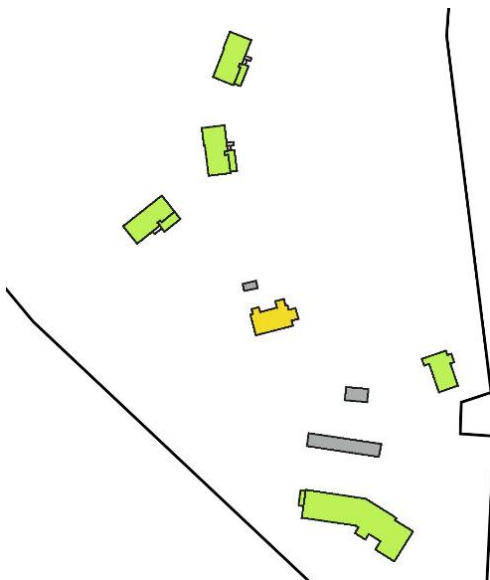




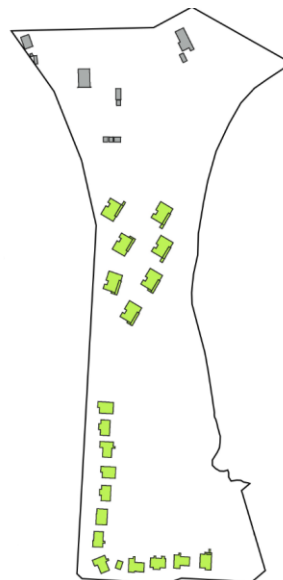
Above: Precinct A



Above: Precinct B (majority view)



Above: Precinct C



Above: Precinct D



GRADINGS OF SIGNIFICANCE

Peat Island - Buildings


	Exceptional Significance		High Significance
	Moderate Significance		Little Significance
	Neutral		Intrusive

Figure 10 Close View of Gradings of Significance for buildings within the Peat Island precincts
Source: Urbis

4.4. CULTURAL LANDSCAPE SIGNIFICANCE

4.4.1. 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 is 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 14 – View north showing music shell.



Figure 15 – View of music shell looking north-east.



Figure 16 – View looking south along the beach.



Figure 17 – View looking north-west.



Figure 18 – View looking west up the stairs to Rizkella.



Figure 19 – View of the wall, east of the stairs.

4.4.2. 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.

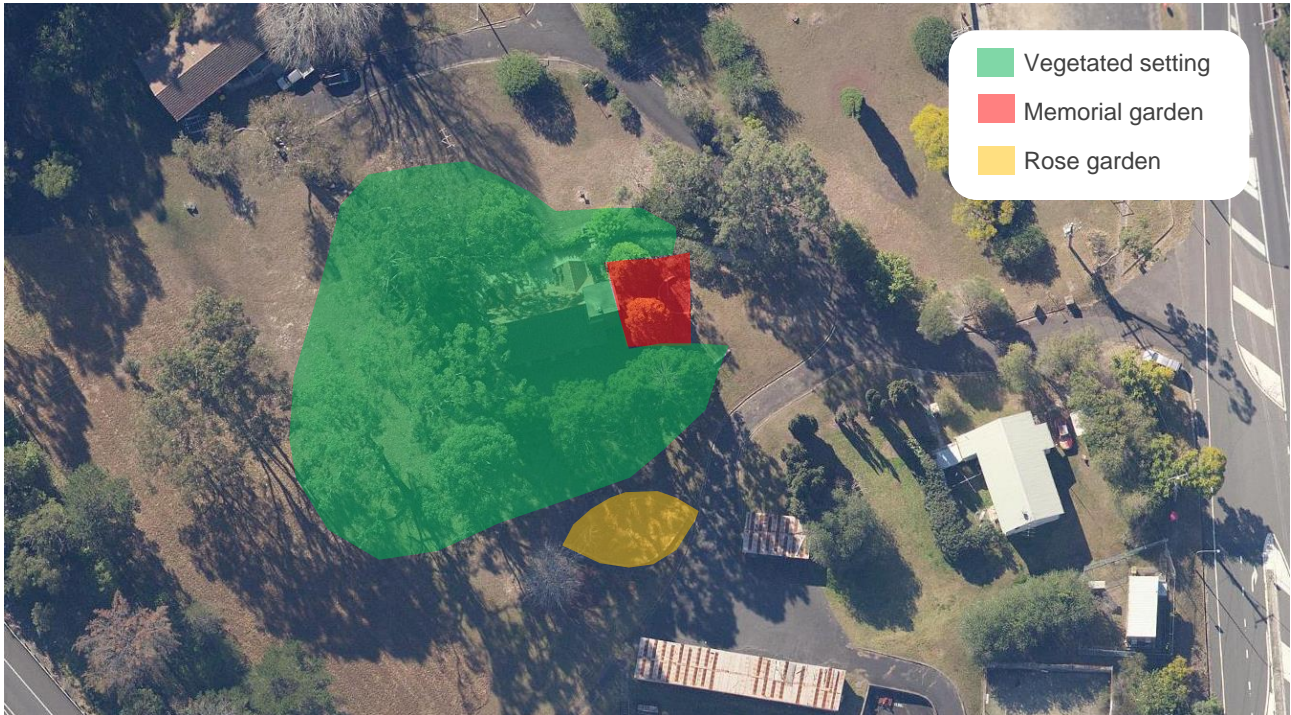


Figure 20 Aerial indicating landscape elements of significance in Precinct C
Source: SIX Maps 2020



Figure 21 - View looking west, showing flagstaff area memorial.



Figure 22 – View north showing current condition of the rose garden memorial.



Figure 23 – View south showing rose garden memorial.

4.5. 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.

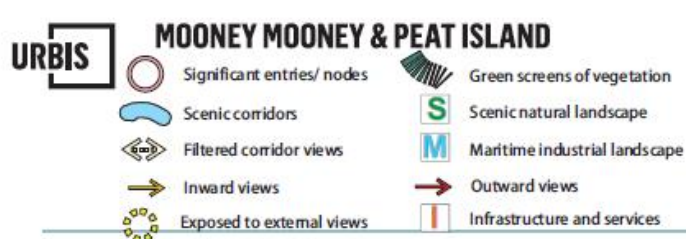


Figure 3
Visual Exposure

Visual Assessment






Figure 24 – 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 11 – 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 25 – Aerial showing significant views

Source: Near Map, Urbis markup.

4.6. 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 12 – 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, 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.

4.7. 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.

5. THE PROPOSAL

5.1. OVERVIEW OF THE PROPOSAL

This Planning Proposal has been prepared on behalf of Property & Development NSW that seeks amendments to the Gosford Local Environmental Plan 2014 (GLEP 2014) for surplus Government owned land at Peat Island and Mooney Mooney (the Site).

The aim of the Planning Proposal is to facilitate the future redevelopment of the site, for a mix of residential, community, tourism and employment generating land uses.

This Planning Proposal was first submitted to Central Coast Council in November 2016. Gateway Determination was issued by the Department of Planning, Industry and Environment (DPIE) on 10 August 2017 (PP_2017_CCPAS_006_00 (17/06254)). The Gateway Determination stated that while the supporting studies were sufficient, a number of conditions are required to be addressed prior to progressing the Planning Proposal further. Since August 2017, Property & Development NSW has undertaken a significant amount of consultation with public authorities and Central Coast Council (Council), including the submission of a revised Planning Proposal to Council in December 2018 for review and comments.

Post the 2018 submission, Property & Development NSW has engaged technical consultants to undertake further environmental investigations to respond to Council's and public authorities feedback.

The indicative Concept Plan has been revised in accordance with the additional technical investigations post 2018 submission. The revised indicative Concept Plan comprehensively evaluated the additional environmental and physical constraints, and responded to site's context, future amenity and connectivity.

Extracts of the revised indicative Concept Plan are included below.

Lot 9 DP 863305 is excluded from the Planning Proposal, given it is under the care, control and management of Central Coast Council and will be retained as RE1 Public Recreation Zone. The indicative Concept Plan identifies a proposed Rural Fire Services (RFS) at this location. This RFS facility does not form part of this Planning Proposal, and is subject to further stakeholder consultation and a separate planning proposal.

The indicative Concept Plan also identifies a proposed location for a Marine Rescue NSW facility. This facility is subject to further stakeholder consultation and a separate proposal.

A land-based marina is shown on the Indicative Concept Plan located on the foreshore of the Hawkesbury River adjacent to Peat Island. It does not form part of the planning proposal and would be subject to a separate future planning proposal if it is to proceed. This would include a detailed environmental assessment of the impacts.

This part of the site is currently zoned partly RE1 Public Recreation and partly SP2 Infrastructure (for the purpose of hospital) under GLEP 2014, and is proposed to be rezoned to RE2 Private Recreational Zone. A car park is proposed to be an Additional Permitted Use under Schedule 1 of GLEP 2014 on a portion of the site as part of the Planning Proposal.

This Heritage Impact Statement Report has been prepared based on the revised indicative Concept Plan and the draft LEP zoning maps.

5.2. PROPOSED PLANNING CONTROL AMENDMENTS

The Planning Proposal is seeking to amend the following provisions of the GLEP 2014:

- Amend Clause 2.1 Land Use Zones of the GLEP 2014 to include SP3 Tourist zone listed under Special Purpose Zones. The proposed SP3 Tourist Zone objectives and proposed permissible uses are consistent with the draft SP3 Tourist zone within the draft Consolidated Central Coast Consolidated Local Environmental Plan (CCLEP). Therefore, this Planning Proposal will be consistent with draft CCLEP, subject to gazettal.
- Amend the GLEP 2014 Land Zoning Map applicable to the site, and rezone SP2 Infrastructure and RE1 Public Recreation zones to E2 Environmental Conservation, R1 General Residential, R2 Low Density Residential, RE1 Public Recreation, RE2 Private Recreation, and SP3 Tourist zones.

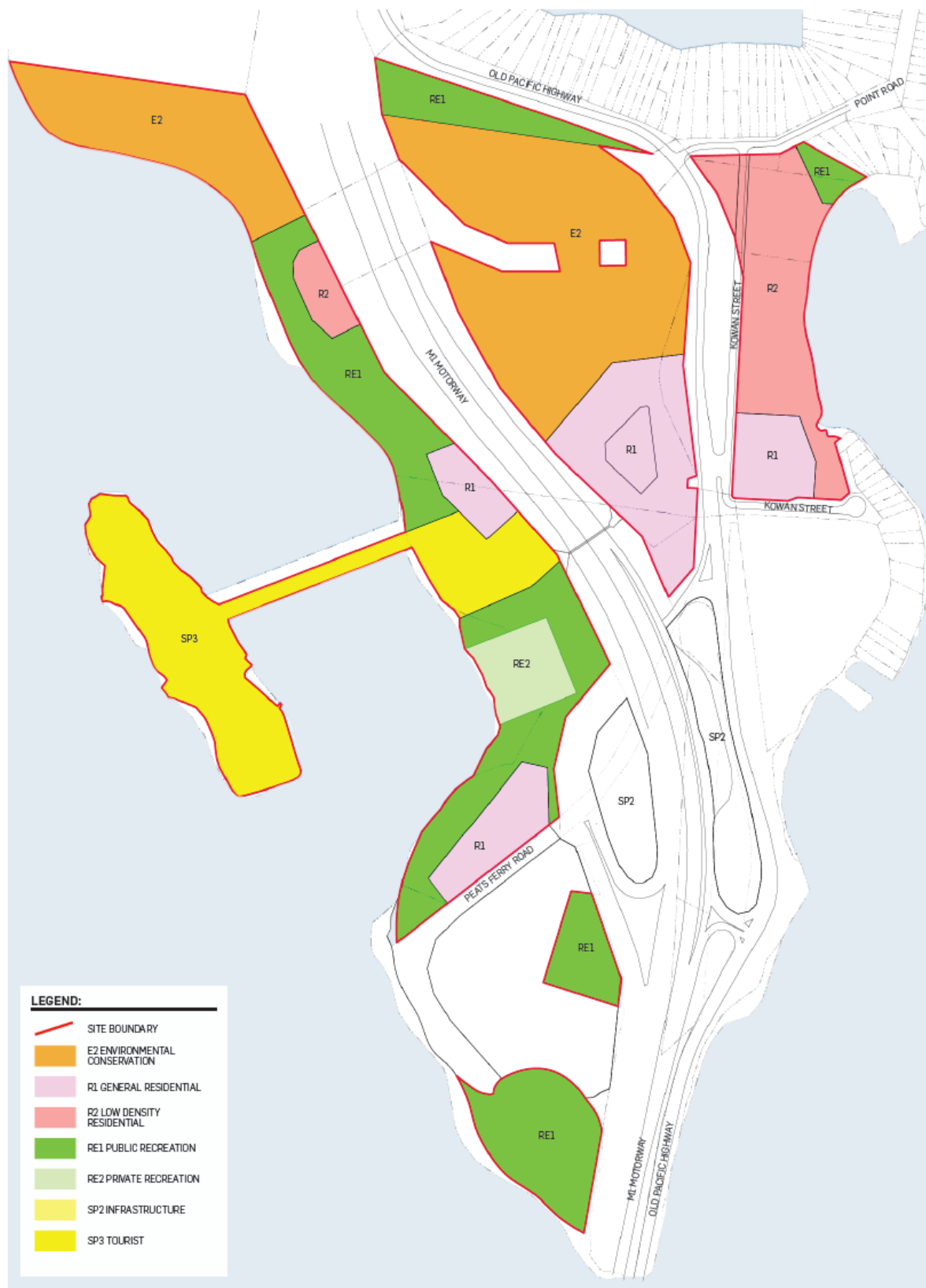
- Amend the GLEP 2014 Height of Buildings Map to reflect the maximum height of the buildings proposed (8.5m, 12m and 15m) across selected areas of the site as indicated on the proposed Height of Buildings Map.
- Amend the GLEP 2014 Lot Size Map to allow minimum lots size of 150sqm, 220sqm, 300sqm and 450sqm across selected areas of the site as indicated on the proposed Minimum Lot Size Map.
- Amend the GLEP 2014 Additional Permitted Uses Map and amend the GLEP 2014 Schedule 1 Additional permitted uses to include the use of certain land at Mooney Mooney, including:
 - RE2 Private Recreation zoned land, being portion of Lot 11, DP 1157280 and Lot 12, DP 1158746 as identified on the Additional Permitted Uses Map.
 - To include 'car parks' as additional permitted use on this part of the site.
 - R1 General Residential zoned land, being the southern portion of Lot 14, DP1158746 as identified on the Additional Permitted Uses Map.
 - Development for the purposes of emergency services facility is permitted with development consent. The proposed emergency services facility is permissible with consent within the proposed R1 General Residential zone under the draft CCLEP. Therefore, this Planning Proposal will be consistent with draft CCLEP, subject to gazettal).
 - RE1 Public Recreational zoned land, being the southern portion of lot 4 DP239249 as identified on the Additional Permitted Uses Map.
 - Development for the purposes of emergency services facility is permitted with development consent. The proposed emergency services facility is permissible with consent within the proposed RE1 zone under the draft CCLEP. Therefore, this Planning Proposal will be consistent with draft CCLEP, subject to gazettal.
 - R1 General Residential zoned land, being the south eastern portion of lot 12, DP1158746 located along Peats Ferry Road, lot 12, DP863305 and the southernmost portion of lot 14 DP1158746, as identified on the Additional Permitted Uses Map:
 - Development for the purpose of 'food and drink premises' and 'shops' are permitted with development consent.
 - The indicative Concept Plan comprises local shops/restaurants and cafes in the form of shop top housing within the Southern Foreshore precinct and the Chapel precinct, which has an area of approximately 200sqm. The proposed shops and food and drinks premises are of a scale that is better suited for this local area. Shops. Restaurants and cafes are prohibited under the R1 zone of the Gosford LEP and the draft CCLEP. Given the proposal no longer includes a service station and a neighbourhood centre, it is proposed to include food and drink premises and local shops to provide sufficient and much needed local retail services for exiting and incoming residents.
 - RE1 Public Recreation zoned land, being Lot 11 DP863305 as identified on the Additional Permitted Uses Map.
 - Development for the purpose of electricity generating works is permitted with development consent.

In addition, consistent with the recommendation of the CMP, this Planning Proposal includes the proposed LEP amendment to include Peat Island as an Item of Environmental Heritage (Item - General) under Part 1 - Heritage Items, Schedule 5 of the Gosford LEP.

Figure 26 Revised Indicative Concept Plan

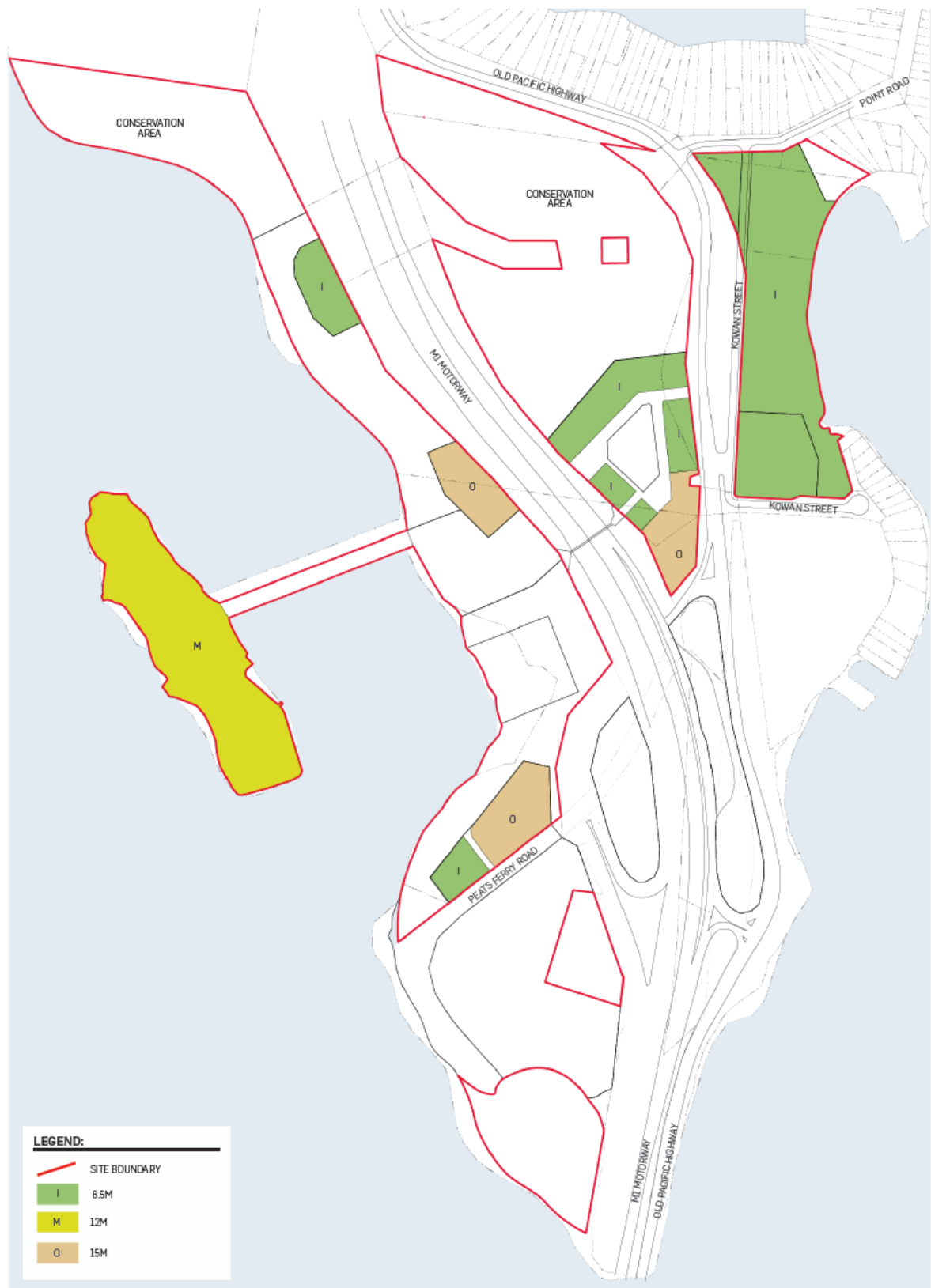


Figure 27 Proposed Land Zoning Map



Source: Urbis

Figure 28 Proposed Height of Buildings Map



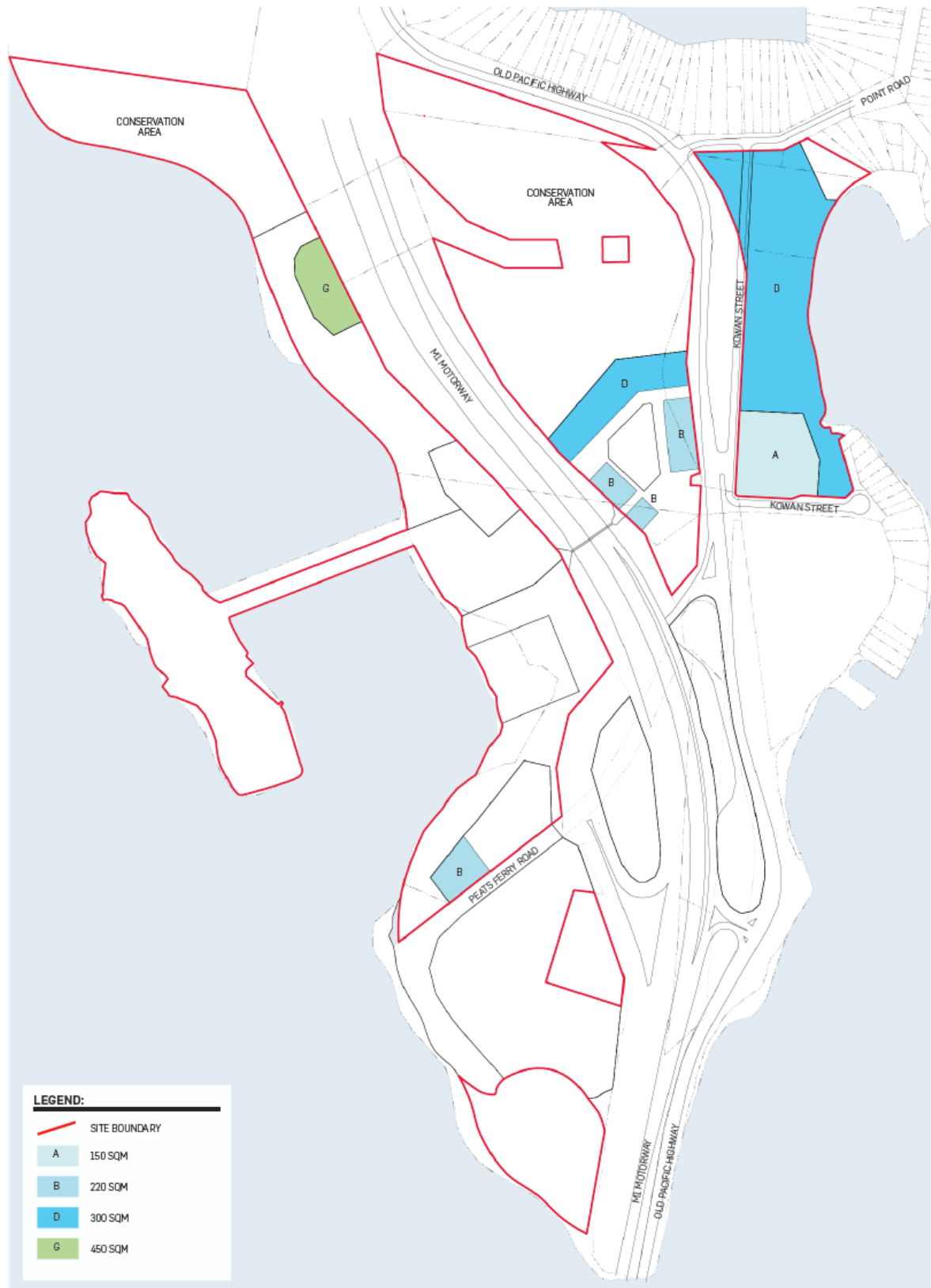
MOONEY MOONEY & PEAT ISLAND
LEP PLANS - HEIGHT OF BUILDINGS MAP

DATE: 09.08.2021
JOB NO: P0034467
DWG NO: PP03
REV: K

1:4000 @ A3

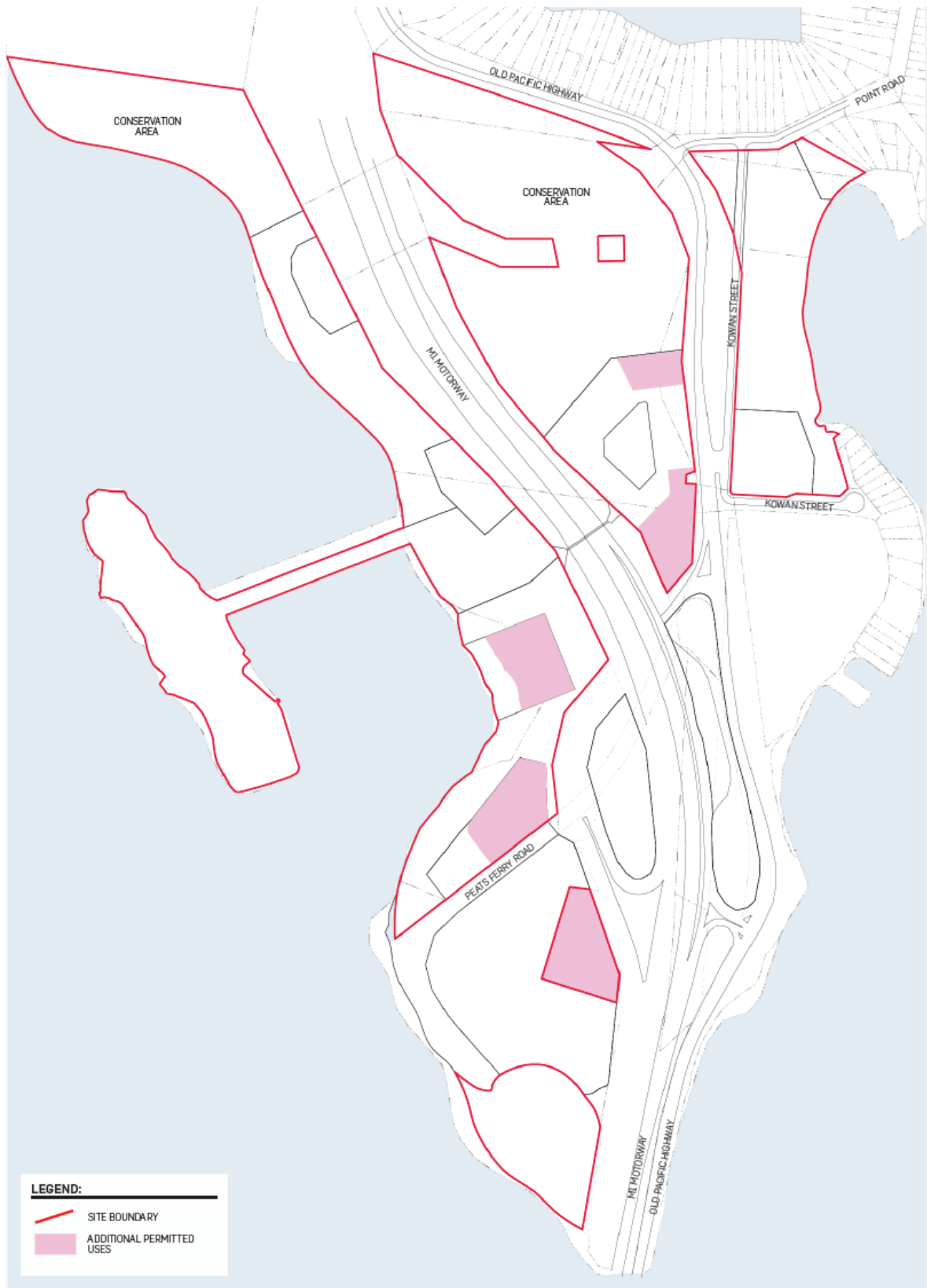
Source: Urbis

Figure 29 Proposed Lot Size Map



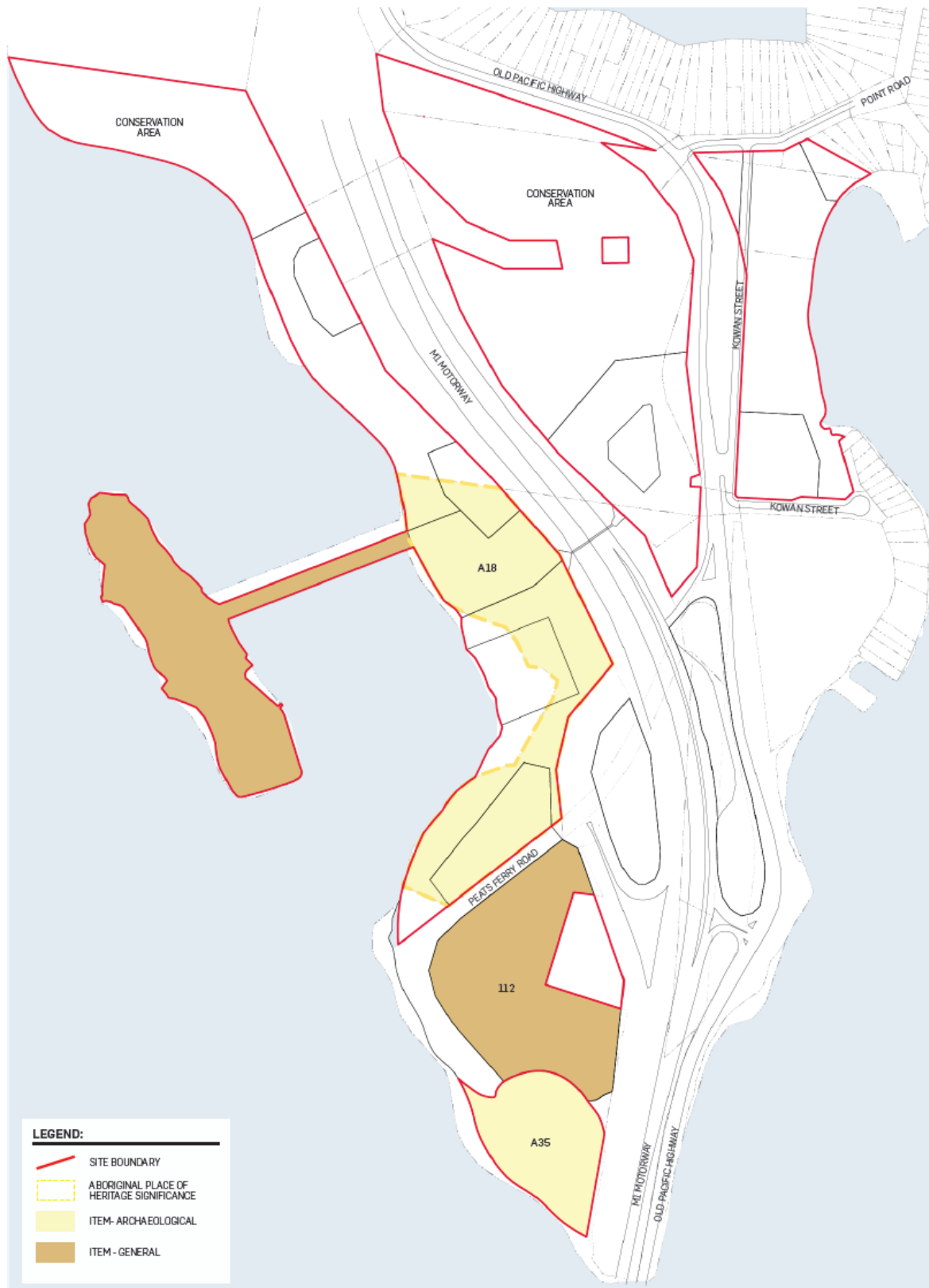
Source: Urbis

Figure 30 Proposed Additional Permitted Uses Map



Source: Urbis

Figure 31 Proposed Heritage Map



MOONEY MOONEY & PEAT ISLAND
LEP PLANS - HERITAGE MAP

Source: Urbis

6. HERITAGE IMPACT ASSESSMENT

6.1. GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

Table 13 Assessment against the Gosford Local Environmental Plan 2014

Clause	Discussion
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(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></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(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,</i></p> <p><i>(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,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>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).</p> <p>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).</p> <p>No sections of the former Peat Island Centre are currently listed as a built (European) heritage item under the <i>Gosford LEP 2014</i> or the NSW State Heritage Register.</p> <p>Notwithstanding that the site is not identified as a heritage item under Schedule 5 Part 1 of the LEP, consent is required for the Planning Proposal given the assessed significance of the place. The CMP recommends that Precinct A is listed as a heritage item on both the <i>GLEP2014</i> and the NSW State Heritage Register.</p> <p>The whole of the subject site has also been assessed to have high Aboriginal Cultural Heritage significance and potential for Aboriginal archaeology.</p> <p>It is noted that there are no built or physical works proposed at this stage of the Planning Proposal. This Planning Proposal is restricted to the amendment of the underlying planning controls which apply to the place.</p>

Clause	Discussion
<p>(4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>There are no built or physical works proposed at this stage of the Planning Proposal. This Planning Proposal is restricted to the amendment of the underlying planning controls which apply to the place.</p> <p>A detailed heritage impact assessment is included below.</p>
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <ul style="list-style-type: none"> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This heritage impact statement has been prepared to assist the consent authority with their determination and to satisfy this clause.</p>
<p>(6) Heritage conservation management plans</p> <p><i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	<p>An assessment has been undertaken against the relevant policies and provisions of the Conservation Management Plan for the former Peat Island Centre (Urbis 2020).</p>

Clause	Discussion
<p>(7) Archaeological sites</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p> <p><i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>The subject site has been assessed by Extent to have high Aboriginal cultural heritage significance and the potential for Aboriginal archaeology.</p> <p>The preliminary historical archaeological overview included in the CMP identifies various levels of potential for historical archaeology across the site.</p> <p>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).</p> <p>There are no built or physical works proposed at this stage of the Planning Proposal. This Planning Proposal is restricted to the amendment of the underlying planning controls which apply to the place.</p> <p>This Heritage Impact Statement does not contain a detailed assessment of potential impacts of the Planning Proposal on the Aboriginal archaeological or historical archaeological values of the place. Reference should be made to the Aboriginal Cultural Heritage Report prepared by Extent 2020 for an assessment of impact in relation to the Planning Proposal. A Historical Archaeological Assessment should be prepared to assess the potential historical archaeological impacts of the future built works.</p> <p>Central Coast Council must notify the Heritage Council of NSW in accordance with this clause.</p>
<p>(8) Aboriginal places of heritage significance</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</i></p> <p><i>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</i></p> <p><i>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</i></p>	<p>Reference should be made to the Aboriginal Cultural Heritage Report prepared by Extent 2020 for an assessment of impact in relation to the Planning Proposal. This Heritage Impact Statement does not contain a detailed assessment of potential impacts of the Planning Proposal on the Aboriginal cultural heritage values of the place.</p>

6.2. PEAT ISLAND & MOONEY MOONEY DRAFT SITE SPECIFIC DEVELOPMENT CONTROL PLAN

Table 14 Assessment against the Peat Island & Mooney Mooney Draft Site Specific Development Control Plan

Provision	Discussion
New works are to 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.	The best means of conserving the significance of the place is through the facilitation of new adaptive reuse proposals which enable the buildings and structures of heritage significance to be repaired, adapted and occupied into the future. Adaptive reuse options which promote public accessibility and access will allow for an improved understanding and interpretation of the heritage values of the place and its contribution to the heritage of New South Wales and the Central Coast region.
Uses are to 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.	See below discussion on uses.
Future uses for Peat Island (Heritage Precinct A) are to be accessible to the public and 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.	The Planning Proposal seeks consent to amend the underlying zoning of Precinct A: Peat Island to SP3 Tourist. This proposed use will facilitate the activation, conservation and access of the Island for the public and will facilitate the ongoing interpretation of the significance of the place. This is a positive heritage outcome and will enhance the significance of the place.
Potential uses for the remaining precincts (Heritage Precincts B, C and D) are to 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.	The remaining precincts are proposed to have a variety of uses including tourism, residential and conservation/environmental uses. Given the relatively lower significance of these remaining precincts, these proposed uses are considered acceptable from a heritage perspective as it will facilitate future development to underpin and support the tourism facilities on the highly significant Island. The proposed residential uses proposed for Precinct D are also aligned with the existing uses in Mooney Mooney.
New and future uses of the Chapel Group (located in Heritage Precinct C) are to respect the significance of the place to the local community of Mooney Mooney.	The Chapel Precinct (Precinct C) is proposed to have an underlying residential use under the Planning Proposal. It is envisaged that the Chapel building will be retained and adapted into a community building to support the surrounding residential development and to allow for the continued interpretation and celebration of this element and its significant gardens. The Planning Proposal and

Provision	Discussion
	<p>the proposed residential use would likely require the future demolition of all remaining structures within Precinct C, subject to further assessment on whether adaptive reuse is warranted or possible. Given the identified significance of the Chapel building and Precinct C generally, this proposed use will not have an adverse heritage impact and is acceptable.</p>
<p>Buildings and elements of Exceptional and High significance are to be retained and conserved where possible. Modification may be permissible subject to heritage assessment and must be subject to a detailed archival recording.</p>	<p>No buildings are proposed for demolition as part of this early Planning Proposal stage. No physical works are proposed. This Planning Proposal seeks consent to amend the underlying planning controls only. An Indicative Concept Plan has been included to demonstrate a potential future built outcome which could be facilitated by the Planning Proposal, and this Plan has been prepared in conjunction with a site specific development control plan for the place.</p> <p>The Indicative Concept Plan accompanying the Planning Proposal does not propose the removal of any buildings or elements of high heritage significance. All buildings identified in the CMP to be of high significance are identified to be retained as part of the Indicative Concept Plan.</p>
<p>The adaptive re-use of highly significant buildings, structures and open space areas within the former Peat Island Centre is encouraged. New uses are to 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.</p>	<p>As discussed above, there are no physical works proposed as part of this Planning Proposal stage application. It is however noted that the associated Indicative Concept Plan, which outlines a potential future built outcome for the site, proposed to retain and conserve the four principal ward buildings on Peat Island as required by this policy. All future built works to these buildings will be subject to future DAs and assessment. Future uses for each building will be part of later DAs.</p>
<p>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 are to 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.</p>	<p>The Indicative Concept Plan accompanying the Planning Proposal does not propose the removal of any buildings or elements of high heritage significance. All buildings identified in the CMP to be of high significance are identified to be retained as part of the Indicative Concept Plan.</p>
<p>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</p>	<p>The Indicative Concept Plan identifies many of the elements of Moderate, Little and Neutral significance for removal. These elements are of a lesser significance and</p>

Provision	Discussion
<p>elements of Exceptional and High significance and the former Peat Island Centre overall, subject to heritage assessment and archival recording.</p>	<p>do not make a defining contribution to the place, particularly those elements in Precincts B, C and D. Despite the proposed removal of these elements in the Indicative Concept Plan, the Planning Proposal does not actually seek consent for any built works including demolition, and the Indicative Concept Plan is provided as preliminary potential future built outcome only. The future removal of these elements of Moderate, Little or Neutral significance would have an acceptable heritage impact if it facilitated the future occupation and conservation of elements of higher significance.</p> <p>The original kitchen block in particular is proposed for future removal in the Indicative Concept Plan. This building has been heavily modified and altered over time with intrusive additions and unsympathetic works, and the original building form and fabric has been lost and obscured. The removal of this Moderate element will provide a footprint area for future development which is well-placed within the existing built up area of the Island, and provides an opportunity to design an appropriate infill building which will support the future use of the place and potentially contain services and other elements which would be inappropriate in the elements of high significance.</p> <p>The two other Moderate elements on the Island known as Bindaree and Rizkalla are proposed for future removal. These buildings do not form part of the original construction phase and do not provide a defining contribution to the significance of the Island. These buildings are in poor condition and have been extensively modified. Future removal of these buildings as suggested in the Indicative Concept Plan and as part of a future DA will have an acceptable heritage impact.</p> <p>Some elements of Moderate significance on the Island are being retained as outlined in the Indicative Concept Plan. These elements, including the reservoir and the rotunda, while not highly significant, do provide an understanding of the history and function of the place and their retention will add to the cultural richness of the place.</p>
<p>Where changes are proposed to the open space areas within the site, where possible they are to retain, conserve and enhance the significance aspects including significant plantings, layouts, views, building curtilages</p>	<p>No changes are proposed in the Indicative Concept Plan or this Planning Proposal to the existing open spaces on the Precinct A: Peat Island site. The remaining precincts will be developed in the future in accordance with the Indicative Concept Plan, however it is noted that the existing open spaces within Precincts B, C and D are not</p>

Provision	Discussion
<p>and settings, and other significant built and landscape components.</p>	<p>considered to have high heritage significance, and their potential future development or modification is unlikely to have adverse heritage impacts.</p>
<p>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 are to be retained on site and issued to Central Coast Council. The photographic archival recording has to include photography and / or measured drawings as deemed necessary. Archival recordings has to 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'.</p>	<p>It is a recommendation of this HIS that a detailed archival recording of the place, its setting, views and landscape, should be undertaken prior to physical works commencing. Any buildings or structures proposed for demolition or alteration should be recorded prior to works.</p>

6.3. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage NSW's (former Heritage Division of Office of Environment and Heritage) 'Statement of Heritage Impact' guidelines.

Table 15 Assessment against the Heritage NSW Guidelines

Questions	Discussion
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>No buildings are proposed for demolition as part of this early Planning Proposal stage. No physical works are proposed. This Planning Proposal seeks consent to amend the underlying planning controls only. An Indicative Concept Plan has been included to demonstrate a potential future built outcome which could be facilitated by the Planning Proposal, and this Plan has been prepared in conjunction with a site specific development control plan for the place.</p> <p>The Indicative Concept Plan accompanying the Planning Proposal does not propose the removal of any buildings or elements of high heritage significance. All buildings identified in the CMP to be of high significance are identified to be retained as part of the Indicative Concept Plan.</p> <p>The Indicative Concept Plan identifies many of the elements of Moderate, Little and Neutral significance for removal. These elements are of a lesser significance and do not make a defining contribution to the place, particularly those elements in Precincts B, C and D. Despite the proposed removal of these elements in the Indicative Concept Plan, the Planning Proposal does not actually seek consent for any built works including demolition, and the Indicative Concept Plan is provided as preliminary potential future built outcome only. The future removal of these elements of Moderate, Little or Neutral significance would have an acceptable heritage impact if it facilitated the future occupation and conservation of elements of higher significance.</p> <p>The original kitchen block in particular is proposed for future removal in the Indicative Concept Plan. This building has been heavily modified and altered over time with intrusive additions and unsympathetic works, and the original building form and fabric has been lost and obscured. The removal of this Moderate element will provide a footprint area for future development which is well-placed within the existing built up area of the Island, and provides an opportunity to design an appropriate infill building which will support the future use of the place and potentially contain services and other elements which</p>

Questions	Discussion
	<p>would be inappropriate in the elements of high significance.</p> <p>The two other Moderate elements on the Island known as Bindaree and Rizkalla are proposed for future removal. These buildings do not form part of the original construction phase and do not provide a defining contribution to the significance of the Island. These buildings are in poor condition and have been extensively modified. Future removal of these buildings as suggested in the Indicative Concept Plan and as part of a future DA will have an acceptable heritage impact.</p> <p>Some elements of Moderate significance on the Island are being retained as outlined in the Indicative Concept Plan. These elements, including the reservoir and the rotunda, while not highly significant, do provide an understanding of the history and function of the place and their retention will add to the cultural richness of the place.</p>
<p>Additions</p> <p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If not, why not?</p> <p>Will the additions tend to visually dominate the heritage item?</p> <p>Are the additions sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Are the additions sympathetic to the heritage item?</p> <p>In what way (e.g. form, proportions, design)?</p>	<p>The design of any future proposed buildings will be subject to a detailed design review, a future DA, heritage assessment, and compliance with the provisions of this CMP and the site specific Development Control Plan for Peat Island and Mooney Mooney. There are no design parameters for any future building available for assessment at this early Planning Proposal stage.</p> <p>However, Urbis Heritage have provided advice and input into the site specific Development Control Plan for Peat Island and Mooney Mooney, to establish guidelines for the future built form design. At this stage we are satisfied that the proposed locations and indicative setbacks for the future building footprints are acceptable from a heritage perspective and provide an appropriate location for future development, subject to heritage assessment of detailed design, scale and massing at a later stage.</p>
<p>Change of use</p> <p>Has the advice of a heritage consultant or structural engineer been sought?</p> <p>Has the consultant's advice been implemented? If not, why not?</p> <p>Does the existing use contribute to the significance of the heritage item?</p> <p>Why does the use need to be changed?</p>	<p>The Planning Proposal seeks consent to amend the underlying zoning of Precinct A: Peat Island to SP3 Tourist. This proposed use will facilitate the activation, conservation and access of the Island for the public and will facilitate the ongoing interpretation of the significance of the place. This is a positive heritage outcome and will enhance the significance of the place.</p> <p>The remaining precincts are proposed to have a variety of uses including tourism, residential and conservation/environmental uses. Given the relatively</p>

Questions	Discussion
<p>What changes to the fabric are required as a result of the change of use?</p> <p>What changes to the site are required as a result of the change of use?</p>	<p>lower significance of these remaining precincts, these proposed uses are considered acceptable from a heritage perspective as it will facilitate future development to underpin and support the tourism facilities on the highly significant Island. The proposed residential uses proposed for Precinct D are also aligned with the existing uses in Mooney Mooney.</p> <p>The Chapel Precinct (Precinct C) is proposed to have an underlying residential use under the Planning Proposal. It is envisaged that the Chapel building will be retained and adapted into a community building to support the surrounding residential development and to allow for the continued interpretation and celebration of this element and its significant gardens. The Planning Proposal and the proposed residential use would likely require the future demolition of all remaining structures within Precinct C, subject to further assessment on whether adaptive reuse is warranted or possible. Given the identified significance of the Chapel building and Precinct C generally, this proposed use will not have an adverse heritage impact and is acceptable.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p>	<p>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).</p> <p>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). The precise location of the ruins is unknown and they are potentially located south of Precinct B and outside of the subject area.</p> <p>Precinct B adjoins a heritage item to the south known as Item 12 under the Gosford LEP 2014, the grave of Frances Peat.</p> <p>There are no adverse heritage impacts on any of the existing heritage items as a result of the Planning Proposal. Further investigation and analysis in the form of a Historical Archaeological Assessment will be required to understand and manage potential archaeological impacts associated with the former George Peat's Inn.</p> <p>The Aboriginal Cultural Heritage Assessment prepared by Extent in 2020 identifies the Aboriginal cultural heritage values of the place, and outlines how the</p>

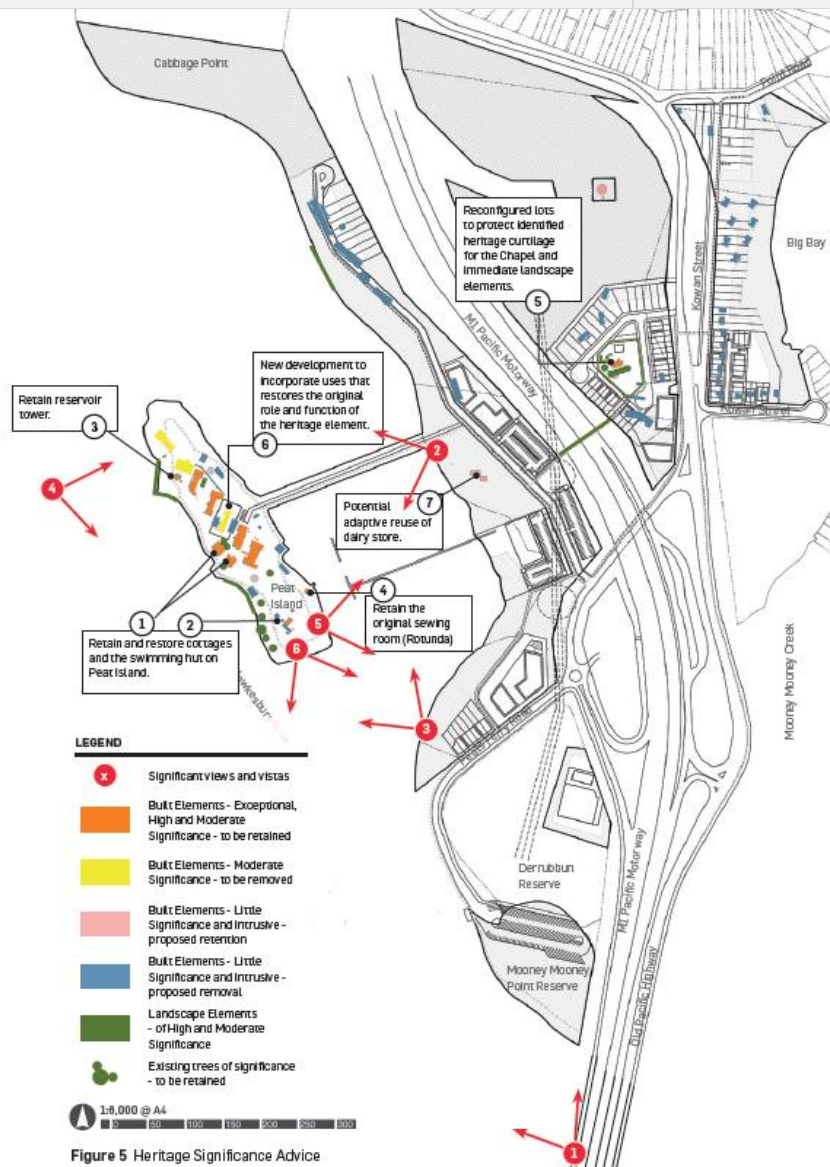
Questions	Discussion
<p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>Planning Proposal, the Indicative Concept Plan and future DAs should manage and protect these values and sites.</p>

6.4. CONSERVATION MANAGEMENT PLAN POLICIES

The proposed works are addressed in relation to relevant policies in the Conservation Management Plan for the Former Peat Island Centre prepared by Urbis and dated 2020.

Table 16 Assessment against the Conservation Management Plan Policies

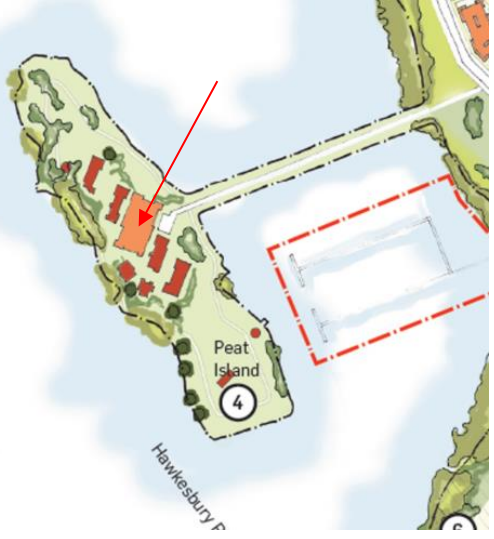
Policy	Discussion
<p>Policy 25. The adaptive re-use of highly significant buildings, structures and open space areas within the former Peat Island Centre is encouraged. New uses should be selected on the basis that they will enhance the appreciation of the heritage significance of the place and ensure the conservation of the important buildings, structures and landscape features.</p>	<p>The Planning Proposal has the vision for a broad adaptive reuse of the former Peat Island Centre which will facilitate the adaptive reuse of highly significant buildings and spaces. There are no built works proposed at this stage and no defined adaptive reuse uses or design schemes for significant buildings across the site, however it has been determined that the buildings and structures across the site graded as Exceptional and High significance will be retained as part of the future development that the Planning Proposal will facilitate as outlined in the below diagram.</p>



Policy	Discussion
<p>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.</p>	<p>The Planning Proposal seeks consent to amend the underlying zoning of Precinct A: Peat Island to SP3 Tourist. This proposed use will facilitate the activation, conservation and access of the Island for the public and will facilitate the ongoing interpretation of the significance of the place. The proposed use aligns with this CMP policy and will have a positive heritage outcome for the Island.</p> <p>The remaining precincts are proposed to have a variety of uses including tourism, residential and conservation/environmental uses. Given the relatively lower significance of these remaining precincts, these proposed uses are considered acceptable from a heritage perspective as it will facilitate future development to underpin and support the tourism facilities on the highly significant Island. The proposed residential uses proposed for Precinct D are also aligned with the existing uses in Mooney Mooney.</p>
<p>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.</p>	<p>The proposed tourism use for the Island will facilitate future development that will provide access to the Island for the public so that the space can be enjoyed and celebrated. This is a positive heritage outcome and will enhance the significance of the place.</p>
<p>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.</p>	<p>The remaining precincts are proposed to have a variety of uses including tourism, residential and conservation/environmental uses. Given the relatively lower significance of these remaining precincts, these proposed uses are considered acceptable from a heritage perspective as it will facilitate future development to underpin and support the tourism facilities on the highly significant Island. The proposed residential uses proposed for Precinct D are also aligned with the existing uses in Mooney Mooney. The proposed uses under the Planning Proposal align with this policy and are acceptable from a heritage perspective.</p>
<p>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.</p>	<p>The Chapel Precinct (Precinct C) is proposed to have an underlying residential use under the Planning Proposal. It is envisaged that the Chapel building will be retained and adapted into a community building to support the surrounding residential development and to allow for the continued interpretation and celebration of this element and its significant gardens. The Planning Proposal and the proposed residential use would likely require the future demolition of all remaining structures within</p>

Policy	Discussion
<p>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.</p>	<p>Precinct C, subject to further assessment on whether adaptive reuse is warranted or possible.</p> <p>Given the identified significance of the Chapel building and Precinct C generally, this proposed use will not have an adverse heritage impact and is acceptable.</p> <p>See above discussion regarding the proposed retention of the buildings and elements of Exceptional and High significance in the Indicative Concept Plan, which outlines the potential future built vision which will be facilitated by the Planning Proposal. As discussed, no detailed design for individual building/element adaptive reuse opportunities has been developed at this stage, and this will form part of future DAs. It is expected that all future built change to significant elements will include an archival recording prior to change.</p>
<p>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.</p>	<p>The Indicative Concept Plan accompanying the Planning Proposal does not propose the removal of any buildings or elements of high heritage significance. All buildings identified in the CMP to be of high significance are identified to be retained as part of the Indicative Concept Plan.</p>
<p>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.</p>	<p>The Indicative Concept Plan identifies many of the elements of Moderate, Little and Neutral significance for removal. These elements are of a lesser significance and do not make a defining contribution to the place, particularly those elements in Precincts B, C and D. Despite the proposed removal of these elements in the Indicative Concept Plan, the Planning Proposal does not actually seek consent for any built works including demolition, and the Indicative Concept Plan is provided as preliminary potential future built outcome only. The future removal of these elements of Moderate, Little or Neutral significance would have an acceptable heritage impact if it facilitated the future occupation and conservation of elements of higher significance.</p> <p>The original kitchen block in particular is proposed for future removal in the Indicative Concept Plan. This building has been heavily modified and altered over time with intrusive additions and unsympathetic works, and the original building form and fabric has been lost and obscured. The removal of this Moderate element will</p>

Policy	Discussion
	<p>provide a footprint area for future development which is well-placed within the existing built up area of the Island, and provides an opportunity to design an appropriate infill building which will support the future use of the place and potentially contain services and other elements which would be inappropriate in the elements of high significance.</p> <p>The two other Moderate elements on the Island known as Bindaree and Rizkalla are proposed for future removal. These buildings do not form part of the original construction phase and do not provide a defining contribution to the significance of the Island. These buildings are in poor condition and have been extensively modified. Future removal of these buildings as suggested in the Indicative Concept Plan and as part of a future DA will have an acceptable heritage impact.</p> <p>Some elements of Moderate significance on the Island are being retained as outlined in the Indicative Concept Plan. These elements, including the reservoir and the rotunda, while not highly significant, do provide an understanding of the history and function of the place and their retention will add to the cultural richness of the place.</p>
<p>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.</p>	<p>No changes are proposed in the Indicative Concept Plan or this Planning Proposal to the existing open spaces on the Precinct A: Peat Island site. The remaining precincts will be developed in the future in accordance with the Indicative Concept Plan, however it is noted that the existing open spaces within Precincts B, C and D are not considered to have high heritage significance, and their potential future development or modification is unlikely to have adverse heritage impacts.</p>
<p>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.</p>	<p>As discussed above, there are no physical works proposed as part of this Planning Proposal stage application. It is however noted that the associated Indicative Concept Plan, which outlines a potential future built outcome for the site, proposed to retain and conserve the four principal ward buildings on Peat Island as required by this policy. All future built works to these buildings will be subject to future DAs and assessment.</p>
<p>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</p>	<p>As discussed above, there are no physical works proposed as part of this Planning Proposal stage application. It is however noted that the associated Indicative Concept Plan, which outlines a potential future built outcome for the site, proposed to retain and</p>

Policy	Discussion
<p>additions which obscure original fabric should be removed at the earliest opportunity. Future works to these buildings should complement their identified heritage significance.</p>	<p>conserve the two cottage buildings on Peat Island as required by this policy. All future built works to these buildings will be subject to future DAs and assessment.</p>
<p>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.</p>	<p>Landscape elements identified in the CMP to be of high or exceptional significance will be retained in accordance with this policy.</p>
<p>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.</p>	<p>As discussed above, the original kitchen block in particular is proposed for future removal in the Indicative Concept Plan. The removal of this Moderate element will provide a footprint area for future development which is well-placed within the existing built up area of the Island, and provides an opportunity to design an appropriate infill building which will support the future use of the place and potentially contain services and other elements which would be inappropriate in the elements of high significance. The Indicative Concept Plan shows a proposed building location which has been sited in accordance with this CMP and the provisions of the site specific Development Control Plan for Peat Island and Mooney Mooney.</p> 
<p>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.</p>	<p>The design of any future proposed buildings will be subject to a detailed design review, a future DA, heritage assessment, and compliance with the provisions of this CMP and the site specific Development Control Plan for Peat Island and Mooney Mooney. There are no design parameters for any future building available for assessment at this early Planning Proposal stage. However, Urbis Heritage have provided advice and input into the site specific Development Control Plan for Peat</p>

Policy	Discussion
	<p>Island and Mooney Mooney, to establish guidelines for the future built form design. At this stage we are satisfied that the proposed location and indicative setbacks for the future building footprint are acceptable from a heritage perspective and provides an appropriate location for the development of the future building, subject to heritage assessment.</p>
<p>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.</p>	<p>See above discussion.</p>
<p>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.</p>	<p>See above discussion.</p>
<p>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.</p>	<p>As discussed above, the Indicative Concept Plan identifies many of the elements of Moderate, Little and Neutral significance for removal. These elements are of a lesser significance and do not make a defining contribution to the place, particularly those elements in Precincts B, C and D. Despite the proposed removal of these elements in the Indicative Concept Plan, the Planning Proposal does not actually seek consent for any built works including demolition, and the Indicative Concept Plan is provided as preliminary potential future built outcome only. The future removal of these elements of Moderate, Little or Neutral significance would have an acceptable heritage impact if it facilitated the future occupation and conservation of elements of higher significance.</p> <p>Precincts B, C and D are proposed to have a variety of uses including tourism, residential and conservation/environmental uses. Given the relatively lower significance of these remaining precincts, these proposed uses are considered acceptable from a heritage perspective as it will facilitate future development to underpin and support the tourism facilities on the highly significant Island. The proposed uses under the Planning Proposal, and the future development which may be facilitated by it, align with this policy and are acceptable from a heritage perspective.</p>

Policy	Discussion
<p>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.</p>	<p>As discussed above, the design of any future proposed buildings will be subject to a detailed design review, a future DA, heritage assessment, and compliance with the provisions of this CMP and the site specific Development Control Plan for Peat Island and Mooney Mooney. There are no design parameters, bulk or scale for any future building available for assessment at this early Planning Proposal stage.</p>
<p>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.</p>	<p>See above discussion.</p>
<p>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.</p>	<p>The Chapel Precinct (Precinct C) is proposed to have an underlying residential use under the Planning Proposal. It is envisaged that the Chapel building will be retained and adapted into a community building to support the surrounding residential development and to allow for the continued interpretation and celebration of this element and its significant gardens. The Planning Proposal and the proposed residential use would likely require the future demolition of all remaining structures within Precinct C, subject to further assessment on whether adaptive reuse is warranted or possible.</p> <p>Given the identified significance of the Chapel building and Precinct C generally, this proposed use will not have an adverse heritage impact and is acceptable.</p>
<p>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.</p>	<p>As discussed above, these gardens will be retained and conserved as part of any future development that will be facilitated by the Planning Proposal. A final proposed use has not been established at this early stage, but adaptation of the Chapel and gardens is supported.</p>
<p>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.</p>	<p>Precinct D is proposed to have a residential use under this Planning Proposal. Given the relatively lower significance of this precinct, this proposed use is considered acceptable from a heritage perspective as it will facilitate future development to underpin and support the tourism facilities on the highly significant Island. The proposed residential uses proposed for Precinct D are also aligned with the existing uses in Mooney Mooney.</p>

Policy	Discussion
<p>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.</p>	<p>See above discussions.</p>
<p>Policy 98. The significant visual and associative relationship between Peat Island and the Hawkesbury River and surrounding mountains should be retained, conserved and interpreted.</p>	<p>The Planning Proposal does not seek consent for any physical works to the place and therefore there are no visual impacts associated with this Planning Proposal. The Indicative Concept Plan has been prepared to demonstrate a potential built outcome that may be facilitated by the Planning Proposal, and this Plan has considered the visual setting and significant views of the place in siting new development.</p> <p>The Indicative Concept Plan has avoided visual impacts on the Peat Island precinct by locating more substantial future development locations within the remaining Precincts B, C and D on the mainland, and also allowing for a rationalisation of existing development on the Island which currently obscures original and significant elements. This will ensure that the significant visual and associative relationship between Peat Island and the Hawkesbury River will be retained and conserved.</p>
<p>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.</p>	<p>This Planning Proposal stage has not outlined a preferred planting and maintenance strategy for the vegetation on the Island, and this will form part of detailed design at later stages. As discussed above, the proposed potential new building location on the Island has been selected to mitigate potential impacts of new development and to respond to the existing environment.</p>
<p>Policy 100. Retain, conserve and interpret significant historical, functional and visual relationships between buildings and structures and with their immediate and wider settings.</p>	<p>Significant buildings and landscapes are identified for retention in the Indicative Concept Plan which accompanies this Planning Proposal. These elements have been identified for retention as they make a defining contribution to the significance of the place or because they are important to the local community. The selection of buildings and associated landscapes to be retained has been considered to ensure that significant visual and environmental buffers are respected and that the overall landscape setting of the place is retained. As discussed above, prior to any physical works being undertaken a further detailed design stage is needed which will be subject to heritage assessment to ensure these visual heritage values are protected.</p>

Policy	Discussion
<p>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.</p>	<p>Extent has prepared an Aboriginal Cultural Heritage Assessment for this Planning Proposal which is included in the documentation package.</p>
<p>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.</p>	<p>We support a HAA being undertaken during the detailed design development phase of future DAs to ensure the potential historical archaeological significance of the place is investigated and managed appropriately. As final design and siting of structures does not form part of this early Planning Proposal stage, a HAA at this stage would not be able to ascertain the potential impact of the proposed works.</p>
<p>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.</p>	<p>We would recommend that a holistic and robust interpretation strategy is prepared and implemented as part of future development applications for physical works to the place, in accordance with this policy.</p>

7. CONCLUSION AND RECOMMENDATIONS

The Former Peat Island Centre is a redundant Government asset no longer used or occupied given the changing attitudes towards management of mental illness and treatment of patients. The Peat Island precinct (Precinct A) has heritage significance at the state level for its historic, associative, aesthetic, rarity and representative values. 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. The significant elements of the place are outlined in detail at Section 4 of this report.

The best means of conserving the significance of the place is through the facilitation of new adaptive reuse proposals which enable the buildings and structures of heritage significance to be repaired, adapted and occupied into the future. Adaptive reuse options which promote public accessibility and access will allow for an improved understanding and interpretation of the heritage values of the place and its contribution to the heritage of New South Wales and the Central Coast region.

The Planning Proposal assessed herein has been assessed with regard to its potential heritage impacts with consideration for guidelines and policies contained in the Conservation Management Plan for the Former Peat Island Centre (Urbis 2020) and the site-specific Peat Island and Mooney Mooney Development Control Plan. Overall the Planning Proposal is considered to be acceptable from a heritage perspective and it will provide for future development which will activate and revitalise the precinct. A detailed impact assessment is included at Section 7.

The Planning Proposal is supported from a heritage perspective and recommended for approval subject to the following recommendations:

- Future detailed design of new buildings, landscaping, interpretation, adaptation of existing buildings and structures and any service and structural upgrades must be undertaken in accordance with the heritage related guidelines, policies and recommendations outlined in the following documents (or updated as relevant):
 - Conservation Management Plan Former Peat Island Centre (Urbis 2020)
 - Aboriginal Cultural Heritage Assessment Report (Extent 2020)
 - Historical Archaeological Assessment (to be completed when relevant in accordance with the recommendations of a qualified archaeologist)
 - Peat Island and Mooney Mooney Development Control Plan
- A detailed archival recording of the place, its setting, views and landscape, should be undertaken prior to physical works commencing. Any buildings or structures proposed for demolition or alteration should be recorded prior to works.
- An interpretation strategy should be prepared and implemented as part of the proposed works. The interpretation strategy should explore opportunities for interpretation in media, architecture, landscape and consider all aspects of the significance of the place.

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8.1. BIBLIOGRAPHY

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DISCLAIMER

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

