



Heritage Report

Peat Island, Mooney Mooney

August 2014

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen Davies, B Arts Dip. Ed., Dip. T&CP, Dip. Cons. Studies
Consultant	Joseph Heng B Arts, M Urban and Regional Planning, M Urban Development and Design
Job Code	SH477
Report Number	01

© Urbis Pty Ltd
ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission. While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

URBIS
Australia Asia Middle East
urbis.com.au

TABLE OF CONTENTS

Executive Summary	i
1 Introduction.....	2
1.1 Background	2
1.2 Site Location	2
1.3 Methodology	3
1.4 Author Identification.....	3
2 Site Description	4
3 Historical Overview	22
3.1 History.....	22
3.2 Phases of Development	28
4 Significance	35
4.1 What is Heritage Significance?	35
4.2 Statement of Significance.....	35
5 Building Management Plan	36
5.1 Heritage Significance.....	36
5.1.1 Guidelines.....	36
6 Constraints and Opportunities	38
7 Conclusion and Recommendations	42
8 Bibliography and References.....	43
8.1 Bibliography.....	43
8.2 References	43

FIGURES:

Figure 1 – Location of Subject Site	2
Figure 2 – Causeway (Item 52)	4
Figure 3 – South Eastern Elevation of Sea Breeze (Item 13)	5
Figure 4 – Western Corner of Denby Showing Verandah.....	5
Figure 5 – Northern Elevation of Denby (Item 12)	6
Figure 6 – View West Showing Eastern Elevation of The Pines building (Item 8)	6
Figure 7 – View South West Showing Pines building	7
Figure 8 – North Western Elevation of the Administration building (item 6).....	7
Figure 9 – Southern Elevation of Administration Building	8
Figure 10 – Buildings North of Denby	8
Figure 11 – Buildings North of Denby	9
Figure 12 – Rizkalla building (Item 5)	9
Figure 13 – Extant Cottages	10
Figure 14 – View West Showing Eastern (Principal) Elevation of Bindaree (item 1)	10
Figure 15 – View South Showing Northern Elevation of Bindaree (item 1).....	11
Figure 16 – Interior of Bindaree	11
Figure 17 – The Staff Amenities/Carpentry and Paint Workshop building (Item 18).....	12
Figure 18 – Existing Rotunda (item 21)	13
Figure 19 – Auxiliary Buildings and Other Physical Elements	13
Figure 20 – Auxiliary Buildings and Other Physical Elements	14
Figure 21 – Auxiliary Buildings and Other Physical Elements	14

Figure 22 – Auxiliary Buildings and Other Physical Elements	15
Figure 23 – Landscaping.....	15
Figure 24 – Buildings West of the Pacific Motorway.....	16
Figure 25 – Buildings West of the Pacific Motorway.....	16
Figure 26 – Buildings West of the Pacific Motorway.....	17
Figure 27 – Buildings West of the Pacific Motorway.....	17
Figure 28 – Burrumbilla (Item 28).....	17
Figure 29 – Chapel (Item 34)	18
Figure 30 – Chapel Detail.....	18
Figure 31 – Chapel Detail.....	19
Figure 32 – Former Staff Quarters Block and Car park in foreground (Item 36).....	19
Figure 33 – Former Mooney Mooney Public School.....	20
Figure 34 – Aerial map Showing Existing buildings and Significant Soft Landscaping.....	21
Figure 35 – Photograph Showing Sewing Room on Rabbit Island now Peat Island in 1904.....	22
Figure 36 – Undated Photograph Showing Buildings on Peat island	23
Figure 37 – Undated Photograph Showing View of Peat island on the Hawksbury River	24
Figure 38 – Photograph Showing Peat island in c1915.....	24
Figure 39 – Photograph of Children in Class at the Milson and Peat island hospital in 1957.....	25
Figure 40 – Photograph of Children in Class at the Milson and Peat island hospital in 1957.....	26
Figure 41 – Photograph of Former Canteen on the Pacific Highway in 1957	26
Figure 42 – Photograph of Former Canteen on the Pacific Highway in 1957	27
Figure 43 – Photograph of Peat island in 1900	28
Figure 44 – Contour Survey 1901	29
Figure 45 – 1901 Plans Showing Building Plans for Rabbit (Peat) Island	30
Figure 46 – 1906 Block Plans Showing Building Footprints on Peat Island	30
Figure 47 – 1926 Block Plans Showing Building Footprints and New Recreational facilities on Peat Island...	31
Figure 48 – Peat Island in 1950	32
Figure 49 – 1957 Photograph Showing Roadside Canteen at Peat Island Hospital.....	32
Figure 50 – 1957 Photograph Showing Cottages East of the Pacific Highway	33
Figure 51 – Proposed 1974 Site Plan.....	34
Figure 52 – Aerial map Showing Existing buildings and Significant Soft Landscaping.....	37

PICTURES:

Picture 1 – Conference Room (Item 9).....	8
Picture 2 – Kitchen (Item 10).....	8
Picture 3 – Kitchen Link to Store Room.....	9
Picture 4 – Store Room (Item 11).....	9
Picture 5 – Cottage 1 (Item 15)	10
Picture 6 – Cottage 2 (Item 14)	10
Picture 7 – Eastern Elevation	12
Picture 8 – Eastern Elevation Showing Sandstone Verandah Platform.....	12
Picture 9 – Patients Garden/Shelter (Item 58).....	13
Picture 10 – Plumber’s Shed (Item 17).....	13
Picture 11 – Plumber’s Shed northern Elevation (Item 17).....	14
Picture 12 – Large metal Shed (Item 58).....	14
Picture 13 – Swimming Pool (Item 19)	14
Picture 14 – Shelter (Item 53)	14
Picture 15 – Water Tower (Item 2)	15
Picture 16 – Large Palm Trees.....	15
Picture 17 – Landscape Showing Large Norfolk Pines (Item 59)	15
Picture 18 – Landscaping Including Sa Shed and Washroom Amenities	15
Picture 19 – Sanbrook Building (Item 23).....	16
Picture 20 – The Sewing Room (Item 24)	16

TABLE OF CONTENTS

Picture 21 – Recreational Hall (Item 25)	16
Picture 22 – Carpenter’s Building (Item 26)	16
Picture 23 – Industrial Therapy Unit (Item 27)	17
Picture 24 – Dairy /Secondary Stores (Item 30)	17
Picture 25 – View South Showing Dairy/Secondary Stores	17
Picture 26 – Shed (Item 40)	17
Picture 27 – View North Showing Principal Elevation	17
Picture 28 – View South East Showing Rear Elevation	17
Picture 29 – Chapel In context with its landscape	18
Picture 30 – Eastern Entrance	18
Picture 31 – Eastern Elevation	18
Picture 32 – Western Elevation	18
Picture 33 – Lead Lighting Fenestration	19
Picture 34 – Interior of Chapel	19
Picture 35 – Public School Buildings	20
Picture 36 – Condition of Buildings	20

TABLES:

Table 1 – Asset Management Recommendations Table	38
--	----

Executive Summary

The following Heritage Assessment was prepared to assess the heritage impacts of proposed works at Peat Island, Mooney Mooney (subject site). The report accompanies a Planning Proposal to rezone the subject site for residential, recreation, community and commercial use. This Heritage Report has been prepared to support this request.

The subject site has been identified as a potential portion of land to be rezoned from Special Uses (Hospital, Educational Establishment and Water Supply) to a mix of zones that will allow the redevelopment of the site for commercial, residential, recreation and community uses. An indicative concept plan has been prepared which identifies the following potential uses: residential, commercial, service centre, community facilities and a marina with auxiliary services.

The subject site is located adjacent to the M1 Motorway, approximately 55 km north of Sydney and is located within the City of Gosford Local Government Area, and comprises of land on both sides of the freeway comprising of a total of 38ha. The property includes the 3.35ha Peat Island and the former Mooney Mooney Public School.

The site includes the following local heritage listed item / archaeological site under Gosford Local Environmental Plan 2014:

- Grave of Frances Peat (within Deerubbun Reserve)
- Site of George Peat's Inn

None of the buildings or structures associated with the Peat Island hospital are heritage listed at either the State or local level.

It is however recognised that any future rezoning of the land should consider the site's unique history. Accordingly, an analysis of the heritage significance of the site and its buildings has been undertaken.

This report has identified the significance of each extant building and landscaping element and has made the following recommendations:

- Some individual buildings located on Peat Island exhibit exceptional and high significance and are recommended for retention. They make up an important and significant contribution to the character and historical importance of the area. These building elements demonstrate a high degree of integrity and date from a key developmental period of the treatment of mental health since the early 20th century. It's preferred that new uses must enhance the appreciation of the place and to ensure the conservation of the significant features and values of the buildings. It is proposed to retain 4 buildings of exceptional significance. Namely the main dormitory blocks - Sea Breeze, Denby, Pines and the Administration Building. The causeway, which has been identified as having high significance, will also require significant upgrades.
- Building elements that demonstrate moderate or little significance and contribute to the character and historical importance of the area will require further investigation before considering changes. Although demonstrating some evidence of the development of the area, these building elements do not necessitate the premise for heritage listing and retention. Further investigation will be undertaken following gateway determination. It is anticipated that a Conservation Management Plan be prepared for the site.
- It is considered that the building elements that are of neutral or detracting significance contribute little to the key period of significance and detract away from the character of the area. It is considered that the alterations or demolition of such elements for a new development may improve the adaptive reuse of the site.

1 Introduction

1.1 BACKGROUND

The Peat Island hospital and its surrounding land at Mooney Mooney (subject site) has been identified to be rezoned from Special Uses (Hospital, Education Establishment and Water Supply) to allow for the redevelopment of the site for a mix of commercial, residential and community uses. An indicative concept plan has been prepared which identifies the following potential uses: residential, commercial, service centre, community facilities and a marina with auxiliary services.

The subject site is located adjacent to the Pacific Motorway (M1 Motorway), approximately 55 km north of Sydney and is located within the City of Gosford Local Government Area, and comprises of land on both sides of the freeway comprising of a total of 38ha. The property includes the 3.35ha Peat Island and the former Mooney Mooney Public School.

This report accompanies a Planning Proposal to rezone the subject site for mixed-use, community facilities, residential, and retail and commercial use.

1.2 SITE LOCATION

The site is located on the eastern side of the Hawkesbury River in the suburb of Mooney Mooney in the Local Government Area of Gosford.

The subject site comprises of four precincts known as the Island – Peat Island (Area A), the Mainland – a section west of the Pacific Motorway (Area B), the Chapel area – a section between the Pacific Motorway and the Old Pacific Highway (Area C) and the Residences area – a section east of the Old Pacific Highway (Area D).

It has frontages to the Old Pacific Highway, the Pacific Motorway, the National Park and the Hawkesbury River (Figure 1).

FIGURE 1 – LOCATION OF SUBJECT SITE



[Source: Spatial Information eXchange, 2014]

1.3 METHODOLOGY

This Heritage Assessment has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999.

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Gosford Local Environmental Plan 2014 and the Gosford Development Control Plan 2013.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Joseph Heng (Consultant) and Stephen Davies (Director). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2 Site Description

The subject site comprises of Peat Island (Area A), a small island of approximately 3.35 hectares in the Hawkesbury River. It also includes a section of land west of the Pacific Motorway, a section of land between the Pacific Motorway and the Old Pacific Highway and a section of land east of the Old Pacific Highway. The site forms part of the suburb of Mooney Mooney, and is located just upstream from the Sydney – Newcastle Freeway Bridge.

Peat Island itself is a long elongated island that is linked to the mainland by a concrete causeway. The form of the island is dominated by a series of Norfolk Island Pines located on the southern end of the site.

Peat Island contains numerous buildings dating from the early 20th century, mostly built alongside a central ridgeline.

The largest buildings on the island are the four dormitory buildings, which are all two storey constructed in face brick with corrugated iron roofs. These buildings are identified as Sea Breeze, Denby, Pines, and the Administration building (see photographs below) and were constructed in 2 stages, with two being completed in 1905 and the other two by 1910. These buildings confirm to the typical configuration of early 20th century dormitory buildings in health facilities, with two large spaces on the ground floor (usually used as a day room and dining room) divided by a central hallway with stair to two large dormitories on the first floor. Often later divided into smaller spaces with a central door and shared bedrooms created by low partitions.

FIGURE 2 – CAUSEWAY (ITEM 52)



FIGURE 3 – SOUTH EASTERN ELEVATION OF SEA BREEZE (ITEM 13)



FIGURE 4 – WESTERN CORNER OF DENBY SHOWING VERANDAH



FIGURE 5 – NORTHERN ELEVATION OF DENBY (ITEM 12)



FIGURE 6 – VIEW WEST SHOWING EASTERN ELEVATION OF THE PINES BUILDING (ITEM 8)



FIGURE 7 – VIEW SOUTH WEST SHOWING PINES BUILDING



FIGURE 8 – NORTH WESTERN ELEVATION OF THE ADMINISTRATION BUILDING (ITEM 6)



FIGURE 9 – SOUTHERN ELEVATION OF ADMINISTRATION BUILDING



The central Building on the ridge is a combined kitchen, store and conference centre. This building was obviously constructed in a number of phases and comprises linked buildings that date from the early 20th century (The original Kitchen) until the late twentieth century. As such this building is constructed in a range of materials, including rendered masonry, face brick, and weather boards with timber-framed double hung windows and aluminium sliding windows (Figure 10 and Figure 11).

FIGURE 10 – BUILDINGS NORTH OF DENBY



PICTURE 1 – CONFERENCE ROOM (ITEM 9)



PICTURE 2 – KITCHEN (ITEM 10)

FIGURE 11 – BUILDINGS NORTH OF DENBY



PICTURE 3 – KITCHEN LINK TO STORE ROOM



PICTURE 4 – STORE ROOM (ITEM 11)

Buildings associated with the dormitories include Rizkalla, the former dining room (now recently functioned as a group home) a single storey sand stone building with a Shallow pitched gabled roof (with large rendered additions) north of the Administration block. The construction date of the building is unclear as the location and plan form of this building is marked on a 1906 site plan of the island, though evidence dates it from the early 1930 and its character is more typical of this later period.¹

FIGURE 12 – RIZKALLA BUILDING (ITEM 5)



On the island there are a number of small single storey timber-framed buildings used for a variety of purposes. Two in particular are located on the western shore of the island. Constructed during the first stages of development, the two cottages were used as staff accommodation and facilities. These two cottages have had numerous alterations and additions, including partial infill of the verandahs with

¹ DADHC S170 Register – SHI Number 3030002

concrete breeze blocks and glazing. However much of the original internal fabric and configuration is extant including: its joinery, fireplaces and internal lining boards (Figure 13).

FIGURE 13 – EXTANT COTTAGES



PICTURE 5 – COTTAGE 1 (ITEM 15)



PICTURE 6 – COTTAGE 2 (ITEM 14)

Other timber structures include Bindaree, located on the northern side of the island, a single storey weatherboard structure, originally constructed to be used as staff quarters by 1906; the building was recently converted and used as a group home.

FIGURE 14 – VIEW WEST SHOWING EASTERN (PRINCIPAL) ELEVATION OF BINDAREE (ITEM 1)



FIGURE 15 – VIEW SOUTH SHOWING NORTHERN ELEVATION OF BINDAREE (ITEM 1)



FIGURE 16 – INTERIOR OF BINDAREE



The carpenters store and workshop is located north of the swimming pool includes a double front verandah facing east and west. The building is placed on a raised sandstone terraced platform (Figure 17). It is believed that the carpenters store and workshop was also constructed to either provide additional accommodation or new facilities for staff.

FIGURE 17 – THE STAFF AMENITIES/CARPENTRY AND PAINT WORKSHOP BUILDING (ITEM 18)



PICTURE 7 – EASTERN ELEVATION



PICTURE 8 – EASTERN ELEVATION SHOWING SANDSTONE VERANDAH PLATFORM

On the southern end of the island is an octagonal rotunda dating from 1904. The original structure was built for use as a sewing room for Females to the design of the Government Architect Walter Liberty Vernon. The original drawing indicates that it was a timber framed structure, clad in weatherboards with a bench seat wrapping around 7 of the buildings side and with timber framed casement windows (probably with shutters) topped with a gently curved shingle valance, and with a redwood shingle roof supported by large timber brackets²

The structure underwent major repairs in 2003, retaining the roof structure, which is now clad in a pale corrugated metal sheet. The refurbishment replaces the supporting structure with an open metal frame with a timber balustrade on a concrete slab (Figure 18).

² DADHC S170 Register – SHI Number 3030002

FIGURE 18 – EXISTING ROTUNDA (ITEM 21)



There are also a number of utilitarian structures across the island including a concrete water tower at the northern section of the island, a swimming pool with associated amenities, a plumbers shed, a number of large metal sheds as well as a former patients garden and associated shed on the southern end of the island.

There are significant areas of hard and soft landscaping across the islands, including large areas of lawn, mature trees (including Norfolk Island Pines, jacarandas, Casuarinas, Eucalypts, Palms, Conifers, an assorted native shrubs and succulents, as well as unusual garden features, many of which seems to have been constructed by the patients. These include rockeries, garden beds, retaining walls, and seating constructed in sandstone.

FIGURE 19 – AUXILIARY BUILDINGS AND OTHER PHYSICAL ELEMENTS



PICTURE 9 – PATIENTS GARDEN/SHELTER (ITEM 58)



PICTURE 10 – PLUMBER'S SHED (ITEM 17)

FIGURE 20 – AUXILIARY BUILDINGS AND OTHER PHYSICAL ELEMENTS



PICTURE 11 – PLUMBER'S SHED NORTHERN ELEVATION (ITEM 17)



PICTURE 12 – LARGE METAL SHED (ITEM 58)

FIGURE 21 – AUXILIARY BUILDINGS AND OTHER PHYSICAL ELEMENTS



PICTURE 13 – SWIMMING POOL (ITEM 19)



PICTURE 14 – SHELTER (ITEM 53)

FIGURE 22 – AUXILIARY BUILDINGS AND OTHER PHYSICAL ELEMENTS



PICTURE 15 – WATER TOWER (ITEM 2)



PICTURE 16 – LARGE PALM TREES

FIGURE 23 – LANDSCAPING



PICTURE 17 – LANDSCAPE SHOWING LARGE NORFOLK PINES (ITEM 59)



PICTURE 18 – LANDSCAPING INCLUDING SA SHED AND WASHROOM AMENITIES

On the Mainland which comprises a section of land west of the Pacific Motorway (Area B). Most of the development west of the freeway is located parallel to the river's edge. The majority of these buildings date from the 1960s and 1970s for use as recreational, educational, occupational, and trade related uses. The majority of the buildings are one and two storeys high and are constructed in face brick with terracotta tiled roofs with timber framed windows and large windows or verandahs facing the river.

The buildings include a building called Sanbrook (Item 23), a sewing room (Item 24), a recreational hall (Item 25), a carpenter's building (Item 26), Industrial Therapy Unit (Item 27), the administration building called Burrumbilla (Item 28), a dairy/secondary stores (item 30), a sewer treatment plant (Item 39), and a shed (Item 42).

Many of these buildings make use of the sloping site, providing workshops and storage areas accessed from the south with patient access to the upper floors from the north.

A small timber building is located at the northern end within Area B, and is known as the Sewing Room. It is clad with vertical timber boards, comprising of a corrugated iron roof, a front verandah and timber framed double hung sash windows.

While the provenance of this building is unclear, it is typical of small relocatable structures used for educational purposes in the early 20th century. The area known as the dairy precinct is located near the causeway. This area contains a number of masonry sheds with separate footings indicating the location of other adjacent structures. Near the dairy precinct is a brick administration building (Burrumbilla), which was originally built as a residence during the late 1970s.

FIGURE 24 – BUILDINGS WEST OF THE PACIFIC MOTORWAY



PICTURE 19 – SANBROOK BUILDING (ITEM 23)



PICTURE 20 – THE SEWING ROOM (ITEM 24)

FIGURE 25 – BUILDINGS WEST OF THE PACIFIC MOTORWAY



PICTURE 21 – RECREATIONAL HALL (ITEM 25)



PICTURE 22 – CARPENTER'S BUILDING (ITEM 26)

FIGURE 26 – BUILDINGS WEST OF THE PACIFIC MOTORWAY



PICTURE 23 – INDUSTRIAL THERAPY UNIT (ITEM 27)



PICTURE 24 – DAIRY /SECONDARY STORES (ITEM 30)

FIGURE 27 – BUILDINGS WEST OF THE PACIFIC MOTORWAY



PICTURE 25 – VIEW SOUTH SHOWING DAIRY/SECONDARY STORES



PICTURE 26 – SHED (ITEM 40)

FIGURE 28 – BURRUMBILLA (ITEM 28)



PICTURE 27 – VIEW NORTH SHOWING PRINCIPAL ELEVATION



PICTURE 28 – VIEW SOUTH EAST SHOWING REAR ELEVATION

On the eastern side of the Pacific motorway there are a cluster of residential homes, the chapel and addition staff quarters. The cottages were all constructed during the 1960s for the use as staff accommodation. The Memorial Chapel, constructed in 1960, was funded by the Ladies Auxilliary. The chapel is a single storey red brick building with attached sandstone buttresses and terracotta tiled gabled roof. The chapel has a traditional configuration, comprising one central space with cathedral ceilings, lined with polished timber and featuring metal trusses and two small gabled porches off to one side.

One end of the chapel has an attached central truncated tower. Other features of the chapel include arched windows on the end elevations, wheat-motifs etched into its side windows, parquetry flooring, and some decorative lead lighting. Most of the internal finishes and fittings seem to date from the construction of the chapel the chapel is set within landscaped grounds with hoop pines, large conifers, mature eucalypts, a paved entry area, which is partly bounded by a small brick, tile and stone toilet block, a memorial with a flagpole and a sandstone bird bath.

Slightly down the slope from the Chapel is another former staff accommodation building dating from 1958. This building is a large two storey brick structure with an unusual dog leg plan, featuring a wide verandah along the northern elevation and tiled roof. All windows are boarded up and are in a dilapidated condition. Adjacent to the building are two weatherboard carports, between them accommodating over 20 cars, and small fibre-cement clad dwelling, painted white.

FIGURE 29 – CHAPEL (ITEM 34)



PICTURE 29 – CHAPEL IN CONTEXT WITH ITS LANDSCAPE



PICTURE 30 – EASTERN ENTRANCE

FIGURE 30 – CHAPEL DETAIL



PICTURE 31 – EASTERN ELEVATION



PICTURE 32 – WESTERN ELEVATION

FIGURE 31 – CHAPEL DETAIL



PICTURE 33 – LEAD LIGHTING FENESTRATION



PICTURE 34 – INTERIOR OF CHAPEL

FIGURE 32 – FORMER STAFF QUARTERS BLOCK AND CAR PARK IN FOREGROUND (ITEM 36)



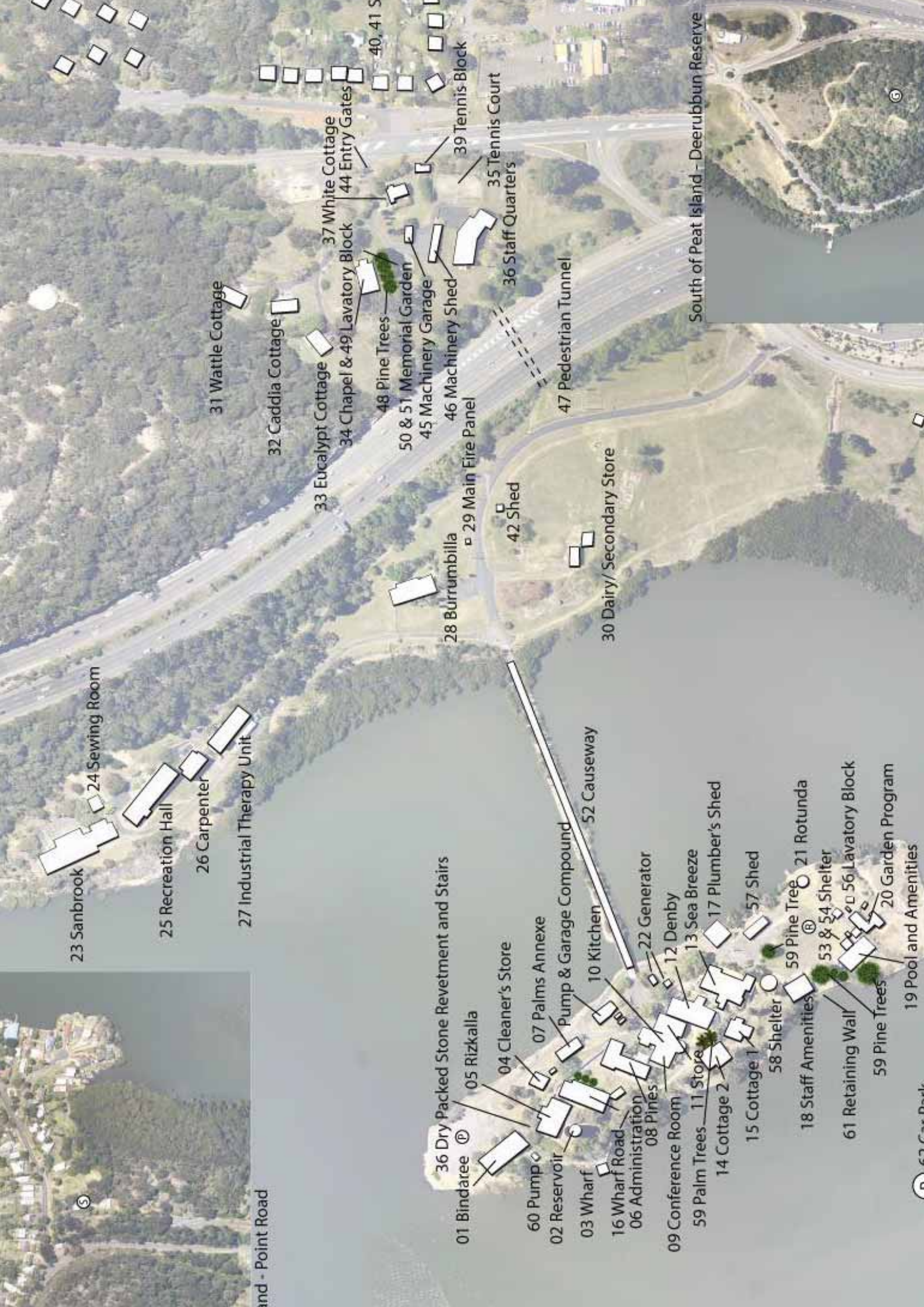
FIGURE 33 – FORMER MOONEY MOONEY PUBLIC SCHOOL



PICTURE 35 – PUBLIC SCHOOL BUILDINGS



PICTURE 36 – CONDITION OF BUILDINGS



5

Point Road

23 Sanbrook

24 Sewing Room

25 Recreation Hall

26 Carpenter

27 Industrial Therapy Unit

31 Wattle Cottage

32 Caddia Cottage

33 Eucalypt Cottage

34 Chapel & 49 Lavatory Block

37 White Cottage

44 Entry Gates

40, 41 S

48 Pine Trees

50 & 51 Memorial Garden

45 Machinery Garage

28 Burrumbilla

29 Main Fire Panel

42 Shed

39 Tennis Block

35 Tennis Court

36 Staff Quarters

47 Pedestrian Tunnel

30 Dairy/ Secondary Store

36 Dry Packed Stone Revetment and Stairs

01 Bindaree

05 Rizkalla

04 Cleaner's Store

07 Palms Annexe

Pump & Garage Compound

10 Kitchen

22 Generator

12 Denby

13 Sea Breeze

17 Plumber's Shed

57 Shed

59 Pine Tree

21 Rotunda

53 & 54 Shelter

56 Lavatory Block

20 Garden Program

19 Pool and Amenities

52 Causeway

03 Wharf

16 Wharf Road

06 Administration

09 Conference Room

59 Palm Trees

11 Store

14 Cottage 2

15 Cottage 1

58 Shelter

18 Staff Amenities

61 Retaining Wall

59 Pine Trees

South of Peat Island - Deerubbin Reserve

3 Historical Overview

3.1 HISTORY

Originally known as Rabbit Island, presumably due to the fact that rabbits were being kept there, has been Crown land since European settlement.

During the 1890s, the NSW government decided to establish an asylum for inebriates (alcoholics) where they could be treated in isolation from the general prison and hospital population. Relevant legislation was passed in 1900 and Dr J.M. Creed, a member of the NSW Legislative council (1885-1930), selected Peat and the nearby Milson Island, as the site for the female and male asylum respectively.³

The institutions were developed under the provisions of the Inebriate Act of 1900 and the island was administered by the Chief Secretary's Department.

Construction began in 1902, with Peat Island being cleared and levelled. Several buildings were erected, including the two storey brick edifices that still dominate the island, and a hexagonal sewing room (Figure 35). In order to provide fresh water to both Peat and Milson Islands, a 24 feet (7.3 m) high concrete dam holding 7,000,000 gallons was constructed in a gully on the northern bank of the Hawkesbury River, a few kilometres upstream, and above the cliffs behind the wreck of HMAS Parramatta.

Rock and sand for the dam were obtained on site, but cement and other materials had to be hauled 275 feet (84 m) up the cliff face from the river using old Sydney tram cables. The only access to the reservoir was via a series of five, near vertical timber and iron ladders that were pinned into the face of the cliff adjacent to the waterfall. A pipeline ran from the reservoir and serviced both islands via underwater mains.

FIGURE 35 – PHOTOGRAPH SHOWING SEWING ROOM ON RABBIT ISLAND NOW PEAT ISLAND IN 1904



[Source: State Records NSW – Photo Investigator – 4481_a026_000851]

³ *The Inebriate Homes - Procedure Under the Law - Method of Treatment*". Sydney Morning Herald. 13 January 1906

At Peat Island the successful completion of the buildings was celebrated in 1904 with an official opening with over 400 attendances. Over the following five years the new facility sat idle for a few years, managed by a caretaker, and hosting various government officials and associates on picnics or social occasions.

The expense of establishing the facility in such an isolated location prompted much public criticism, and upon completion in 1905, the Windsor and Richmond Gazette reported drily that: "*The Asylum for Inebriates at Rabbit Island, Hawkesbury River, has been completed, at a cost of £6500. A few of our dipsomaniacs in Parliament should be sent thither.*"⁴

However, by 1907 the government had lost interest in the whole project, deciding instead to set aside space in Darlinghurst gaol for the treatment of inebriates⁵, and the facility was handed over in 1908 to the Lunacy Department for use as a hospital for the insane.⁶

FIGURE 36 – UNDATED PHOTOGRAPH SHOWING BUILDINGS ON PEAT ISLAND



[Source: State Records NSW – Photo Investigator – 4481_a026_000765]

Dr Eric Sinclair (Inspector general for the Insane) was reported to have taken over Rabbit Island towards 1908, and further construction took place for two more wards. In 1910 Peat Island was rededicated as a mental hospital for male patients. The change was a response to the chronic century which had been partly remedied in the construction of Callan Park Hospital (1880s), Rydalmere Hospital (1892), Kenmore Hospital (1897), Stockton (1910) and Morisset Hospital (1910).

The first superintendent of the mental hospital at Peat Island was Mr J. Dawson who was transferred from Gladesville Mental Hospital at the end of 1910. The first mental patients were admitted to the island in March 1911, with Mr J. Dawson being assisted from this time by Mr J.C.A Cross.

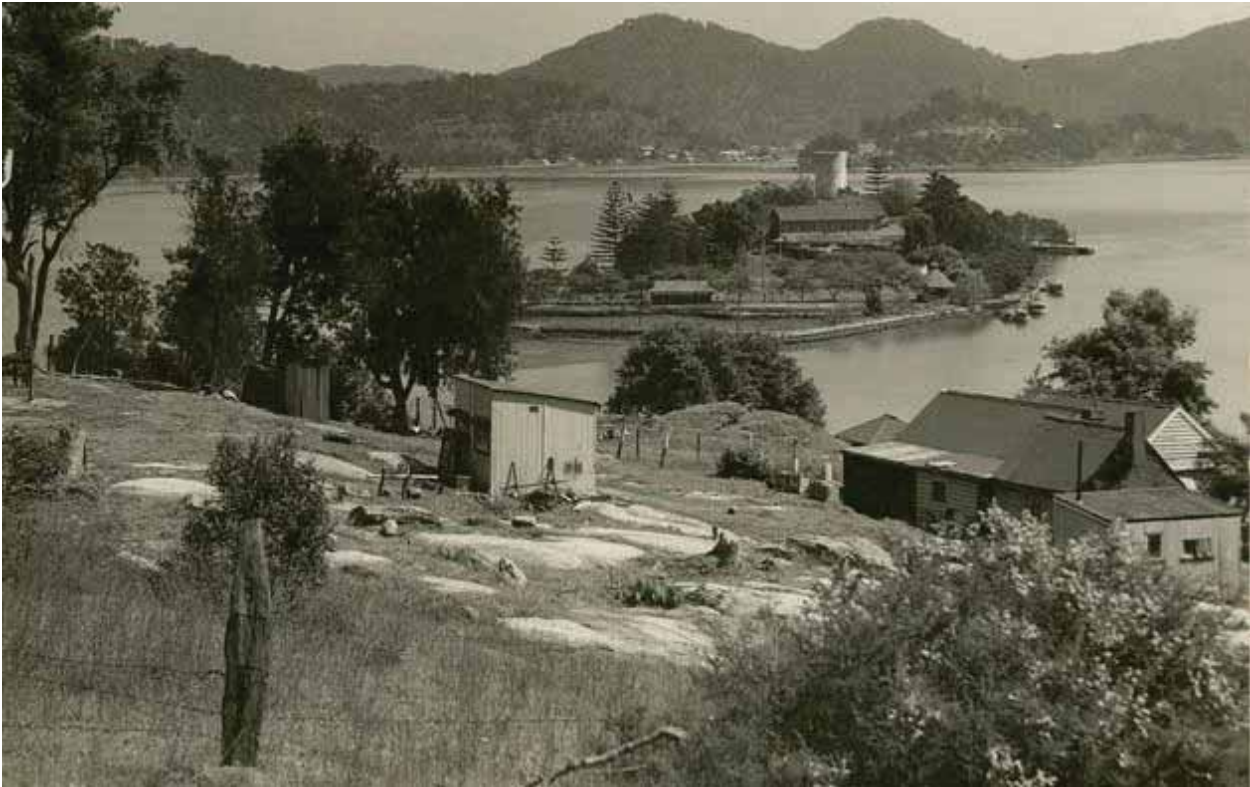
⁴ "Scissors and Paste". *Windsor and Richmond Gazette*. 2 December 1905. p. 13.

⁵ *The Register*. 2 March 1907. p. 8.

⁶ *Waratah - Peat and Milson Islands Magazine*. 29 October 1953.

By the end of 1911 there were 106 patients on the island. In keeping with the departmental policy shift of the day to provide separate accommodation for chronic and acute patients, Peat Island accommodated chronic and 'mentally defective' patients. The first intake of patients and some staff were transferred from Newcastle Mental Hospital.

FIGURE 37 – UNDATED PHOTOGRAPH SHOWING VIEW OF PEAT ISLAND ON THE HAWKSURRY RIVER



[Source: State Records NSW – Photo Investigator – 12932-a012-a012X2444000086]

FIGURE 38 – PHOTOGRAPH SHOWING PEAT ISLAND IN C1915



[Source: William Broadhurst Postcard – News Limited, 2014]

The transfer of mental patients to Peat Island was initially viewed as an emergency response to the need for additional accommodation, but despite the opening of Morisset Hospital in 1910 increasing numbers of patients were placed at Peat Island over the 1910s with the number of patients at Peat Island totalling 153 by 1922.

To ease overcrowding on the island, Milson Island was developed from 1920, although patient numbers at Peat Island continued to increase over the 1930s. By 1935 the total number of patients at both islands numbered 523, with the staged development of Milson Island the mental hospital were managed as one institution known as Milson and Rabbit (Peat) Islands with considerable interaction occurring in the day-to-day operation for which a number of boats were maintained.

By the late 1940s mental patients of school age had begun to be sent to Peat Island with regular school instructions being provided from 1948. As social attitudes to mental illness and people with developmental disabilities changed over time, the facilities and amenities improved. In 1951 a school was opened and a full-time teacher was supplied by the Department of Education. It was realised that the boys would benefit from schooling. Many of the patients were boys (girls weren't admitted until the 1970s), who were left in the care of the state, as their parents lacked the willingness or ability to deal with their condition.

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

The hospital also operated a "canteen" on the Pacific Highway at Mooney Mooney, where fuel and takeaway food was available until 2010. Figure 41 shows the former canteen built prior to 1967.

FIGURE 39 – PHOTOGRAPH OF CHILDREN IN CLASS AT THE MILSON AND PEAT ISLAND HOSPITAL IN 1957



[Source: State Library of NSW – d2_08254, 2014]

FIGURE 40 – PHOTOGRAPH OF CHILDREN IN CLASS AT THE MILSON AND PEAT ISLAND HOSPITAL IN 1957



[Source: State Library of NSW – d2_08255, 2014]

FIGURE 41 – PHOTOGRAPH OF FORMER CANTEEN ON THE PACIFIC HIGHWAY IN 1957



[Source: State Library of NSW – d2_08874r, 2014]

FIGURE 42 – PHOTOGRAPH OF FORMER CANTEEN ON THE PACIFIC HIGHWAY IN 1957



[Source: State Library of NSW – d2_08875, 2014]

With changing community attitudes to the care of the mentally ill and advances in the treatment programs and medications, residential patient numbers throughout the state's mental hospitals declined from the 1970s onwards. Milson Island was closed in 1970 as a mental institution, and at Peat Island while the school was closed at the end of 1973, the hospital continued to care for intellectually handicapped youths.

In 1983, the Richmond report on Mental Health Services in N.S.W. recommended that institutions such as Peat Island should be closed and the patients integrated into the general community where possible. Various plans were announced for the facility over the next 27 years until it was finally decommissioned in October 2010, with the last remaining residents moved to new facilities on the Central Coast at Hamlyn Terrace and Wadalba

In 1989 the hospital was transferred from the administrative control of the Department of Health to the Department of Community Services. With progressive organisational changes to the provision of care of disabled people in NSW, the administration of disability services was separated from child protection services within the Department of Community Services in 2000, and subsequently the Department of Ageing, Disability and Home Care was formed in 2001. The new department brought together the former Ageing and Disability Department, Disability Services from the Department of Community Services, and the Home Care Service of NSW.

In late 2010, local press reported rumours that the island was being considered as a detention centre for asylum seekers, a claim denied by the state and federal governments.

3.2 PHASES OF DEVELOPMENT

The following historical information has been sourced from the Tanner Architects 2006 Report:

Phase 1 – 1788-1900

The available evidence indicates Peat Island has been Crown Land since European Settlement. There is no documentary evidence for development of the island prior to its dedication as an institution in 1901.

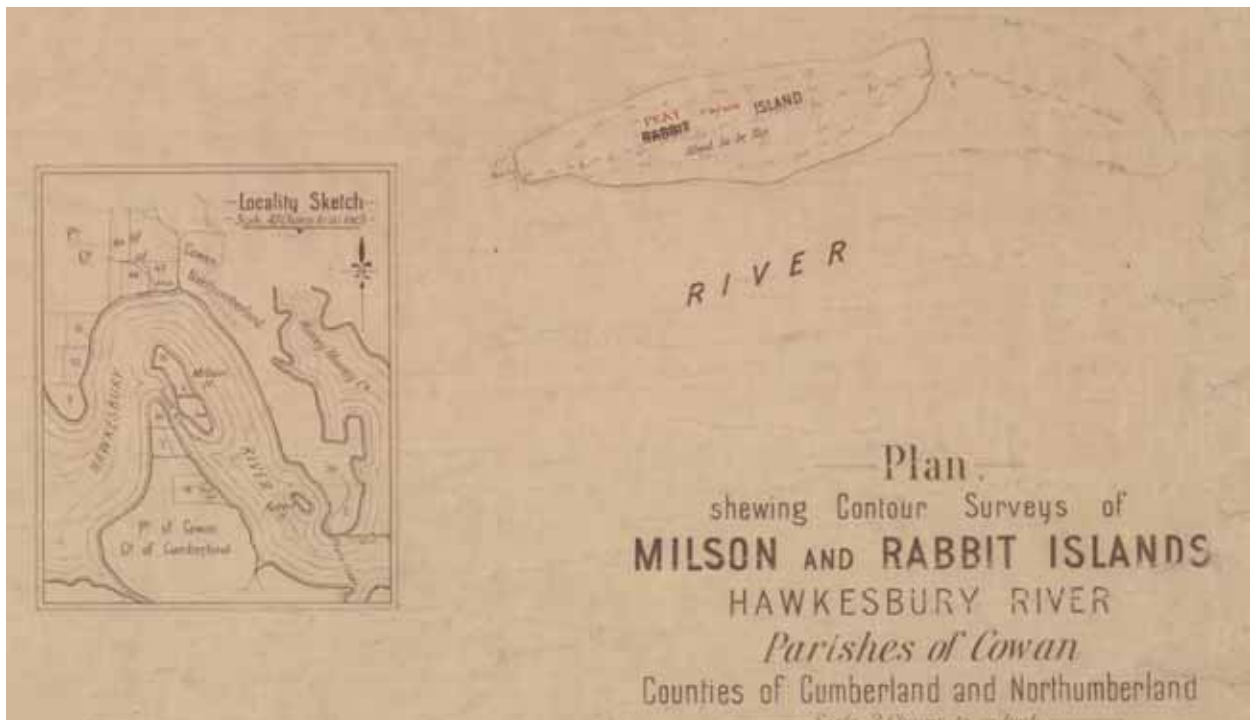
FIGURE 43 – PHOTOGRAPH OF PEAT ISLAND IN 1900



[Source: State Library of NSW – a116440h-1, 2014]

A contour survey Figure 44 was prepared in 1901 by the Lands Department for the Chief Secretary's Department as a preliminary to dedication of the island as a hospital for inebriates. Subsequently in December 1910 the Island was rededicated as a hospital for the Insane. The Island at the time of the survey had no built structures.

FIGURE 44 – CONTOUR SURVEY 1901



[Source: LPI – Crown Plans 1821-3000, 2014]

Phase 2 – 1901-1940

The original buildings and supporting services at Peat Island were developed over the period of 1901-1903 by the Government's Architects Branch of the NSW Public Works Department. The government architect at the time was Walter Liberty Vernon

The initial phase of work comprised the provision of a water supply from a dam on the mainland and cut and fill to level the island and reclaim the western low lying area. By 1904 the main body of work had been completed in the construction of a pair of two-storey, brick dormitory blocks (Item 12 and 13), a one storey brick kitchen block (item 10) and neighbouring managers' cottages (Item 14 and 15).

Recreation facilities were also developed as demonstrated by the pavilion (Item 21 and 56). Over 1909, in anticipation of utilising the island as a mental hospital, an additional pair of dormitory wards (item 6 and 8) was completed.

Landscaping of the grounds (Pine/Palm Trees - Item 59) of Peat Island was undertaken from the earliest years when the island was used as a mental hospital under the direction of the superintendent (Dawson) and his assistant (Cross). Contemporary accounts of the island indicate Dawson was very active in promoting a landscaped setting for the enjoyment and recuperation of the patients and vegetable gardens for produce. A main path network along the western side of the island was developed at this time. Later in the 1930s, improvement is demonstrated by Item 64 and possibly some plantings.

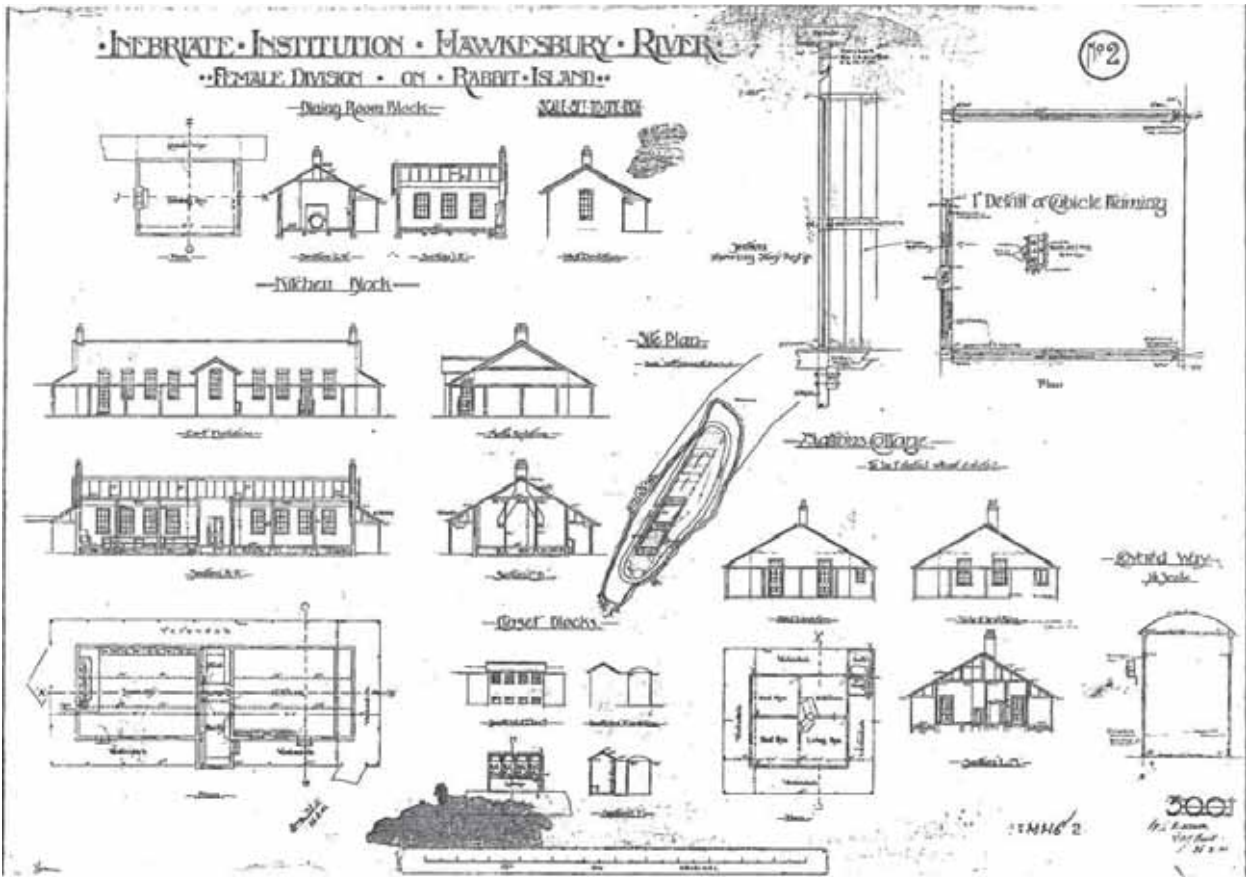
The isolation of the island, thought so desirable for the well-being and recovery of the patients, necessitated construction of landing stages as demonstrated by the location (now rebuilt) of Item 3 and 22.

The development of Peat Island into a hospital was undertaken under the direction of the Government Architect's Branch of the public works department. The initial works undertaken over 1902, involved cut and fill to provide a level area suitable for development.

Figure 38 shows the four dormitory blocks, the single storey kitchen and laundry block, and an unidentified single storey building at the right of the picture. All of these buildings are constructed in brick masonry to designs prepared under the direction of the Government Architect, Walter Liberty Vernon. Even at this early stage in the development of the hospital there is extensive tree coverage which suggests selective tree clearance was practiced in the initial stages of the development.

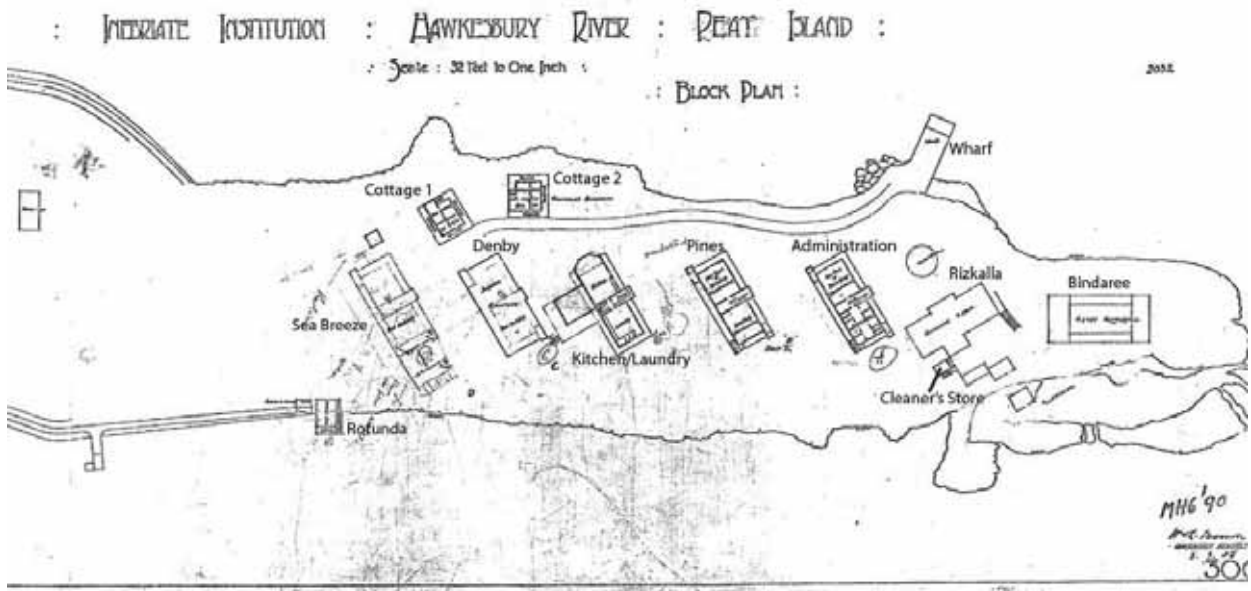
The 1901 building plan in Figure 45 shows the first pair of dormitory blocks and kitchen/laundry block, and the provision for an additional pair of dormitories for the female division on Rabbit (Peat) Island.

FIGURE 45 – 1901 PLANS SHOWING BUILDING PLANS FOR RABBIT (PEAT) ISLAND



[Source: Department of Commerce – MH6/02]

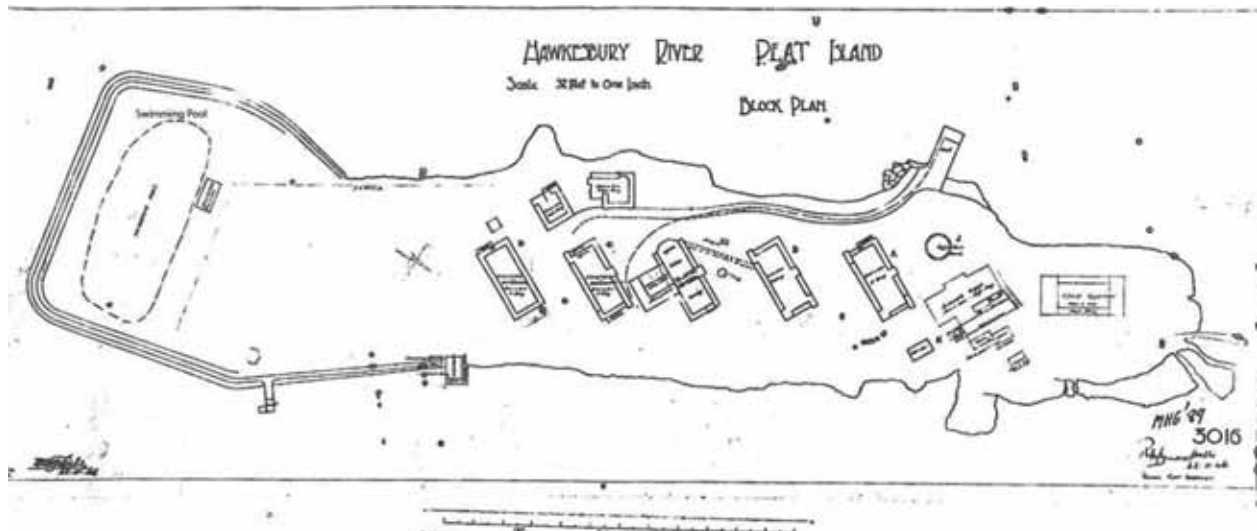
FIGURE 46 – 1906 BLOCK PLANS SHOWING BUILDING FOOTPRINTS ON PEAT ISLAND



[Source: Department of Commerce – MH6/90]

The proposed plan of Peat Island of 1906 (Figure 46) was prepared by the Government Architect's Branch showing the main buildings, including: Bindaree, Rizkalla, the Administration Building, Pines, the Kitchen/Laundry, Denby, Sea Breeze the Rotunda and Cottages 1 and 2. The plan shows a range of improvements in the form of additional dormitory blocks and administrative buildings.

FIGURE 47 – 1926 BLOCK PLANS SHOWING BUILDING FOOTPRINTS AND NEW RECREATIONAL FACILITIES ON PEAT ISLAND



[Source: Department of Commerce – MH6/89]

The 1926 plan (of Peat Island shows the configuration of the facilities on the island at the time. By this time, the island proposed developments for recreational facilities including a swimming pool and aviaries, and the main road on the west side of the island.

Phase 3 – 1940-1950

With the acquisition of property on the mainland directly opposite Peat Island around 1940, a dairy was developed to supply fresh milk to the patients and staff of both Peat and Milson Island. The dairy operation demonstrated by Item 30; the cleared hillside in its vicinity, and possibly Item 42 (Lavatory block)

Improvement in the facilities on Peat Island during this phase is demonstrated by Item 1, 5, 18 and 20 and possibly Item 1 (the water reservoir). The photograph (Figure 48) shows that the mature trees and water tower are conspicuous landmarks on the river.

The area west of the Old Pacific Highway was developed from the 1950s to provide additional accommodation for the staff working on the hospitals on Peat and Milson Island. The photograph (Figure 49) showing the Pacific Highway in the mid-1950s is different to the current day's configuration, showing the now removed canteen and entry drive and the chapel has not yet been built. The photograph suggests that the building of the new freeway necessitated moving the vehicular entry to the north. The canteen shown in Figure 49 was demolished and was rebuilt in 1967.

The area to the east of the Old Pacific Highway was also developed from the 1950s to provide additional accommodation for the staff of the two Island hospitals.

FIGURE 48 – PEAT ISLAND IN 1950



[Source: State Library NSW – d2_08259, 2014]

FIGURE 49 – 1957 PHOTOGRAPH SHOWING ROADSIDE CANTEEN AT PEAT ISLAND HOSPITAL



[Source: State Library NSW – d2_08873, 2014]

FIGURE 50 – 1957 PHOTOGRAPH SHOWING COTTAGES EAST OF THE PACIFIC HIGHWAY



[Source: State Library NSW – d2_114455, 2014]

Phase 4 – 1950-1970

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

Within the old dairy area, the preference for education and vocational training over outmoded rural activities is demonstrated by the purpose built training facilities (Items 25, 26, and 27 and possibly 23), the relocated school room (Item 24).

The role of the efforts of the Ladies Auxiliary, Parents and Citizen Welfare Association, and Staff and Patients Welfare Committee, etc. would seem to be particularly demonstrated by the use of decorative sandstone in the shelters (Item 53, 54, 58), memorial gardens (Item 50, 51), the chapel (Item 34), the entry gates (Item 44), the public canteen (Item 38).

General improvements in patient and staff recreational facilities in this period are demonstrated by Item 19 and 35. New staff accommodation is demonstrated by Item 31-33, 36, 40, and 43.

The opening of the causeway in 1960 (Item 52) demonstrates both the improvements in road based communication from the 1940s and the development of staff and patient facilities on the mainland.

On Peat Island the provision of new service buildings include the insertion of structures in the old airing/circulation yards (Item 9 and 11), and new additions to older building stock.

Phase 4 – 1950-1970

With the closure of the Milson Island hospital in 1970, Peat Island became the main centre, and was being developed from the 1960s as such. The site plan of 1974 (Figure 51) indicates a number of major changes were proposed in the 1970s, but none seem to have been implemented. It appears that development seemed to have stopped around 1970, with the major post 1970 change being the demolition of the morgue (c1990).

With the transfer of Peat Island to the Department of Community Services in 1989, the role of the facility changed with a focus on care and provision of services for disabled people.

Several of the Vernon buildings were renovated in this period, with the installation of new services and institutional fit-outs. Former staff accommodation houses were converted to Group Houses for clients.

FIGURE 51 – PROPOSED 1974 SITE PLAN



[Source: Department of Commerce – MH6/187]

4 Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 STATEMENT OF SIGNIFICANCE

Peat Island comprising of the hospital facility buildings, the grounds and the wider surrounding context within the Hawkesbury River reflects the changing development of institutional care for the mentally ill in Australia. The site includes evidence of government institution built for the purpose to care for the mentally ill. The subject site demonstrates some architectural qualities of individual buildings and together with the setting of landscaped grounds above the Hawkesbury River they are **aesthetically significant.**

The subject site contains evidence of various phases of significant site expansion which together form an uncommon record of development of the place as a designed mental hospital from the 1900s to the 1980s. The development of these buildings demonstrates the historical development of the institution covering over a century of use as a mental health facility. However the more recent buildings are generally of lesser aesthetic significance and have been place without an overall site plan.

The first building phase of the island site (the main dormitory blocks - Sea Breeze, Denby, Pines and the Administration Building on the island) are examples of the utilitarian early Federation architecture, which remain largely intact and retain the architectural clarity and presence in regards to its setting.

The works associated with Walter Liberty Vernon are specifically designed in response to the setting and retain the visual links and aesthetic relationship with the Hawkesbury River.

The establishment of the facility reflects the attitudes of social welfare and the responsibilities of the state government in the early 20th century. In its wider context, the subject site represents the development of health care for the mentally ill from the early 20th century, which has evolved with the changing views of society in terms of caring for the mentally ill.

The subject site's landscape setting and cultural plantings also relate to the historical development of the site, as they create a distinct aesthetic environment in relation to the site.

The Chapel and its surrounding context of individual houses were developed in the later 20th century to support the hospital facility and provide an association with the isolated nature of the site.

5 Building Management Plan

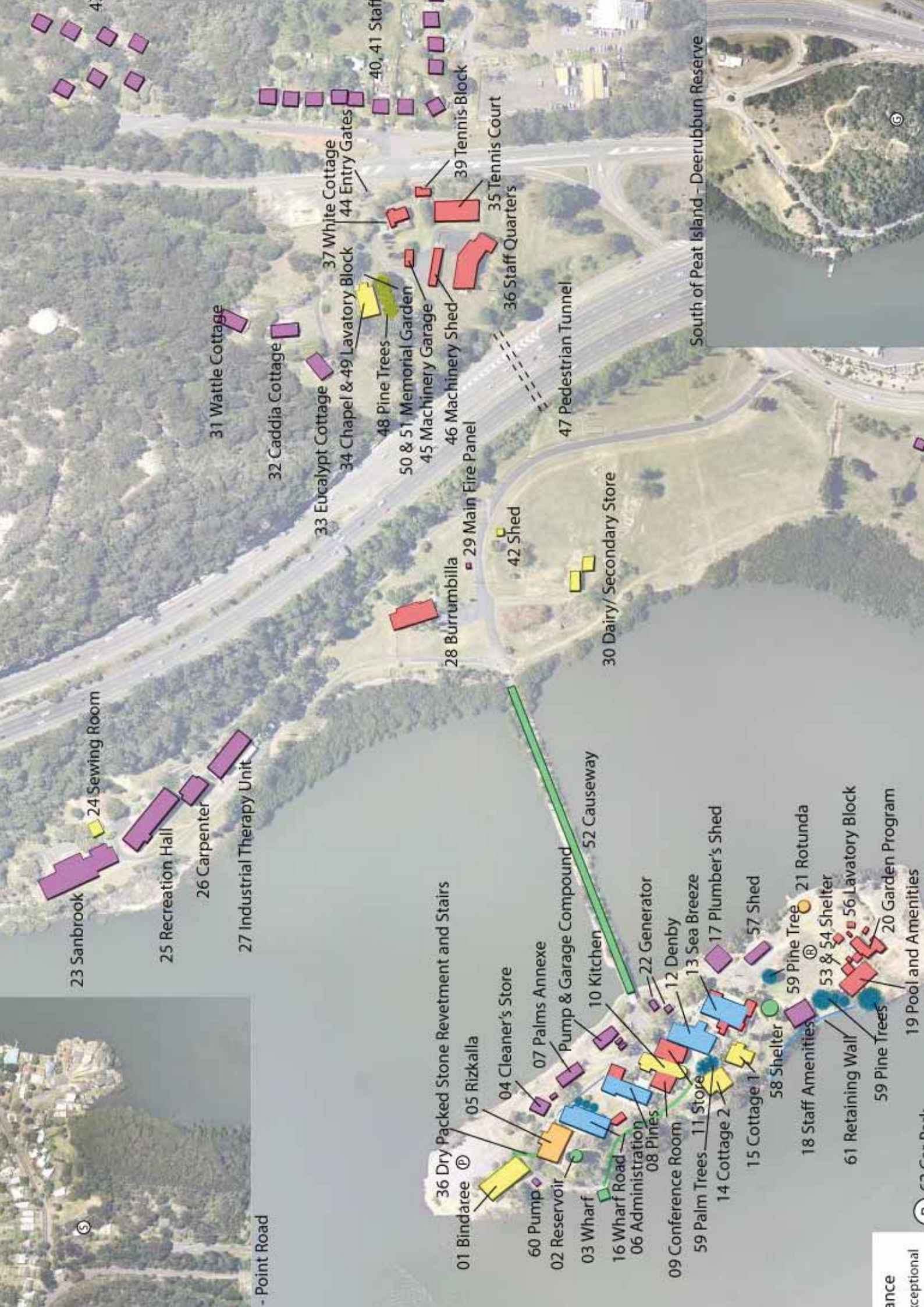
5.1 HERITAGE SIGNIFICANCE

Article 3 of *The Burra Charter* indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric. One of the key objectives therefore, of contemporary conservation practice is to retain as much of the **significant** original fabric as possible, in order to preserve the essential integrity of the heritage resource.

5.1.1 GUIDELINES

The Statement of significance embodies the core heritage values of the hospital site and its surrounds. All future decisions and works to the site must be guided by the statement of significance and the identified significant spaces, fabric and building elements identified in this assessment. The significance is defined in section 4.2 of this report.

- Elements of **exceptional significance** have a high degree of original fabric; they demonstrate a key aspect of the place's overall heritage significance and should be retained and conserved; retention should be considered in-situ; changes are allowed so long as significant values and fabric are retained and conserved.
- Elements of **high significance** have a high degree of original fabric; they demonstrate a key aspect of the place's overall heritage significance and should be retained and conserved; changes are allowed so long as significant values and fabric are retained and conserved.
- Elements of **moderate significance** have been altered or modified or do not demonstrate a key aspect of the significance of the place; they contribute to the place's overall heritage significance however change is allowed so long as it does not adversely affect values and fabric of exceptional or high significance.
- Elements of **little significance** do not substantially add to the significance of the place in a positive way, however does not detract from its overall significance. Elements of little significance may also reflect fabric that may have been substantially altered or modified or may reflect non-significant phases of development. Changes are allowed so long as it does not adversely affect values and fabric of exceptional or high significance.
- Elements identified as **neutral** do not contribute or detract from significance. The attribution of 'neutral' typically applies to introduced new or utilitarian fabric that does not relate to a significant historical period or use. Changes are allowed so long as they do not impact on associated fabric of higher significance.
- **Intrusive** elements are damaging to the place's overall heritage significance; they should be considered for removal or alteration.



⑤

23 Sanbrook
24 Sewing Room

25 Recreation Hall

26 Carpenter

27 Industrial Therapy Unit

31 Wattle Cottage

32 Caddia Cottage

33 Eucalypt Cottage

34 Chapel & 49 Lavatory Block

48 Pine Trees

50 & 51 Memorial Garden

45 Machinery Garage

46 Machinery Shed

28 Burrumbilla
29 Main Fire Panel

42 Shed

30 Dairy/ Secondary Store

47 Pedestrian Tunnel

35 Tennis Court

36 Staff Quarters

37 White Cottage

44 Entry Gates

40, 41 Staff

39 Tennis Block

South of Peat Island - Deerubbin Reserve

- Point Road

36 Dry Packed Stone Revetment and Stairs

01 Bindaree ①

05 Rizkalla

04 Cleaner's Store

07 Palms Annexe

Pump & Garage Compound

10 Kitchen

22 Generator

12 Denby

13 Sea Breeze

17 Plumber's Shed

57 Shed

59 Pine Tree ⑥

21 Rotunda

53 & 54 Shelter

56 Lavatory Block

20 Garden Program

19 Pool and Amenities

60 Pump

02 Reservoir

03 Wharf

16 Wharf Road

06 Administration

08 Pines

09 Conference Room

59 Palm Trees

11 Store

14 Cottage 2

15 Cottage 1

58 Shelter

18 Staff Amenities

61 Retaining Wall

59 Pine Trees

ance
ceptional

MENT RECOMMENDATIONS TABLE				
LOCATION	GRADING	BACKGROUND	RECOMMENDATION	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Reported to have been built in 1940 as staff quarters, the outline of the building however is plotted on the 1906 and 1928 site plans, which may have been amended at a later date. 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance. Assessment will be required post gateway. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> High Significance 	<ul style="list-style-type: none"> The outline of the reservoir is plotted on 1906 and 1928 site plan; however these seem to have been amended at a later date. The tower may have been built around 1940. 	<ul style="list-style-type: none"> Retention of the reservoir tower is recommended as a potential for adaptive reuse. Changes are acceptable where significant fabric and detail are retained. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> High Significance 	<ul style="list-style-type: none"> Shown on the 1906 site plan, with connecting roads to the former manager's offices. 	<ul style="list-style-type: none"> Retention and the removal of unsympathetic and non-recommended. Minor changes are acceptable where existing fabric are retained and conserved. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1950s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Little Significance 	<ul style="list-style-type: none"> Named after Dr Paul Rizkalla, the building is believed to be constructed in 1933 utilising sandstone quarries from Milson Island. Originally designed as the dining hall for patients. The outline of the building is plotted on the 1906 and 1926 site plans, which may have been amended on a later date. 	<ul style="list-style-type: none"> Changes to the building are recommended where they do not affect the surrounding heritage fabric and value of the building. Exceptional or high significance. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Exceptional Significance 	<ul style="list-style-type: none"> The building was designed in 1909 by George McRae of the Government Architect's Branch. The Government Architect was Walter Liberty Vernon. 	<ul style="list-style-type: none"> Retention of the Administration Building is recommended as a potential for adaptive reuse. Changes are acceptable where most of the significant fabric and detail are retained. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1970s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Exceptional Significance 	<ul style="list-style-type: none"> The building was designed in 1909 by George McRae of the Government Architect's Branch. The Government Architect was Walter Liberty Vernon. 	<ul style="list-style-type: none"> Retention of the Pines Building is recommended as a potential for adaptive reuse. Changes are acceptable where significant fabric and detail are retained. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> Originally part of the staff dining quarters as seen in the 1975 plan 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> The building was erected in 1903; William Mitchell being the PWD design architect. A distinctive footprint is shown on the 1906 site plan. The western end at this time as the kitchen and the eastern end of the laundry block. The pantry store was located at the centre of the building. 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance. Assessment will be required post gateway. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> Built in the 1970s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Exceptional Significance 	<ul style="list-style-type: none"> Being one of the original pair of dormitory blocks erected on the island to the designs prepared by the Government Architect's Branch. The government architect was Walter Liberty Vernon. It is shown as being completed by the 1903 PWD site plan. 	<ul style="list-style-type: none"> Retention of the Denby Building is recommended as a potential for adaptive reuse. Changes are acceptable where significant fabric and detail are retained. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Exceptional Significance 	<ul style="list-style-type: none"> Being the other original pair of dormitory blocks erected on the island to the designs prepared by the Government Architect's Branch. The government architect was Walter Liberty Vernon. It is shown as being completed by the 1903 PWD site plan. 	<ul style="list-style-type: none"> Retention of the Sea Breeze Building is recommended as a potential for adaptive reuse. Changes are acceptable where significant fabric and detail are retained. It is recommended that intrusive elements should be removed. 	
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Probably erected around 1903. The original plan form comprised sweeping verandahs with four rooms. This may be the same building shown on the PWD 1903 site plan as the 'Matron's Cottage', in which case the building was completed in 1903. William Mitchell was the PWD design architect. The 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance. Assessment will be required post gateway. It is recommended that intrusive elements should be removed. 	

<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Evidence suggests that the building was used as a school for boys and was opened in 1951 and staffed by teachers supplied by the Department of Education. 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Detracting Significance 	<ul style="list-style-type: none"> A swimming pool has been located in the general area since the 1920s. Built in the 1960s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Detracting Significance 	<ul style="list-style-type: none"> Built in the 1950s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Little Significance 	<ul style="list-style-type: none"> The building was originally built in 1904 by the Government Architect's Branch and recently restored in 2003. 	<ul style="list-style-type: none"> Changes to the building are recommended where they do not affect the surrounding heritage fabric and value of the area.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> The site of the weatherboard fire station and brick mortuary both shown on the 1975 site plan has since been demolished. the generator was erected in the 1980s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Original use was a short stay accommodation for patients 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Built in c1900 and mounted on c1960s brick piers, evidence suggests that this building was a relocated former government school. Its original provenance remains to be determined. 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1950s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1960s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1960s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> Built in the 1970s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1980s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Evidence suggests that constructions commenced in the early 1940s to supply milk to the staff and patients of the island. Manufacturing ceased around 1968. 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance.
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1950s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1950s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1950s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Built in the early 1960s 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance.

Area	Significance	Notes	Assessment
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> Nil 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Residences (Area D) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> A group of modest brick cottages with cement tiled hipped roofs constructed around 1956. 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Built in the 1940s. 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance.
<ul style="list-style-type: none"> Residences (Area D) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> A group of modest brick cottages with cement tiled hipped roofs constructed around 1970. 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> The gates may have been relocated to the current location at the time of the building of the freeway. The gates contain 1960s decorative sandstone gateposts. 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> Built in the 1950s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> Built in the 1960s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1970s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Row of Pine Trees along the southern elevation of the chapel probably planted in the 1960s 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance.
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Built in the 1960s on the northern elevation of the Chapel 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance.
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Built in the 1960s 	<ul style="list-style-type: none"> Change is acceptable where as it does not adversely affect the fabric of elements that are of exceptional or high significance.
<ul style="list-style-type: none"> Chapel Precinct (Area C) 	<ul style="list-style-type: none"> Moderate Significance 	<ul style="list-style-type: none"> Built in the 1960s 	<ul style="list-style-type: none"> Change is acceptable where it does not adversely affect the fabric of elements that are of exceptional or high significance.
<ul style="list-style-type: none"> Island (Area A)/Mainland (Area B) 	<ul style="list-style-type: none"> High Significance 	<ul style="list-style-type: none"> Construction commenced in the 1950s utilising labour furnished by staff and patients. The causeway was completed by c1960. 	<ul style="list-style-type: none"> Retention of the causeway is recommended. Changes to the fabric of the causeway where most of the significant fabric and detail are retained are acceptable.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> Built in the 1960s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> Built in the 1960s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Nil 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> Built in the 1960s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> Intrusive 	<ul style="list-style-type: none"> A metal framed shed built in the 1980s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.
<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> High Significance 	<ul style="list-style-type: none"> Built in the 1960s 	<ul style="list-style-type: none"> Retention of the shelter is recommended and has the potential for adaptive reuse. Changes are as acceptable as possible to retain significant fabric and detail are retained. The significance of the shelter is considered to be acceptable.

<ul style="list-style-type: none"> Island (Area A) 	<ul style="list-style-type: none"> High Significance 	<ul style="list-style-type: none"> Possibly built in the 1930s, it was created as part of the main circulation route of the island from the Wharf. 	<ul style="list-style-type: none"> Retention of the dry packed stone revetment and changes are acceptable where most of the significant features are retained.
<ul style="list-style-type: none"> Mainland (Area B) 	<ul style="list-style-type: none"> Neutral Significance 	<ul style="list-style-type: none"> Built in the 1980s 	<ul style="list-style-type: none"> Changes to this building are considered to be acceptable.

7 Conclusion and Recommendations

This report has provided a preliminary analysis of the heritage significance of the former Peat Island hospital to inform proposals to rezone the site for a mix of residential, commercial and community uses. The analysis has been used to determine the significance of each extant building and landscaping element and has made the following recommendations:

- Some individual buildings located on Peat Island exhibit exceptional and high significance and are recommended for retention. They make up an important and significant contribution to the character and historical importance of the area. These building elements demonstrate a high degree of integrity and date from a key developmental period of the treatment of mental health since the early 20th century. It's preferred that new uses must enhance the appreciation of the place and to ensure the conservation of the significant features and values of the buildings. It is proposed to retain 4 buildings of exceptional significance. Namely the main dormitory blocks - Sea Breeze, Denby, Pines and the Administration Building. The causeway, which has been identified as having high significance, will also require significant upgrades.
- Building elements that demonstrate moderate or little significance and contribute to the character and historical importance of the area will require further investigation before considering changes. Although demonstrating some evidence of the development of the area, these building elements do not necessitate the premise for heritage listing and retention. Further investigation will be required following gateway determination. It is recommended a Conservation Management Plan be prepared for the site.
- It is considered that the building elements that are of neutral or detracting significance contribute little to the key period of significance and detract away from the character of the area. It is considered that the alterations or demolition of such elements for a new development may improve the adaptive reuse of the site.

In preparing the heritage conservation management plan for the site consultation with the NSW Heritage Division of the Office of Environment and Heritage will be required.

Urbis

August 2014

8 Bibliography and References

8.1 BIBLIOGRAPHY

Department of Lands 2014, Spatial Information eXchange, Department of Lands, Sydney, available at: <<http://imagery.maps.nsw.gov.au/>>.

Google Maps 2014, Aerial view of subject site, available at: <<http://maps.google.com.au/maps?hl=en&tab=wl>>.

NSW Roads and Traffic Authority 2005, *From the Skies: Aerial photographs of Sydney in 1943*, CD-ROM, NSW Roads and Traffic Authority, Surry Hills.

RP Data 2014, Property Information search of subject site, available at: <<http://www.rpdata.net.au/>>.

8.2 REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus and Robertson, Pymble.

Australia ICOMOS 1999, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood.

Heritage Office and Department of Urban Affairs & Planning 1996, *NSW Heritage Manual*, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Parramatta.

Heritage Office 2002, *Statements of Heritage Impact*, Heritage Office, Parramatta.

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

Sydney

Level 23, Tower 2 201 Sussex Street
Sydney, NSW 2000
t +02 8233 9900
f +02 8233 9966

Brisbane

Level 12, 120 Edward Street
Brisbane, QLD 4000
t +07 3007 3800
f +07 3007 3811

Melbourne

Level 12, 120 Collins Street
Melbourne, VIC 3000
t +03 8663 4888
f +03 8663 4999

▪ **Perth**

Level 1, 55 St Georges
Terrace
Perth, WA 6000
t +08 9346 0500
f +08 9321 7790

Australia • Asia • Middle East
w urbis.com.au e info@urbis.com.au