

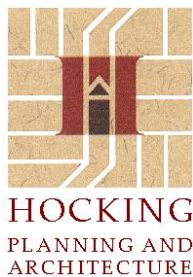
# PEELHURST RUINS

## LOT 40 DAMPIER DRIVE, GOLDEN BAY

### Conservation Management Plan



March 2011



For

The City of Rockingham

Cover Illustration: View of Peelhurst Ruins, Golden Bay, August 2010 by Hocking Planning and Architecture

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HP&A Job No. 2009-35

## EXECUTIVE SUMMARY

### BACKGROUND

Peelhurst ruins are the remnants of a stone cottage built by Thomas Peel Jr (Tom Peel) in the early 1860s. The cottage was within a large landholding which Tom Peel named 'Peelhurst'. The cottage was never completed but was occupied by Peel and his housekeeper Mrs Spencer until approximately 1882 when the property was sold to brothers William and George Paterson. The Paterson's acquired the landholding, to provide a coastal run for their sheep from their property 'Creaton' in Pinjarra.

The cottage was not permanently occupied during ownership by the Paterson family although a caretaker did occupy the cottage for some periods. The Paterson's subdivided the large landholding and in 1949 the lot on which the Peelhurst ruins were located was sold to engineer Cyril Robbins.

In the 1960s, the large landholding was subdivided for residential lots and sold under the name 'Golden Bay'. Since that time Golden Bay has slowly developed from a holiday destination to being absorbed within the greater Perth metropolitan area.

The lot on which Peelhurst ruins are located was acquired by the City of Rockingham in 1991. Development has encroached on the site of the Peelhurst ruins and local community groups have expressed an interest in the future of the site.

The City of Rockingham has engaged Hocking Planning & Architecture to prepare a conservation management plan to guide the future management and development of the site, including the ruins.

This conservation management plan provides a comprehensive record of the history of the site and its current physical condition. An Archaeological assessment of the site has been undertaken and a horticulturalist examined the site to determine how and when exotic species were established on the site and how this evidence tells of the occupation of the land.

Policy has been developed to provide a future direction for the conservation and development of Peelhurst ruins in a way that retains its cultural significance. A comprehensive implementation strategy has also been prepared which identifies a program of works to maintain and interpret the ruins.

### STUDY AREA

Peelhurst ruins are located at 178 (lot 40), Dampier Drive, Golden Bay, Western Australia approximately 21km south of Rockingham and 64km south of Perth. The site is located within the City of Rockingham local government authority.

The study area has been designated as lot 40, which is an area of 3766m<sup>2</sup>. The area is bound by a residential block to the northwest, Dampier Drive to the northeast and bushland and sand dunes wrap the site to the south and east. The ruins are located at the western margin of the study area on the lower slope of a sand dune. The area between the ruins and Dampier Road is flat, gently undulating ground, cleared of vegetation. The study area is currently used as public open space.

During the preparation of the conservation management plan it became apparent that there are sites and elements that relate to the Peelhurst ruins which fall outside the designated study area. These sites and elements have been discussed and assessed and reference made to them in the policy section. It is recognised that the City of Rockingham do not have responsibility for all of these associated sites and elements.

## STATEMENT OF SIGNIFICANCE

Peelhurst ruins are the remains of a single storey limestone rubble cottage built c.1860 by Thomas Peel Jnr (Tom Peel) as his residence. Adjacent to the ruins are plantings which demonstrate former occupancies. These include an olive tree, fig trees and introduced plantings used for decorative purposes and kitchen garden plants. The ruins are located within an informally landscaped setting which features a former track and depression, which may relate to water procurement or storage. The place has cultural heritage significance for the following reasons;

Peelhurst ruins are an example of early stone construction in the Rockingham region which demonstrate the form and scale of housing in the mid 19<sup>th</sup> century.

The place is associated with the earliest settler in the region, Tom Peel who established his landholding, Peelhurst in the early 1860s. It is also associated with the Paterson family who owned the landholding from 1882 to 1949 who were significant in the establishment of farming in the region;

The use of ticket-of-leave labour in the construction and establishment of the Peelhurst landholding and possibly the cottage is indicative of the type of work undertaken by these men and demonstrates the contribution they made to the development of the colony in the 19<sup>th</sup> century;

Peelhurst ruins are of exceptional archaeological significance. Preliminary research has established artefact deposits located to the west of the site and there is potential for artefacts to be located in the subsurface deposits within and around the ruin, relating to the occupation and use of the place;

The presence of the adjacent fig trees is of value as it demonstrates the evolution of farming practice in Western Australia in response to local conditions, and;

The place has aesthetic value as a landmark within Golden Bay and for its scenic collection of elements within the natural landscape.



## CONSERVATION RECOMMENDATIONS

Peelhurst ruins are relatively stable and currently there are no known plans for development on the site or adjacent. The following key recommendations are intended to guide the management of the place independent of any proposals for the place.

*Peelhurst Ruins is recommended for inclusion on the State Register of Heritage Places.*

Peelhurst ruins have exceptional archaeological significance and in that context the following key elements of the archaeological policy are presented:

- i) *Peelhurst ruins should be retained and conserved.*
- ii) *The tuart tree located inside the northwest corner of the ruins should be removed as an immediate priority.*
- iii) *A suitably qualified historical archaeologist should undertake a watching brief during the removal of the tuart tree from inside the northwest corner of the ruin to ensure that the works do not have a detrimental impact on the structure and to record any potential archaeological deposits that may be uncovered.*
- iv) *Adaption and future use of the Peelhurst ruins site should consider the impact on archaeological deposits and the archaeological potential of the site.*
- v) *If the areas, which are identified in this conservation plan as holding a degree of archaeological potential, are subject to threat of disturbance, a suitably qualified archaeologist should be consulted to provide advice on the potential impact of the disturbance. Further research which may involve invasive and non-invasive methods should be undertaken prior to disturbance by a suitably qualified and experienced archaeologist.*
- vi) *Archaeological monitoring should be undertaken in areas of archaeological significance if they are to be disturbed.*
- vii) *All archaeological work including the use of both invasive and non-invasive techniques should be conducted within an archaeological research framework, which focuses on answering specific research questions or problems.*
- viii) *Archaeological test excavation would provide additional information about the use and construction of Peelhurst and the domestic life of its residents.*
- ix) *A controlled metal detector survey of the area surrounding Peelhurst ruins, including areas outside of the present study area would provide further information about the potential for archaeological deposits.*
- x) *All archaeological work should be undertaken by a suitably qualified and experienced historical archaeologist.*
- xi) *All people involved in the management of the site or undertaking any work at the site should be made aware of the site's archaeological significance and potential. If any significant archaeological deposits are affected during work, work should cease and an archaeologist should be contacted to inspect the area and provide recommendations for the appropriate management of the archaeology.*
- xii) *Artefacts should remain on site unless recorded and recovered by a suitably qualified archaeologist.*

- xiii) Artefacts recovered from the site (previously or during future investigations) should be curated as a collection.*
- xiv) Any artefacts recovered relating to Peelhurst ruins should be catalogued in a database of archaeological artefacts and the records and artefacts stored in a suitable keeping place either with the site owner, or in another suitable location e.g. the Rockingham Historical Society.*
- xv) A clay pipe was recovered from the artefact scatter to the west of the ruins during the archaeological survey. The pipe should be stored in a suitable keeping place either with the site owner or local historical society.*
- xvi) Peelhurst ruins should be interpreted appropriately.*
- xvii) Further investigation, including historical research and archaeological investigations, would assist with the interpretation of Peelhurst ruins.*
- xviii) The owner should consider a public archaeology program, should further archaeological investigations including excavation be undertaken, to inform the community about the history and archaeology of Peelhurst ruins and its relationship to the development of the region.*

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## 1.0 INTRODUCTION

### 1.1 Background

Hocking Planning & Architecture (HP&A) was commissioned in 2010 by the City of Rockingham to prepare a Conservation Management Plan to guide the future management and interpretation of the Peelhurst ruins and the lot in which the ruins are located. The City of Rockingham was responding in part to requests from community members and the knowledge that the Golden Bay area is under pressure of development.

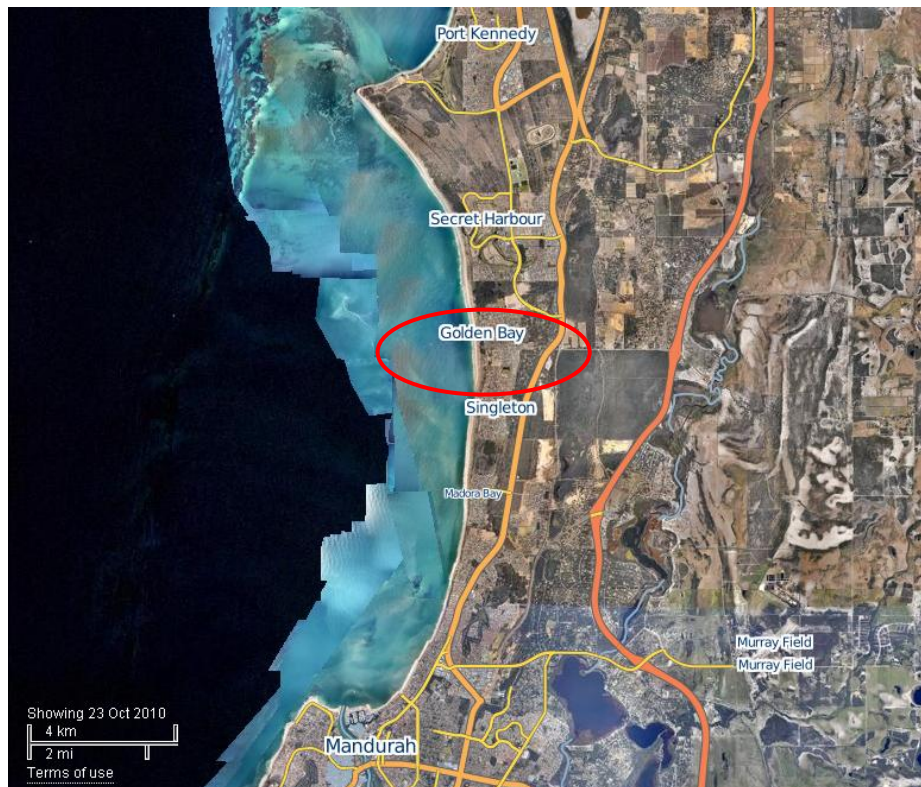
The site containing the Peelhurst ruins was acquired by the City of Rockingham in 2008.

### 1.2 Study Area

Peelhurst ruins are located at 178 (lot 40), Dampier Drive, Golden Bay, Western Australia approximately 21km south of Rockingham and 64km south of Perth. The site is located within the City of Rockingham local government authority.

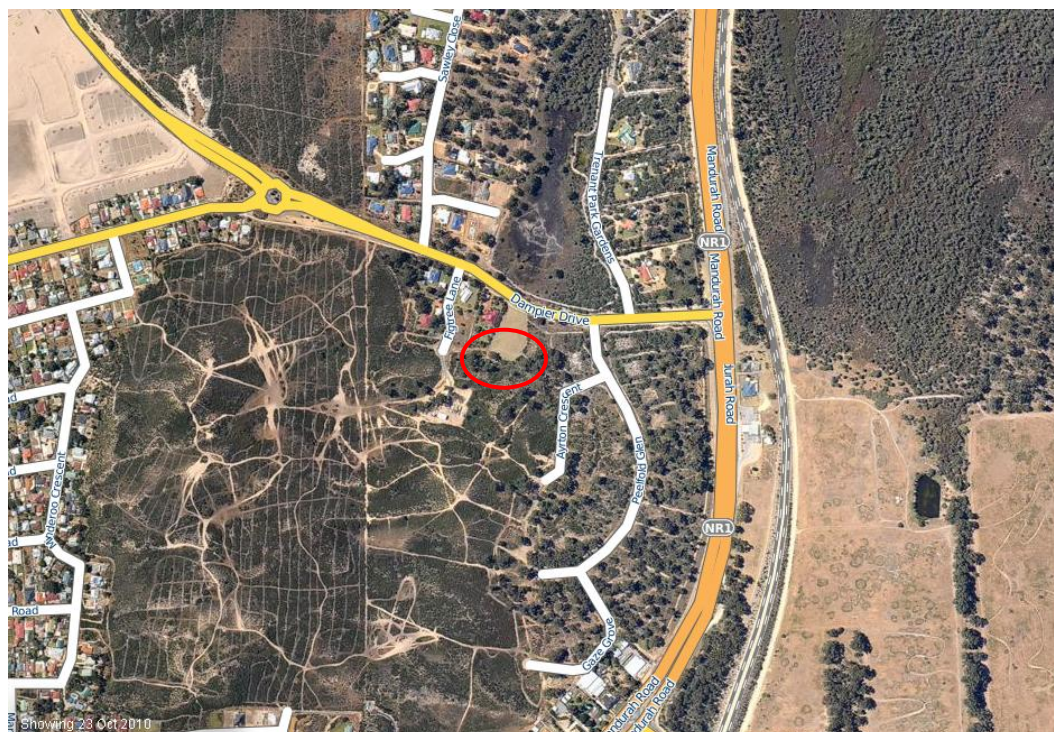
The study area has been designated as lot 40, which is an area of 3766m<sup>2</sup>. The area is bound by a residential block to the northwest, Dampier Drive to the northeast and bushland and sand dunes wrap the site to the south and east. The ruins are located at the western margin of the study area on the lower slope of a sand dune. The area between the ruins and Dampier Road is flat, gently undulating ground, cleared of vegetation. The study area is currently used as public open space.

During the preparation of the conservation management plan it became apparent that there are sites and elements that relate to the Peelhurst ruins which fall outside the designated study area. These sites and elements have been discussed and assessed and reference made to them in the policy section. It is recognised that the City of Rockingham do not have responsibility for all of these associated sites and elements.



**Figure 1** Regional Location of Golden Bay

Courtesy Nearmap.com, November 2010



**Figure 2** Location of Peelhurst, Golden Bay

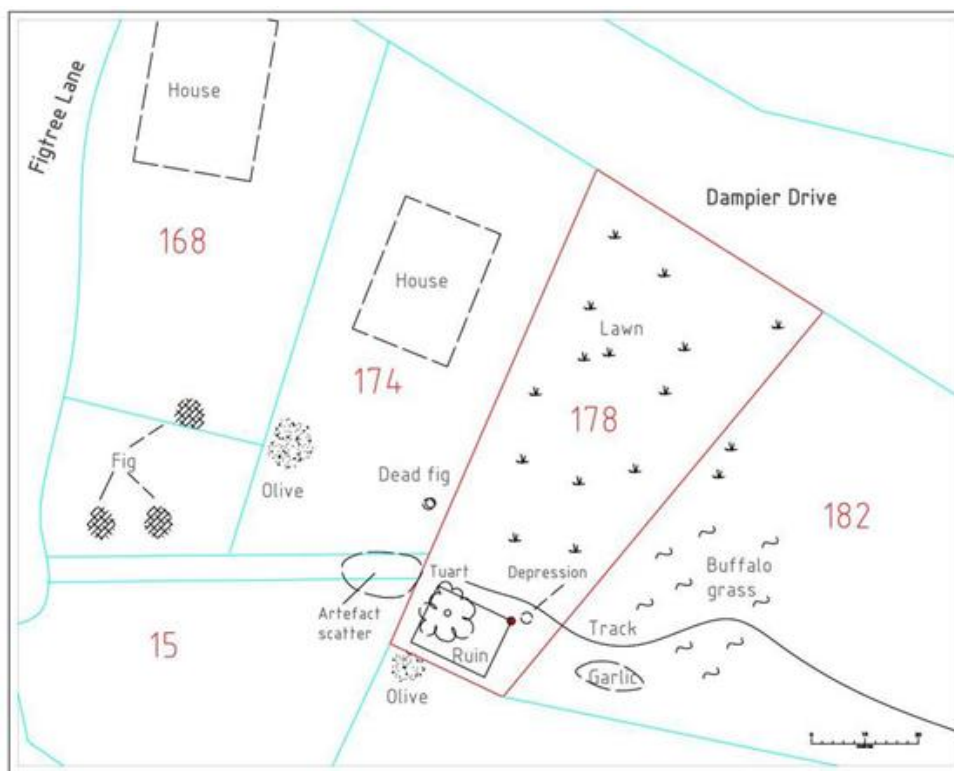
Showing relationship of Peelhurst ruins to adjacent residential development .Courtesy Nearmap.com





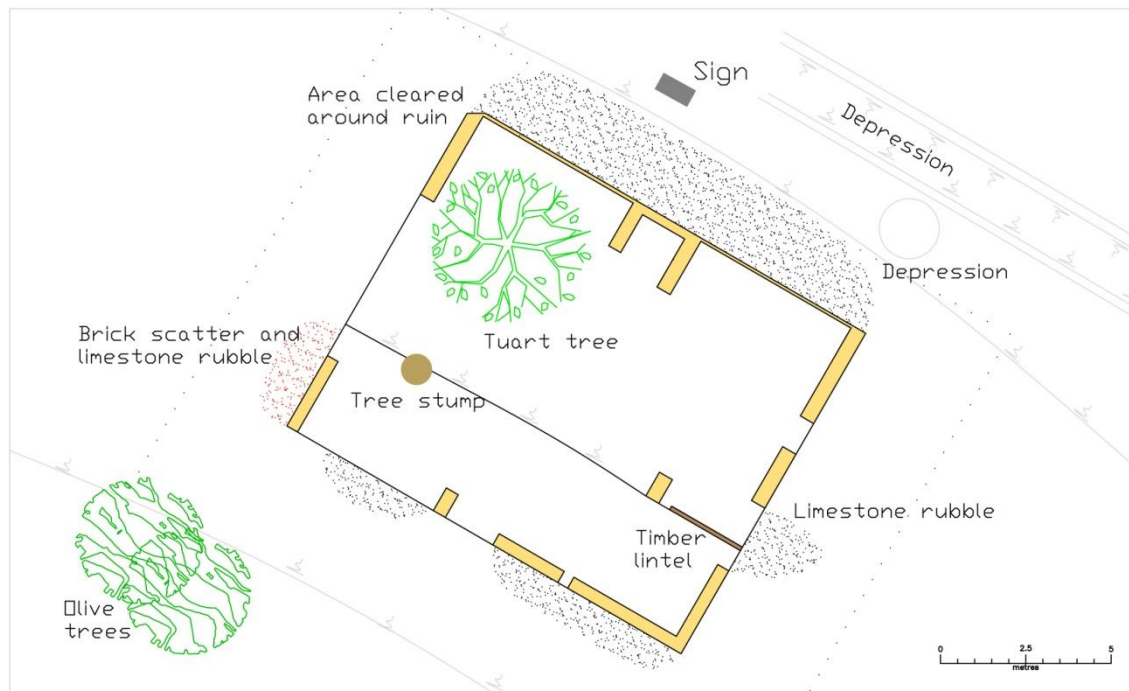
**Figure 3** Aerial photograph showing lot 40 boundaries and location of ruins

Courtesy Landgate, November 2010.



**Figure 4** Site Plan

Courtesy Earth Imprints Consulting, December 2010.



**Figure 5 Site Plan**

Courtesy Earth Imprints Consulting, August 2010.

### 1.3 Ownership

The current owner of Peelhurst ruins is the City of Rockingham.

### 1.4 Acknowledgements

The study team wishes to acknowledge the involvement of the following individuals in the preparation of this study:

- Ross Underwood, City of Rockingham
- Isabel Borland, Mandurah Historical Society (Inc)
- Nicholas Reynolds, Mandurah Community Museum
- Doug Holmes, Wildlife Assist WA Inc.
- Wendy Durant, Rockingham Historical Society and Museum
- Patrick Conway, Golden Bay resident.



## 1.5 Study Team

The study team comprised:

### Hocking Planning & Architecture

- Ian Hocking, BArch (Hons. His.) (Melb.) Dip.T.P. (UCL.) FRAIA Principal Director
- Gemma Smith, BSc (Hons), MSc Hist Cons., M ICOMOS, IHBC, APIA
- Prue Griffin BA. Post Grad Dip. Public History, M App Cult Herit Studies (Curtin)
- Sharareh Zolfaghari, BSc. Mat'l Sc & Eng (Ceramics)

### Earth Imprints Consulting

- Renée Gardiner, BA (Archaeology and History) University of Queensland, BA Hons (Archaeology), LaTrobe University

### Horticulturalist

- John Viska

## 1.6 Methodology

The report follows the approach recommended by Australia ICOMOS (International Council on Monuments and Sites) and set out in the study brief attached as Appendices A & B. It applies the principles set out in *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*, *Guidelines to the Burra Charter: Cultural Significance*, *Guidelines to the Burra Charter: Conservation Policy*, and *Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports*.<sup>1</sup>

The report has also been prepared in accordance with the principles of The Conservation Plan,<sup>2</sup> and the Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places, included at Appendix C.

## 1.7 Site Inspections

Site inspections were undertaken by the team in August 2010.

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<sup>1</sup> Peter Marquis-Kyle & Meredith Walker, *The Illustrated Burra Charter: Making Good Decisions About the Care of Important Places*, Australia ICOMOS, Sydney, 1994. The Burra Charter and guidelines are available from [www.icomos.org/australia](http://www.icomos.org/australia).

<sup>2</sup> James Semple Kerr, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*. National Trust NSW, Sydney, 1990 – 5<sup>th</sup> Edition 2000.

## 1.8 Previous Studies and Research

Peelhurst ruins have been known within the Rockingham and wider community for many years. However there does not appear to have been any substantial research undertaken in relation to this place. It has been included on the City of Rockingham Municipal Inventory of Heritage Places and its inclusion was based on some brief local histories and readily available secondary sources.

## 1.9 Present Heritage Status

Register of Heritage Places	.....
National Trust Classification	.....
Town Planning Scheme	
Municipal Inventory	Adopted 22/12/1998
Register of the National Estate	

## 1.10 Terminology

Terminology from the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) (Appendix A) and the Heritage Council of Western Australia's Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places is used in this report. Some specific terminology from these works together with other terms and abbreviations used are set out below:

**Adaptation** means modifying a place to suit proposed compatible uses.

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

**Compatible Use** means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

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

**Conservation** means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

**Cultural Significance** means aesthetic, historic, scientific or social value for past, present or future generations.

**Fabric** means all the physical material of the place.

**HCWA** means Heritage Council of Western Australia

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

**Maintenance** means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.

**Place** means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.

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

**Reconstruction** means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction, which are outside the scope of this Charter.

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



## 2.0 DOCUMENTARY EVIDENCE

### 2.1 Chronology of Major Events

1829	Settlement of the Swan River Colony  Arrival of Thomas Peel Snr and group who settle at Clarence near Rockingham. Failure of the settlement and dispersal of the settlers.
1831	Thomas Peel Snr settles at Mandurah
1833	Establishment of Thomas Peel Snr's farm on the Serpentine River.
1834	Peel family arrive in the colony; Peel's wife Mary Charlotte, Mrs Ayrton (Mrs Peel's mother), their three children and servant Sarah Scott.
1835 to 1865	Money, legal, and political troubles for Thomas Peel Snr
1839	Mary Peel and two daughters return to England.
1840	Serpentine Farm established
1856	Fire at Serpentine Farm
1858	Death of Mrs Ayrton
1859	Bankruptcy of Tom Peel and forced sale of Serpentine Farm
c.1860	Construction of Peelhurst cottage commenced
1863-64	7 Ticket-of-Leave men employed by Tom Peel at Peelhurst
1871	Ticket of Leave man employed at Peelhurst by Luke Peel
1875	Tom has a paddock and run at Peelhurst
1882	Parcel of land consisting of 7280 acres and Peelhurst cottage transferred to William Paterson and George Pryde Paterson.
1880s	Planting of figs, tree clearing, and planting of grasses at Peelhurst
1892	Land surveyed by Charles Arthur Paterson (brother of William and George)
1880s to 1949	Peelhurst landholding subdivided into smaller lots by members of the Paterson family.
1892	Death of Tom Peel
1949	997 acres, including Peelhurst cottage transferred to Cyril Robbins
1963	Land parcel owned by Cyril Robbins increased to 1030 acres.

1960s	Golden Bay residential subdivision commences.
1970	Following death of Cyril Robbins the property transferred to members of the Robbins family.
1991	Peelhurst ruins within lot 40 transferred to the City of Rockingham
1998	Peelhurst ruins included on the City of Rockingham Municipal Inventory of Heritage Places.
2010	Hocking Planning & Architecture prepare Conservation Management Plan

## 2.2 Pre European Settlement

The area now known as the City of Rockingham was originally inhabited in part by the Nyoongar Aboriginal people. Nyoongar people traditionally lived a nomadic hunter-gatherer lifestyle, travelling to and from destinations and meeting areas throughout the seasons. Wetlands have great spiritual significance to Aboriginal people. They were also sources of abundant food and fresh water and were often used as camp sites. Nyoongar family groups usually moved through the south-west landscape in a set pattern, within a designated tract of territory, often following fresh water sources.<sup>3</sup>

## 2.3 European Settlement 1829

The area which subsequently became known as the Peel Region was completely unknown when Stirling and his group of settlers arrived in 1829 but by the end of that year the Murray, Serpentine, Dandalup and Harvey rivers had been explored and the rich alluvial plains along their banks had been assessed for settlement.<sup>4</sup> The positive reports of the Swan River Colony inspired many individuals in England to invest in the new colony. One of the most well known and well resourced was Thomas Peel.

## 2.4 Thomas Peel Senior<sup>5</sup>

Thomas Peel was one of a four-person syndicate that began negotiating with the Colonial Office November 1828 for a large grant of land at Swan River. Although three of the syndicate withdrew, Peel was granted 250,000 acres (101,000 hectares) on the condition that he land 400 servants in the

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<sup>3</sup> BCF Management Committee, Baldivis Children's Forest Conservation through Education website, last updated 17 November 2010, <http://www.baldivis-childrens-forest.com.au/Aboriginal%20History.htm> accessed 23 November 2010.

<sup>4</sup> Ronald Richards, "Peel Region," in *Historical Encyclopedia of Western Australia*, ed. Jenny Gregory and Jan Gothard (Perth, WA: UWA Press, 2010), p. 672.

<sup>5</sup> There has been considerable research and writings on Thomas Peel and his settlement scheme in Western Australia. It is not the intention of this conservation plan to provide a detailed history of these topics. For more detailed accounts of Thomas Peel and his scheme refer, for example, to the writings of Ronald Richards, Alexandra Hasluck and Ian Berryman.



colony before 1 November 1829. Due to a number of factors the ships arrived after the deadline but Peel was still granted 250,000 acres but in a less desirable location than was originally planned. He established a settlement on the shores of Cockburn Sound named 'Clarence'. By mid 1830 over forty people had died and by September, Clarence was abandoned. Peel moved to Mandurah and established a household there and later a farm on the Serpentine River. Although a leader in the small community he was not able to inspire great affection amongst the settlers and lived a somewhat reclusive life until his death in 1865.<sup>6</sup>

## 2.5 Peel Family

Members of Thomas Peel's family arrived in the colony in April 1834. The group consisted of Thomas Peel's wife Mary Charlotte (34), her mother Mrs Aryton, Thomas and Mary's three children; Julia (13), Thomas [Tom] (9) and Dorothy [Dora] (7). Servant Sarah Scott (30) accompanied the group. Thomas Peel's illegitimate son, Fred (1819-1872) had accompanied his father to the colony in 1829. Fred left the colony in 1835 and returned in 1866.<sup>7</sup>

The family were settled in Mandurah whilst the farm at Serpentine was being established. Peel had ongoing financial problems and his relationship with the colonial government was fractious due to the failure of his settlement scheme. To relieve his financial situation Peel tried to sell portions of his land and was a partner for a short term in a whaling operation.<sup>8</sup>

In 1839, Peel was appointed to the Legislative Council and elected to the Pinjarra Road Trustees and sold the best portion of his land to Captain Francis Singleton. In December 1839, his wife and two daughters returned to England.<sup>9</sup>

By 1840, 'Serpentine Farm' the farm on the Serpentine River, was established. Tom Peel, (1826-1892) built much of the original homestead at Serpentine Farm and the property was given to him by his father. Thomas Peel Senior lived in Mandurah.

Tom Peel worked hard to establish and make a success of the farm.<sup>10</sup> Tragically in 1856 a fire destroyed the majority of the crop and although he preserved for another three years by 1859 he was declared insolvent and was forced to sell the property. He was aged 33.

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<sup>6</sup> Ian Berryman, "Peel Settlement Scheme," in *Historical Encyclopedia of Western Australia*, ed. Jenny Gregory and Jan Gothard, 674 (Perth, WA: UWA Press, 2010).

<sup>7</sup> Erickson, Rica (ed). *The Bicentennial Dictionary of Western Australians pre 1829-1888*. Perth: UWA Press, 1979, pp. 2453-2454.

<sup>8</sup> Mandurah Community Museum. "Peel Family." *Museum without Walls*. <http://www.mandurahcommunitymuseum.org/downloads%5CPeel%20Thomas.pdf> (accessed November 11, 2010).

<sup>9</sup> Erickson, Rica (ed). *The Bicentennial Dictionary of Western Australians pre 1829-1888*. Perth: UWA Press, 1979, pp. 2453-2454; Mandurah Community Museum. "Peel Family." *Museum without Walls*. <http://www.mandurahcommunitymuseum.org/downloads%5CPeel%20Thomas.pdf> (accessed November 11, 2010).

<sup>10</sup> Thomas Peel junior is variously known as Tom Peel or Thomas Peel the younger. For convenience this document will refer to him as Tom Peel throughout the document unless quoting specific sources.

The sale of the property must have been an enormous financial and emotional drain as all of Tom Peel's farming and personal property was listed for sale at auction as detailed in the following two advertisements in *The Perth Gazette*.<sup>11</sup>

**Insolvency of Thos. Peel, Jun.**  
**A** SALE by Auction will take place at the Serpentine Farm, on the 16th instant, at twelve o'clock noon, of carts, drays, ploughs, ladder of 30 or 40 feet, flour mill, blocks, ropes, chaff-cutter, and other farm implements.  
Also, Furniture, tables, chairs, sofa, bedstead, looking glasses, mattress, bolsters, and pillows, pictures, clock, glass and crockery ware, and cooking utensils.  
*Terms at Time of Sale.*  
**A. H. STONE,**  
Official Assignee.

**In the Civil Court }  
In Insolvency }**  
**In the Matter of Thomas Peel, Jun.,  
an Insolvent.**  
**T**O be sold by Public Auction, at the United Service Tavern, Perth, on Wednesday, the 28th September, instant, at 12 (noon), a number of excellent horses, 7 working bullocks, and several head of other horned stock, a valuable double gun, by Henry Jatham, in excellent order, with oak case, and leather cover over all, very complete, a revolver, by Deane Adams and Deane, very complete, and in good order, with oak case; a 6-keyed flute, a handsome gold watch, with guard, and Albert gold curb chain, and handsome key, with swivel 3 seal head, in very excellent order; a pair blacksmiths bellows, 1 anvil, 1 vice, 1 plough, 6 chains, and 1 saddle, for the benefit of Creditors of the said Estate.  
**By order of Court,**  
**A. H. STONE,**  
Official Assignee

In November 1859, *The Perth Gazette* described the 5000 acre property on the Serpentine in more detail including the comment that the property had an excellent dwelling house.<sup>12</sup> The financial state of Tom Peel was noted in the diaries of local resident Henry Hastings Hall.

*Poor Tom Peel is ruined, he became answerable for his father's debt on condition of the Serpentine being given to him. This mortgage and his own long accumulating debts have at last brought about a crisis.*<sup>13</sup>

<sup>11</sup> *The Perth Gazette* 9 September 1859, p. 2.

<sup>12</sup> *The Perth Gazette* 18 November 1859, p. 1.

If all the farming and personal items listed above were sold it appears that Tom Peel would have had very little with which to start a new farm.

## 2.6 Tom Peel and Peelhurst Cottage

Richards states in *The Murray District*, that Tom Peel shifted back to Mandurah presumably to live with his father.<sup>14</sup> This assumption is supported by the evidence of a letter Tom Peel wrote to the Colonial Secretary's Office inquiring about postal arrangements in Mandurah.<sup>15</sup>

Tom was given land for a new farm from the large landholdings of his father.<sup>16</sup> The site he chose, or was given, for his new farm Peelhurst was 14.5 km north of Mandurah. Richards writes of the remote choice of location

*Perhaps Tom wanted it this way. To many the spot must have seemed bleak and depressing, but there was some good soil in the vicinity with green marshy flats, and swamps well stocked with game. He lived there with his housekeeper, a Mrs Spencer.*<sup>17</sup>

It was suggested by Thomas Peel Snr's biographer; Alexandra Hasluck, that Tom Peel commenced construction of a cottage at Peelhurst directly after the farm at Serpentine was sold.<sup>18</sup> She suggests that this was because Thomas Peel Snr would not have welcomed Tom back to the parental roof at Mandurah and therefore Tom would have commenced construction of Peelhurst in 1860.<sup>19</sup> However Richards has stated that it was some years after his insolvency in 1859 that Peel began the construction of the cottage at Peelhurst.<sup>20</sup>

Thomas Peel Snr died in December 1865 and the land transfer was formalised. Tom Peel's share of the estate was 42 514 acres and included the site of the Peelhurst farm.<sup>21</sup>

It is recorded that Tom Peel did employ 7 ticket-of-leave men in 1863 and 1864.<sup>22</sup> The location of the employment is given as South Perth but this description most likely refers to any area

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<sup>13</sup> As quoted in Richard, Ronald *The Murray District of Western Australia: a history*. Pinjarra: Shire of Murray, 1978, p. 329.

<sup>14</sup> Richard, Ronald *The Murray District of Western Australia: a history*. Pinjarra: Shire of Murray, 1978, p. 329, p. 330. Tom Peel was given the northern portion of the land, Fred Peel the middle and Dora the smaller southern portion. It is recorded in Smart that Thomas Peel Snr detested Fred Peel so gave the best lands to Tom Peel. See Smart, op. cit. App 'F', p. 92.

<sup>15</sup> Jnr, Thomas Peel. "Letter as to postal arrangements at Mandurah." SROWA, 30 August 1859.

<sup>16</sup> Richard, Ronald *The Murray District of Western Australia: a history*. Pinjarra: Shire of Murray, 1978, p. 329, p. 330.

<sup>17</sup> Richard, Ronald *The Murray District of Western Australia: a history*. Pinjarra: Shire of Murray, 1978, p. 329, p. 330.

<sup>18</sup> Alexandra Hasluck wrote that Thomas Peel Snr would not have welcomed Tom back to the parental roof at Mandurah and therefore commenced construction of Peelhurst in 1860. Hasluck, Alexandra. *Thomas Peel of Swan River*. Melbourne: Oxford University Press, 1965, p. 234.

<sup>19</sup> Hasluck, Alexandra. *Thomas Peel of Swan River*. Melbourne: Oxford University Press, 1965, p. 234.

<sup>20</sup> Richard, Ronald *The Murray District of Western Australia: a history*. Pinjarra: Shire of Murray, 1978, p. 329, p. 330.

<sup>21</sup> Landgate. "Certificate of Title 7/238." 5 April 1881.

south of Perth. Therefore it is assumed that Tom Peel employed these men at Peelhurst either to assist in the construction of the cottage or as farm hands. From the available information it is suggested that Tom Peel settled at Peelhurst in the early 1860s

The cottage at Peelhurst is believed to have been built by Tom Peel from local materials in a style similar to the buildings at the Serpentine Farm. Hasluck made the following description of the cottage in 1965.

*This house had the some of the same features as the second house at the Serpentine – the same long narrow casement windows with wide window seats. Only the kitchen, with huge fireplace fit to smoke a side of bacon in, and a pleasant vestibule and bedroom, all at the rear looking out on the hillside and roofed with shingles, were ever finished and lived in. Extensive stone foundations for cellars with two front rooms to go on top, show what the rest of the house would have been like had it ever been completed. The lonely shell of a dwelling, completely isolated even today [1965] looks over acres of rather flat marshy ground, green throughout the summer. There Tom Peel lived almost to the end of his days, unmarried though not unloved. It was his sister Dora's despair that his relations with his housekeeper were not of a sort countenanced by society.<sup>23</sup>*

Little information has been discovered regarding the life of Tom Peel and Mrs Spencer at Peelhurst. There is reference to 'Luke Peel' employing a ticket-of-leave man at Peelhurst in 1871.<sup>24</sup> No record of Luke Peel was found in the readily available records of this period. It is possible that he was the child of Tom Peel and Mrs Spencer but no information was found to substantiate this relationship.<sup>25</sup>

Tom Peel seems to have lived a subsistence life at Peelhurst with little land cultivated although he appears to have kept some stock. In 1875, Tom Peel placed an item in *The Perth Gazette*. He had found one bay horse and a light brown pony on 'his run' and was keeping these animals in 'his paddock'.<sup>26</sup>

Information from horticulturalist, John Viska following his examination of the site in 2010 suggests that some exotic plants may have originated in the mid nineteenth century and the occupancy of the site by Tom Peel. Therefore it is likely a small vegetable garden was established near the house and the olive tree adjacent to the ruins is likely to date from the period of occupancy by Tom Peel.

Information from an old resident of the area, Mrs Eacott, states that;

*For years before his death Mr Thomas Peel (Junior) had been a cripple as a result of a fall from his horse, breaking his leg and not receiving proper attention. ... The house, never really completed, stands to this day. It is built in a curious fashion, because, entering from the back you pass straight into the upper storey and have to go down stairs to the front and lower portion of the house. At*

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<sup>22</sup> Erickson, Rica (ed). *The Bicentennial Dictionary of Western Australians pre 1829-1888*. Perth: UWA Press, 1979, p. 2453.

<sup>23</sup> Hasluck, Alexandra. *Thomas Peel of Swan River*. Melbourne: Oxford University Press, 1965, pp. 234-235.

<sup>24</sup> Erickson, Rica (ed). *The Bicentennial Dictionary of Western Australians pre 1829-1888*. Perth: UWA Press, 1979, p. 2453.

<sup>25</sup> A search of the birth records in Western Australia in the 19<sup>th</sup> century does not have any record of Luke Peel.

<sup>26</sup> *The Perth Gazette*. 16 July 1875: 3.

*“Peelhurst” with Thomas Peel (Junior) loved his housekeeper, a Mrs Spencer. Mr Thomas Peel (Junior) was tall, like his father, and very thin and wiry, and had a big grey beard.<sup>27</sup>*

In 1880, Tom Peel offered his property for sale and auctioneers James Morrison headed the advertisement ‘to Capitalists and Sheep-owners requiring Coast Runs’.<sup>28</sup> The lot containing Peelhurst was designated as Lot 1.

*Lot 1. – all that tract piece of parcel of land containing 7280 acres or thereabouts, portion of Cockburn Sound Location No. 16.” and being the north west corner of that part of the said Location which belongs to Mr. Thomas Peel.*

*This lot has a breadth and frontage on the West to the sea of about 2 miles and extends back eastwardly about six and one quarter miles.*

...

*Lot 1, 2, and 3, are well situated on the sea coast between Fremantle and Mandurah and are well supplied with water and feed and admittedly form good sound Coast Runs for sheep; and in the present scarcity of such Runs offer an opportunity for purchase ding rarely to be met with. Their proximity also to Fremantle, Owen’s Anchorage, and Rockingham renders them admirably adapted for Butchers, or Horse-shippers’ paddocks: the cost of fencing material being nominal and the distance from the above sea ports short.<sup>29</sup>*

Brothers William and George Pryde Paterson purchased Lot 1 in February 1882.<sup>30</sup> Peelhurst was purchased to provide alternative pasture for their stock based in Pinjarra.

## 2.7 Paterson Family – 1882 To 1949

William and George Paterson were the sons of Nicholas [Nicol] and Jane Paterson who established the property “Creaton” at Dandalup on the Murray River near Pinjarra.<sup>31</sup> The Paterson family were successful and innovative farmers. An item in *The West Australian* in 1884 described the “Creaton” property and their practices at length and also provides a short description of their other property “Peelhurst”.

*... the Messrs Paterson have a paddock on the coast as a change for their stock. The property in question is known as Peelhurst, and contains 3000 acres of freehold, upon which there is a quantity of valuable swampland, but heavily timbered. Some portions of this are now being cleared and laid down with grasses, and, although the process is costly, a good return upon the outlay is expected.*

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<sup>27</sup> Smart, William C. *Mandurah and Pinjarrah: history of Thomas Peel and the Peel Estate, 1829-1865* . Perth : Paterson Brokensha, 1956, Appendix F, p. 92.

<sup>28</sup> *The West Australian* . “To Capitalists and Sheep-owners requiring Coast Runs.” 4 June 1880: 2.

<sup>29</sup> *The West Australian* . “To Capitalists and Sheep-owners requiring Coast Runs.” 4 June 1880: 2.

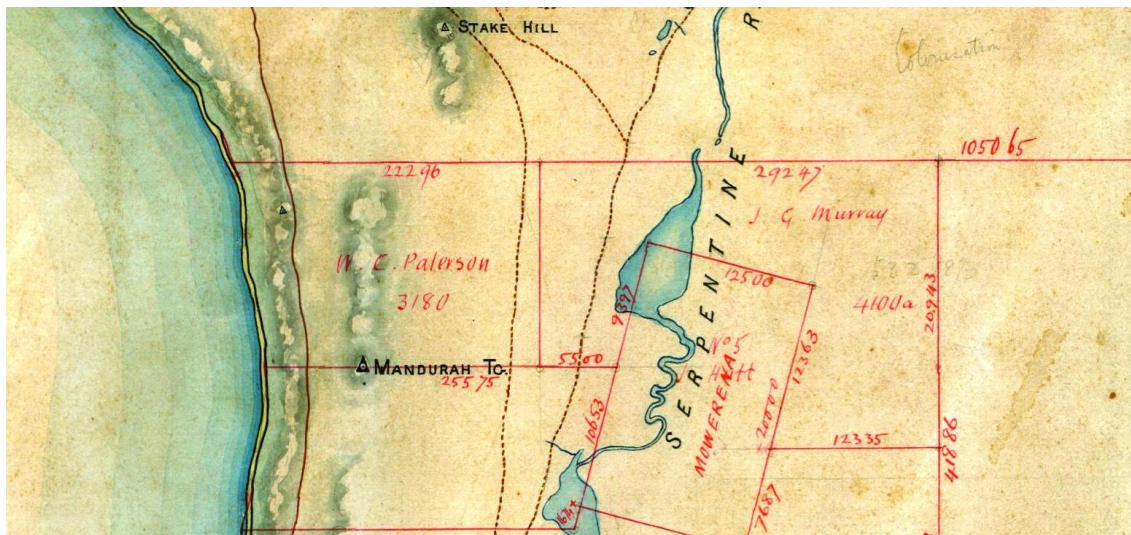
<sup>30</sup> Landgate. “Certificate of Title 7/238.”, 14 February 1882.

<sup>31</sup> Erickson, Rica (ed). *The Bicentennial Dictionary of Western Australians pre 1829-1888*. Perth: UWA Press, 1979, p. 2428.

*The Messrs Paterson are great believers in the profits to be derived from fig trees, consequently they intend growing that fruity on a large scale at Peelhurst. They consider that fair sized tree in full bearing will fatten 7 to 8 sheep in the fruit season.*<sup>32</sup>

The reference to the planting of figs at Peelhurst is consistent with the remnant plantings of fig trees adjacent to the Peelhurst ruins site. In the backyard of an adjacent property are several fig trees which are believed to date from the 19<sup>th</sup> century. In addition a single dead fig tree was found on the northwest boundary of study area. Information from horticulturalist, John Viska, states that these figs are of more than one variety which may be indicative of an experimental aspect to the orchard. (See Appendix H)

In 1892, the Paterson brothers arranged for the landholding to be surveyed and they were fortunate that their brother Charles Anthony Paterson was a surveyor. C. A. Paterson undertook a survey of the landholding and shortly afterwards the landholding was divided into two and J. G. Murray secured 4100 acres, leaving the Peelhurst property of 3180 acres.<sup>33</sup> The property was further subdivided in the following years although the Peelhurst landholding and cottage remained within the Paterson family until 1949.



**Figure 6** Portion of Cancelled Public Cockburn Sound 4 showing landholding of W. C. Paterson.

Courtesy SROWA, Series 979 consignment 4900 item S06-4, item 505927.

An indication of the management and day to day running of Peelhurst during the period in which the Paterson family owned it is provided in an account by a member of the Paterson family.

*Adding Peelhurst to their Pinjarra property enabled the family to spell stock. Both sheep and cattle off the homestead paddocks at certain times of the year, thus allowing pastures to revive after heavy grazing. The coastal country was burnt at regular intervals so that it always contained a certain proportion of fresh succulent plant growth, which the stock relished and often did remarkably well on. When driving sheep down from there from "Creaton" – (approx 17 miles) – if any of the sheep had been there before, little or no experience was required. Those sheep, the old ewes in particular, just headed down the track in no uncertain manner, only*

<sup>32</sup> Bucolic. "Farming on the Serpentine and at Pinjarrah." *The West Australian*, 20 December 1884: 3.

<sup>33</sup> Certificate of Title 8/300, dated 24 March 1882, courtesy Landgate.



*straying off course briefly to grab a mouthful of scrub to satisfy their hunger while on that long trek – They hadn't forgotten! ...*

*Regarding the old Peelhurst building itself, I have very pleasant memories of many visits there, either with my father or with the coloured stockmen, employed on the farm at "Creaton".*

*After watering our horses at the soak on the edge of all those bulrushes, just north of the house, the next task was to bring in a couple of big Tuart logs which, by keeping the ends pushed close together, would keep the home fires burning for whatever length of time we stayed there. That huge open fire place, with it's depth of sand and ashes thus became an instant hot oven on, or in, which to do our cooking, when returning from perhaps a long cold wet day in the saddle.*

*Normally the Aboriginal stockmen slept on the hard floor in the kitchen, and on very cold nights I sometimes joined them, preferring the warmth to the softer, but colder bed elsewhere.*

*Another use for the building, at least the unfinished part, occasionally arose.*

*It appears that when wild pigs became a problem, dogs were used to hunt them. When captured they were confined with the cellar walls until sufficient numbers were caught to make up a wagon load. They were then carted to Fremantle for slaughter. ...*

*Our family kept a caretaker there named Joe Brown, and rations were carted down to him once a month, but on one occasion someone returned soon after one for the regular visits, and was greeted with the comment "Gawd blimey when will a bloke 'ave a night to 'isself?"*

*Although he was by nature a bit of a hermit, it was indicative of just how often his peace and quiet was disturbed by travellers. Escaped convicts, ships deserters, 'ticket-o-f-leave men' and old down and out tramps would probably have comprised a large proportion of the callers at Peelhurst. ...*

*For many years the McLartys shared Peelhurst with the Paterson as a stock camp, and incidentally a small sucker from the original Fig Tree can be seen right close to where the original bedroom wall stood.<sup>34</sup>*

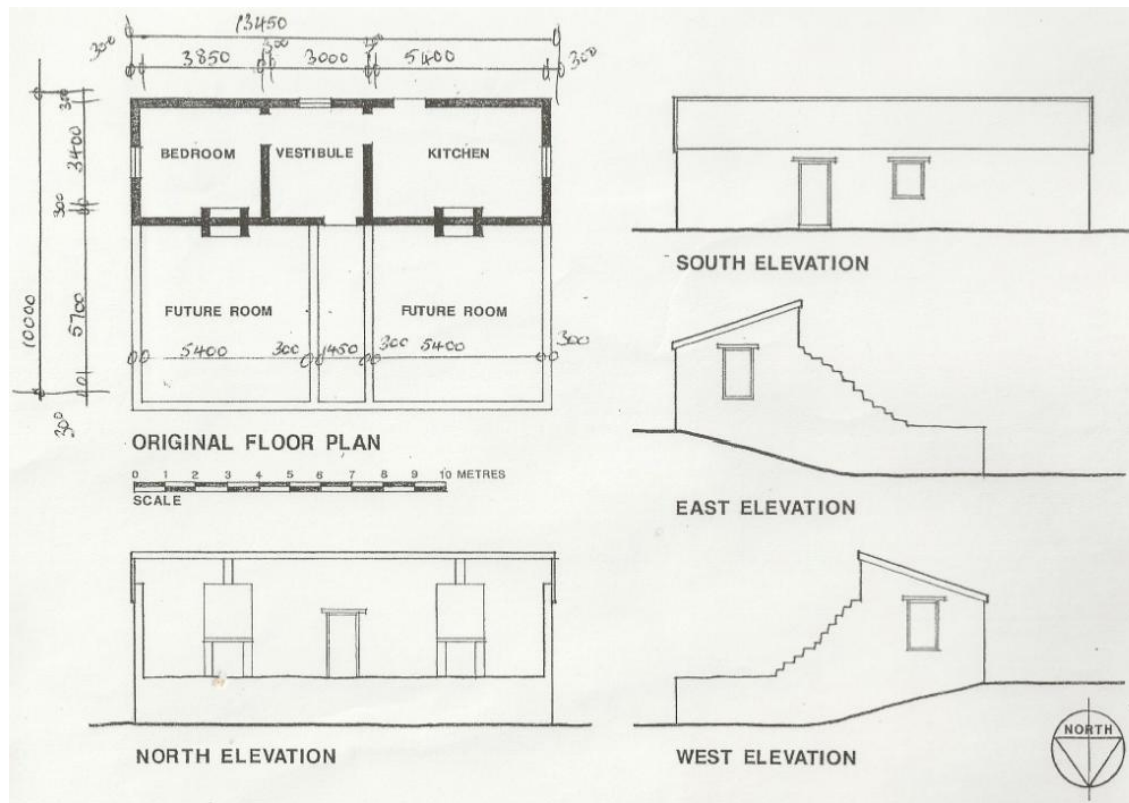
The Paterson family were diverse in their farming pursuits. They had pastoral leases in the north of the state and the family were prominent in the local community.<sup>35</sup>

During the 20<sup>th</sup> century there are images of the Peelhurst cottage which document its decline. The following images indicate that portions of the external walls were constructed for the unbuilt rooms.

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<sup>34</sup> Paterson, James C. "Copy of a talk given to the Rockingham District Historical Society (Inc)." 29 October 1993.

<sup>35</sup> Erickson, Rica (ed). *The Bicentennial Dictionary of Western Australians pre 1829-1888*. Perth: UWA Press, 1979, p. 2428.



**Figure 7** Plan of Peelhurst ruins and interpretation of the original form, undated.

Courtesy Rockingham Historical Society

A plan of the cottage was drawn by a local community member to establish the form of the original cottage.

## 2.8 Development of Golden Bay

In 1946, the land parcel on the western side of the Mandurah Road, which contained the Peelhurst ruins, was transferred to Frank Cecil Pryde Paterson.<sup>36</sup> In 1949, this land was transferred to Cyril Howard Robbins an engineer working at the Shell Company of Australia.<sup>37</sup>

Although Cyril Robbins owned the land it was developer H. D. Seymour of Golden Bay Real Estate who developed and subdivided the land to create the suburb of Golden Bay. The majority of the roads in the subdivision were named after pastoral stations in the north of the state. The Real Estate Office was a tent in the car park on the foreshore alongside the toilet block, change-rooms and water tank.<sup>38</sup>

Originally the houses were primarily holiday shacks with a later trend toward retirement homes. In the 1970s young families began to settle in the locality. To encourage permanent residents, Seymour's offered a prize of £20 to £30 for the first home built in the area with two habitable

<sup>36</sup> Landgate. "Certificate of Title 1098/123, 10 December 1946.

<sup>37</sup> Landgate. "Certificate of Title 1098/123, 10 August 1949.

<sup>38</sup> Gwynne, S. "History of Golden Bay." Golden Bay Progress Association, undated.

rooms. Rewards were also offered for the first residence to have a septic tank and for the first baby born in Golden Bay.<sup>39</sup>

The first permanent residents in Golden Bay were Nancy and George McClure who built their home in Yanrey Street in 1966. There was no electricity, water, mail deliveries and only one telephone. Electricity was connected in the early 1970s and at that time there were 48 houses in the locality.<sup>40</sup>

As Golden Bay developed Peelhurst cottage gradually decayed. A series of photographs illustrate this decline. The first image from 1929 demonstrates that the cottage was substantially intact but later images illustrate the decline of the structure. In the 1970s, a Golden Bay resident removed most of the remaining walls to construct a wall.



**Figure 8** Jan 4, 1929 (Miss Jean Forman, Cr Marsh, Miss Alison Nichols)

Courtesy of Mandurah Community Museum

<sup>39</sup> Gwynne, S. "History of Golden Bay." Golden Bay Progress Association, undated.

<sup>40</sup> Gwynne, S. "History of Golden Bay." Golden Bay Progress Association, undated.



**Figure 9** Undated photograph.

Courtesy of Mandurah Community Museum. Note the fig tree in the middle distance.



**Figure 10** Undated photograph

Courtesy Doug Holmes, Wildlife Assist.



**Figure 11** 1954, Kildale family

Courtesy Doug Holmes, Wildlife Assist.





**Figure 12** 1954, Kildale family  
Courtesy Doug Holmes, Wildlife Assist.



**Figure 13** Undated photograph  
Courtesy Doug Holmes, Wildlife Assist.



**Figure 14** 1970s  
Courtesy Doug Holmes, Wildlife Assist.  
Note the collapse of the door lintel .

## 2.9 City of Rockingham

In 1991, a lot of an area of 3776m<sup>2</sup> was surveyed around the ruins and designated as Lot 40.<sup>41</sup> In the same year a ceremony was held to commemorate the cottage and the first settler in the area, Tom Peel. The ceremony culminated in the unveiling of a plaque adjacent to Dampier Drive. Local community and members of the city of Rockingham council were present for the event. Photographic evidence of the event suggests that the land between the ruins and Dampier Drive was uncleared and possibly not as level as its current condition.

Lot 40 was one of two sites that were required to be ceded to the City as a condition of subdivision approval in 1991; however, it was later discovered that the two sites, although being maintained by the City, were not in the City's ownership. The City intended to pursue the matter through the Supreme Court but dropped the matter when the owner transferred the sites to the City in mid-2008.<sup>42</sup>



**Figure 15** 1991, unveiling of Plaque.

Courtesy of Doug Holmes

Mayor Richard Smith

<sup>41</sup> Landgate, "Diagram 80615." 19 2 1992.

<sup>42</sup> Certificate of Title, 1925/229, registered 7 May 2008





**Figure 16** 1991, unveiling of Plaque

Courtesy Doug Holmes.

Mayor Richard Smith at left, Councillor Brian Warner, President of the Rockingham Historical Society.

Since 1991 the area has received minimal maintenance. Fire breaks have been cut around the site and the land between the ruins and the road has been cleared. Currently the site is well maintained by the City of Rockingham with evidence of regular mowing and weed control. The site is open to the public.

## 2.10 Historic Aerial Photographs



**Figure 17** 1942 aerial photo.

Courtesy Landgate

Location of Peelhurst cottage circled. Note the position of tracks through the property.



**Figure 18** Aerial photographs of Golden Bay, 21 Dec. 1964.

Courtesy State Library image 258250PD.

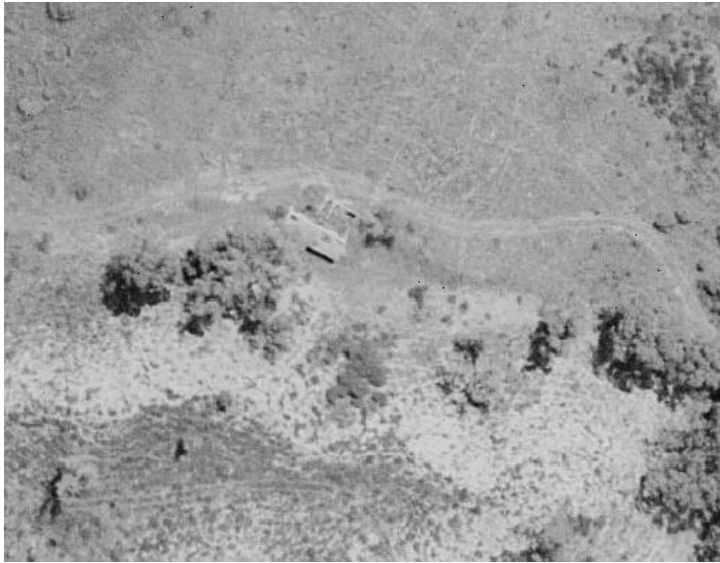


**Figure 19** 1965 aerial photo.

Courtesy Landgate

Construction of Dampier Drive.





**Figure 20** 1965 aerial photo.

Courtesy Landgate.

Note the position of the tracks. The Tuart tree within the ruins is not visible.



**Figure 21** 1974 aerial photo.

Courtesy Landgate.



**Figure 22** 1985 aerial photo.

Courtesy Landgate.



**Figure 23** 1995 aerial photo.

Courtesy Landgate.



**Figure 24** 2000 aerial photo.

Courtesy Landgate.

## 2.11 Associations

### THOMAS (TOM) PEEL JUNIOR

Thomas Peel Jnr was one of the sons of Thomas Peel who developed a scheme to bring settlers to the Swan River Colony in the first year of its establishment. Thomas Peel Senior was a significant man in the young colony even though his scheme was largely unsuccessful. Tom Peel arrived in the colony at the age of 7 in 1834 and stayed on after his mother and two sisters the colony. Thomas Peel senior gave Tom a farming property on the Serpentine River which he developed successfully. Tragically a fire destroyed his crops and in 1859 Tom Peel was declared bankrupt.

He established a farm on his father's property at Peelhurst which was later transferred to him. He lived there with his housekeeper, Mrs Spencer, about who little is known. Tom Peel sold Peelhurst in 1882 and is believed to have moved to Perth although there are some references to him relocating to Clarence, the site of his father's former failed settlement.

He died in 1892, aged 67. One author has surmised that his life was not a happy one given that his gravestone inscription reads 'God shall wipe away all tears from their eyes'.<sup>43</sup>

The property Peelhurst gave its name to the region for many years until the name Golden Bay was ascribed in the 1960s.

### PATERSON FAMILY

Nicholas Paterson family had established the Paterson Pinjarra farm, 'Creaton'. He and his wife Jane had six children, of these William and George carried on the family farm and expanded their interests including the acquisition of Peelhurst. Another brother Charles was a surveyor who worked throughout Australia and assisted at Peelhurst..

William Paterson was a significant figure in WA as the following article from the online Australian Dictionary of Biography demonstrates. This article states that William left the south of the state and established a station in the West Kimberley in 1882, the year Peelhurst was acquired. He had diverse interests but maintained strong links with the farming community.

*PATERSON, WILLIAM (1847-1920), farmer, politician and banker, was born on 4 June 1847 at Fremantle, Western Australia, second son of Nicholas Robertson Paterson, shipwright and farmer from the Orkney Islands, and his wife Jane, formerly Mrs Green, née Cornish. William was educated at Fremantle and at Howell's academy, Birmingham, England. He returned to Western Australia in 1864 and farmed on his family's Dandalup property, Creaton. He joined the Pinjarra Mounted Volunteers. On 21 June 1871 Paterson married Susanna Sarah Chidlow of Northam; they had six children.*

*A member of the Murray Squatting Co., which in 1880 took up Yeeda station in the newly opened West Kimberleys, Paterson went north in 1882, taking some of the first cattle into the area and shipping sheep from Cossack to Beagle Bay. Yeeda was sold in 1883, but he maintained interests in the north. In 1886 he managed a large foundry in Perth, then farmed Whitby Falls estate at Jarrahdale.*

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<sup>43</sup> Hasluck, op cit, p. 235.

*Paterson sat in the Legislative Council for Murray and Williams in 1889-90; in 1890-95, supporting Sir John Forrest, he represented Murray in the Legislative Assembly. In 1891 he and A. R. Richardson reported on irrigation areas in South Australia and Victoria, which resulted in establishment of the Bureau of Agriculture. Paterson's support of Forrest's aim to make farming attractive to miners involved him in helping to formulate the Agricultural Bank Act, 1894.*

*Next year he resigned from parliament, to become the Agricultural Bank of Western Australia's manager. Before recommending loans he inspected every property, travelling with provisions, trap and horses, by train to the stop nearest his destination. Paterson was also inaugural director of agriculture, combining his two roles to advise new settlers on farming methods. Tall, trim, bearded and agile, he served the colony, the bank, and the settlers. His work-load grew, but he delighted in the development of farms and seeing his prudence reflected in the success of most of the bank's clients. He was appointed to the Acclimatization Board in 1896. By 1902 he was exhausted: 'I have been sick and applicants have come to my sickroom—I cannot go on much further—I have only had a fortnight's holiday in seven years and during that [time] I came back five times to the office'. He was complimented by a 1902 select committee for his 'backbone' in resisting attempts to influence his judgements; yet he remained extremely popular. Next year he resigned as director of agriculture. The Agricultural Bank became a corporate body in 1906 with Paterson the managing trustee.*

*Chairman of the Lands Board and the Railway Advisory Board as the wheat-belt was extended, he believed that farmers outside safe rainfall areas should not receive government finance. In 1911 the Scaddan Labor government changed the Agricultural Bank to a mortgage bank. Severe droughts in 1911 and 1914 brought added responsibilities. He was appointed to the Seed Wheat and the Industries Assistance boards. When the Wilson government transferred the latter's control to the Agricultural Bank, Paterson became the board's general manager; in 1917 it became responsible for soldier settlement. Paterson could appear suspicious and taciturn when politicians questioned his administration, but he remained a loyal public servant.*

*On 11 March 1920 Paterson died in Perth, survived by his wife, three daughters and two sons. After an Anglican service, he was buried in Karrakatta cemetery. He died intestate and his net assets were valued for probate at £46. In twenty-five years 'Banko Bill' had fostered over half the State's agricultural expansion<sup>44</sup>*

As noted in the documentary evidence, the Paterson family experimented with different feed to gain the maximum yield from their stock. The fig trees planted at Peelhurst are evidence of the practices. The property passed on to different members of the family and some of the species now [2010] found on the site may have their origin with the Patersons.

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<sup>44</sup> Porter, Anne. "William Paterson (1847-1920)." *Australian Dictionary of Biography*. <http://www.adb.online.anu.edu.au/biogs/A110161b.htm?hilite=paterson> (accessed December 8, 2010).



### 3.0 PHYSICAL EVIDENCE

#### 3.1 Current function of the place

Peelhurst ruins are all that remain of the former cottage constructed by Tom Peel in c.1860. The site is open to the public.

#### 3.2 The Site

The site, identified as Peelhurst ruins in this report, is located in Golden Bay, within the jurisdiction of the City of Rockingham. The site is situated adjacent to a small pocket of residential area on the south side of Dampier Drive. The site has no public vehicular access. A firebreak has been established extending in a northwest-southeast direction to the front of the ruins. The south western side abuts residential development and bushland to the south and east. Immediately opposite on the north side of Dampier Drive, bushland predominates with residential developments interspersed.

The ruins are sited to the south of the plot on a gentle rise at the foot of the sand dune. The increasing level of the land has been reflected in the plan form of the building.



**Figure 25** Change of land levels on the site

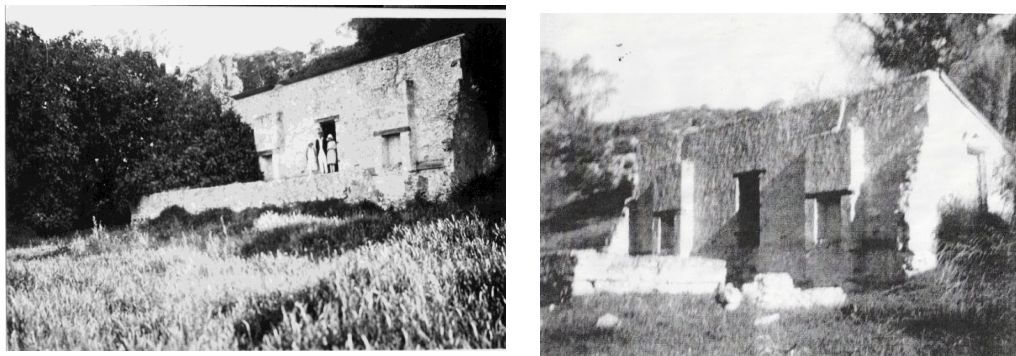
#### 3.3 Peelhurst Cottage

Peelhurst in the 1950s was still relatively intact. Photographs from that era provide an approximate description of the cottage:

The northern façade was the principle elevation looking out over the site towards what is known as Dampier Drive. The elevation is of simple design incorporating a centrally placed doorway, flanked by fireplaces. A timber lintel was placed above the door and additional timbers placed in the chimney breasts. The roof is a single slope apex roof sloping towards the rear of the property. Single windows were placed within the east and west walls.

It is believed that the cottage was never completed but the photographs imply that the north-east and north-west elevations were constructed, at least in part. All the photographs express the building as a one room deep construction with an open area to the front, enclosed by walling. Timbers are evident a floor level and it may be assumed that these formed part of the flooring system.

The exact form and extent of the cottage can only be supposition due to a lack of supporting evidence. However, the architectural features including the fire places which appear to be built upon the external face of the north elevation and the presence of timbers on these walls would imply that the cottage was intended to be double its known depth. It is also assumed that the front low level wall part of the housing structure that would enable a consistent level throughout the house and would likely have incorporated a verandah. The space under the floor/verandah is likely to be an undercroft rather than cellar as has been suggested in previous documentaries.



**Figure 26** Peelhurst c.1940s and 1950s

### 3.4 The Ruins

The cottage was constructed c.1860 of single storey limestone rubble construction. The remains of the plan form are not clearly discernible due to incremental infill of plant debris and sand/soil but the City of Rockingham Municipal Heritage Inventory entry records the cottage as having three rooms at the rear of the property. Three further spaces are laid out towards the front of the cottage.

The elements that remain are the lower courses of the rubble stone walls forming the external and internal walls together with foundations.





**Figure 27**      **The Peelhurst Ruins**



**Figure 28**      **Plan form of former Peelhurst Cottage**





**Figure 29** Internal and external walls

No distinctive architectural elements are discernible within the ruins. The walls are now rubble remains but one length of timber remains insitu to the east of the eastern fireplace on the northern side of north elevation.



**Figure 30** Timber Lintel



A substantial tuart tree has planted itself within the north western corner of the ruins. In addition, a notable olive tree is positioned to the rear of the property at the south-western corner.



**Figure 31**      **Tuart Tree**



**Figure 32**      **Olive Tree**

### 3.5      Condition

Although not much of Peelhurst has been retained, the material that remains appears to be in a stable condition. The voids have become filled with soil, sand and vegetation debris. This accretion of debris and soil has also increased the level of the land around the form of the ruins.



**Figure 33**      **Debris infill and built up land levels**



**Figure 34**      **Debris in and around the site**

The stone has suffered from erosion and the blocks have taken on a moulded rounded appearance. Gaps in the mortar are becoming more apparent and may result in the destabilisation of the walls if organic matter begins to establish itself in the crevices.





**Figure 35**      **Eroding stonework**

Moss is growing over sections of the stonework with grass growing in the lower open voids.



**Figure 36**      **Moss growth on stone work**



## 4.0 ANALYSIS OF EVIDENCE

### 4.1 Sequence of Development

1860s	Construction of uncompleted cottage by Tom Peel. Cottage constructed of locally sourced stone, shingles and timber. Olive tree planted and probably some kitchen garden plants.
1880s to 1940s	Cottage no longer permanently occupied  Planting of fig trees and possible marking of entrance with stone walls
1940s onwards	Gradual decline of the physical fabric of the building
1970s	Removal of stonework, growth of vegetation around the ruins.

### 4.2 Analysis of Development

The available documentary evidence suggests that the cottage was never completed. The photographic evidence generally supports this finding but it is apparent that portions of the external walls were built to accommodate additional rooms over the built foundations.

Assumptions as to the type of roof covering have been made through comparison to contemporary techniques and practices. Reference has also been made to the buildings at 'Lowlands' in Serpentine which was built by Tom Peel.

There is some anecdotal and archaeological evidence that there were stonewalls on either side of the track leading to the cottage. These stonewalls are no longer evident but archaeological evidence has provided indications of the location and extent of these walls. It is not known when these walls were built but may have been constructed by the Paterson's as the property in Pinjarra, Creaton had a formal gateway into their property. The planting of figs by the Patersons is of significance to the site and the knowledge of farming practices in Western Australia.

From the 1940s onwards the cottage deteriorated and in the 1970s the majority of the stonework was relocated. The Tuart tree is believed to have grown from the seed of nearby plants.

Since the recognition of the cultural heritage significance of the site the place has been well maintained although the landscape appears to have been altered very crudely.

#### 4.3 Comparative Analysis

*(Note that those places shown in italics are included on the Western Australian Register of Heritage Places)*

When analysing the database of heritage places held by the Heritage Council of WA it became apparent that there were many stone buildings built in the period 1850 to 1870. Using the criteria of cottages used for farming and pastoral purposes a total number of 155 places were found. Many of these simple cottages are in isolated locations for example in Greenhough. Within the greater metropolitan area there are some stone cottages from this period still in evidence on the fringes of the metropolitan area, for example Waroona and Wanneroo. For brevity two areas of comparison were made; those places in the vicinity of the City of Rockingham and those places associated in some way with the former occupants.

#### ASSOCIATED OWNERSHIP

*Creaton ruins* (1757), Pinjarra was built in approximately 1856 by the Paterson family who were later owners of Peelhurst. The place is of exceptional interest as a demonstration of community way of life in the 1850s and the establishment of the Pinjarra settlement. There are the remnants of a formal gateway denoting the former entrance to the property. A number of old fruit trees are apparent around the ruins, some deciduous, with several surviving citrus. Construction is of handmade bricks in lime mortar with mud plaster and limewash. The roof was originally shingle later covered with galvanised corrugated iron. The design style is a simple form of the Victorian Regency style.

*Lowlands, Serpentine* (3307) comprises three residences which have been joined by breezeways and verandahs. The original house is a pug-clay construction with a high pitched roof and broken back verandah roof, which are both of CGI construction. The two later houses are constructed of brick in a similar style to the original with hipped CGI roofs. One of the original barns also exists on the site. Tom Peel built the second homestead in the 1840s and may provide some indication of the style and type of construction.

#### REGIONAL COMPARISONS

*Bell Cottage (ruin)* 2329, Rockingham is a ruined Victorian Georgian cottage with limestone masonry walls and remnants of a shingle clad roof covered by corrugated iron, together with three peppercorn trees and the ruins of a limestone masonry barn. It is one of the earliest land grants in the Rockingham region, and the cottage and barn on the property are among the region's oldest built structures.

*Manning Estate, Hamilton Hill*, 533 comprising the Azelia Ley Homestead (c.1900), an extant homestead complex now used as a museum; the ruins of Davilak Homestead Complex (1866-1900); and the sub-surface archaeological remains of the original homestead complex (c.1850s) including outbuildings and field systems. It is an uncommon and intact example of a precinct of farm buildings in the Cockburn area and in the Perth metropolitan area.

Mead Homestead, 2327, East Rockingham is an early farming property which has survived in an area that is rapidly being developed for industrial and residential land use, includes an early homestead, outbuildings, working buildings and remnant orchard in a setting of cleared pasture. Mead Homestead's context, East Rockingham, has an exceptional degree of rarity in so much as it contains an almost intact collection of historic buildings and sites relating to its early settlement. Few districts, particularly within such a close range of Perth, are able to boast of a comparable cultural environment.

*Chesterfield Inn (fmr)* 2325, built in 1855 is a substantial single storey building, built of rubble limestone and brick masonry walls with a corrugated iron roof and mostly wooden floors and designed in a vernacular style, together with a dairy of similar construction and concrete floors. It is among the earliest land grants in the Rockingham region, and the inn is one of the regions oldest built structures. It provides tangible evidence of the districts early history and is associated with a number of the districts pioneering families and other individuals who were prominent in the early history of the district.

*Day Cottage* (4015) built 1882 is a colonial vernacular cottage with limestone masonry walls and shingle clad roof covered in corrugated iron, together with two outbuildings, windmill, tankstand and a number of mature plantings. It is a rare example of a dwelling dating to the colonial period of WA, which has been preserved in a highly authentic state and in a structurally sound condition.

*Hymus House and outbuildings* (2320) built in 1895 consists of a bungalow style dwelling consisting of vuggy lacustrine limestone and a roof clad in corrugated galvanised iron, as well as outbuildings including Workers' Quarters and Dairy. Generous verandahs are reminiscent of the built form of early Australian homesteads. Hymus House is located close to Mandurah Road and is a visually prominent element in the East Rockingham landscape.

#### 4.4 Summary

The cottage on the Peelhurst landholding was built in the early 1860s by Tom Peel possibly with the assistance of labour from ticket-of-leave men. It was a simple cottage that was never completed but lived in permanently until the 1880s. Later owners, the Patersons used the cottage as an overnight or short term accommodation. The form, scale and material of the cottage are consistent with comparable cottages of the period.

The archaeological potential of the site is of value as the adjacent land has been relatively undeveloped.

The East Rockingham heritage precinct is a group of places designated by the City of Rockingham that contribute to the understanding of the heritage of the city of Rockingham. The precinct consists of Smirk Cottage, Hymus House, Old Chalwell House, Chesterfield Inn (fmr), Bell cottage (ruin), abattoirs and stables, East Rockingham cemetery and Day Cottage.

As a group the cottages and ruins with the Rockingham vicinity are comparable and further research should consider the relationship between this group. Although Peelhurst ruins are not in proximity to the East Rockingham group there are some relationships of age, use and construction to consider.





**Figure 37** Creaton ruins, Pinjarrah.

Courtesy Heritage Council of WA



**Figure 38** Bell cottage (ruin),  
Rockingham.

Courtesy Heritage Council of WA



**Figure 39** One of the Lowlands  
homestead buildings.

Courtesy Heritage Council of WA

## 5.0 ASSESSMENT OF SIGNIFICANCE

### 5.1 Introduction

*The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.*

### 5.2 Aesthetic Significance

Peelhurst ruins are important to the local community for its ability through archaeological material to reveal aesthetic characteristics of an earlier structure, either through design or setting. (Criterion 1.1)

The place has aesthetic value as a landmark within the region as it has been one of the few built structures in the landscape since the mid 19<sup>th</sup> century. (Criterion 1.3)

The place is Importance for its contribution to the aesthetic qualities of the natural landscape within which it is located. (Criterion 1.3)

### 5.3 Historic Significance

Peelhurst ruins are associated with the earliest permanent European settlement in the vicinity. The place demonstrates the type of accommodation, which was most common in the mid 19<sup>th</sup> century. The construction of the cottage in a remote location demonstrates the isolated lifestyle the early settlers experienced. (Criterion 2.1)

The place is closely associated with individuals who made a significant contribution to the development of the region. Tom Peel was the first settler in the greater Golden Bay region and the name of his farm 'Peelhurst' was applied to the region until the mid 20<sup>th</sup> century. The Paterson family who owned and developed the property from the 1880s until the mid 20<sup>th</sup> century were significant and innovative primary producers in the Rockingham and Pinjarrah region as well as contributing to the pastoral industry in the north of the state. (Criterion 2.3)

The place was an achievement of construction in a relatively remote location in the 1860s. The cottage was constructed in a competent manner from locally sourced materials. The skill demonstrated in the construction is most evident in documentary evidence however the remaining structure does provide some indications of the methods used. (Criterion 2.4)

### 5.4 Scientific Significance

Peelhurst ruins are of exceptional archaeological significance and are therefore a potential source of additional information in relation to early European settlement in Western Australia in the 19<sup>th</sup> century. (Criterion 3.1)

### 5.5 Social Significance

The place has the potential to be a valuable resource as a teaching site for the understanding of early settlement in the region. (Criterion 3.1)

Peelhurst ruins are of significance for their association with the way of life experienced by early settlers in Western Australia in the mid 19<sup>th</sup> century. (Criterion 3.2)

The place is associated with the period of convict transportation in the colony. The employment of ticket of leave men at the farm is indicative of the type of work undertaken by former convicts. (Criterion 3.2)

### 5.6 Rarity

The place is moderately rare as an example of a cottage built in the mid 19<sup>th</sup> century. There are several comparative cottages of this type and some are in better condition than Peelhurst ruins.

### 5.7 Representativeness

The place is representative of the form and scale of cottages built in rural areas in the mid 19<sup>th</sup> century. (Criterion 6.2)

### 5.8 Condition

Although little of Peelhurst cottage has been retained, the material that remains appears to be in a stable condition. The voids have become filled with soil, sand and vegetation debris. This accretion of debris and soil has also increased the level of the land around the form of the ruins.

### 5.9 Integrity

The place maintains a moderate degree of integrity. The original form of the cottage can still be determined from the remaining fabric although much of the original fabric has been relocated.

### 5.10 Authenticity

The authenticity of the place is low and it has a moderate to low degree of intactness.

## 6.0 CULTURAL HERITAGE SIGNIFICANCE

### 6.1 Statement of Significance

Peelhurst ruins are the remains of a single storey limestone rubble cottage built c.1860 by Thomas Peel Jnr (Tom Peel) as his residence. Adjacent to the ruins are plantings which demonstrate former occupancies. These include an olive tree, fig trees and introduced plantings used for decorative purposes and kitchen garden plants. The ruins are located within an informally landscaped setting which features a former track and depression, which may relate to water procurement or storage. The place has cultural heritage significance for the following reasons;

Peelhurst ruins are an example of early stone construction in the Rockingham region which demonstrate the form and scale of housing in the mid 19<sup>th</sup> century.

The place is associated with the earliest settler in the region, Tom Peel who established his landholding, Peelhurst in the early 1860s. It is also associated with the Paterson family who owned the landholding from 1882 to 1949 who were significant in the establishment of agriculture in the region;

The use of ticket-of-leave labour in the construction and establishment of the Peelhurst landholding and possibly the cottage is indicative of the type of work undertaken by these men and demonstrates the contribution they made to the development of the colony in the 19<sup>th</sup> century;

Peelhurst ruins are of exceptional archaeological significance. Preliminary research has established artefact deposits located to the west of the site and there is potential for artefacts to be located in the subsurface deposits within and around the ruin, relating to the occupation and use of the place;

The presence of the adjacent fig trees is of value as it demonstrates the evolution of farming practice in Western Australia in response to local conditions, and;

The place has aesthetic value as a landmark within Golden Bay and for its scenic collection of elements within the natural landscape.

## 6.2 Levels Of Significance

Relative degrees of significance within the place determine the appropriateness of conservation actions. Gradings of significance are based on a five-tier system as follows. Refer to the following figures for illustration of the zones and elements of significance.

### **Exceptional Significance**

There are no zones or elements that are considered to be of exceptional significance

### **Considerable Significance**

The following zones across the whole site have been identified as being of considerable significance.

- Remaining stonework in situ

### **Some Significance**

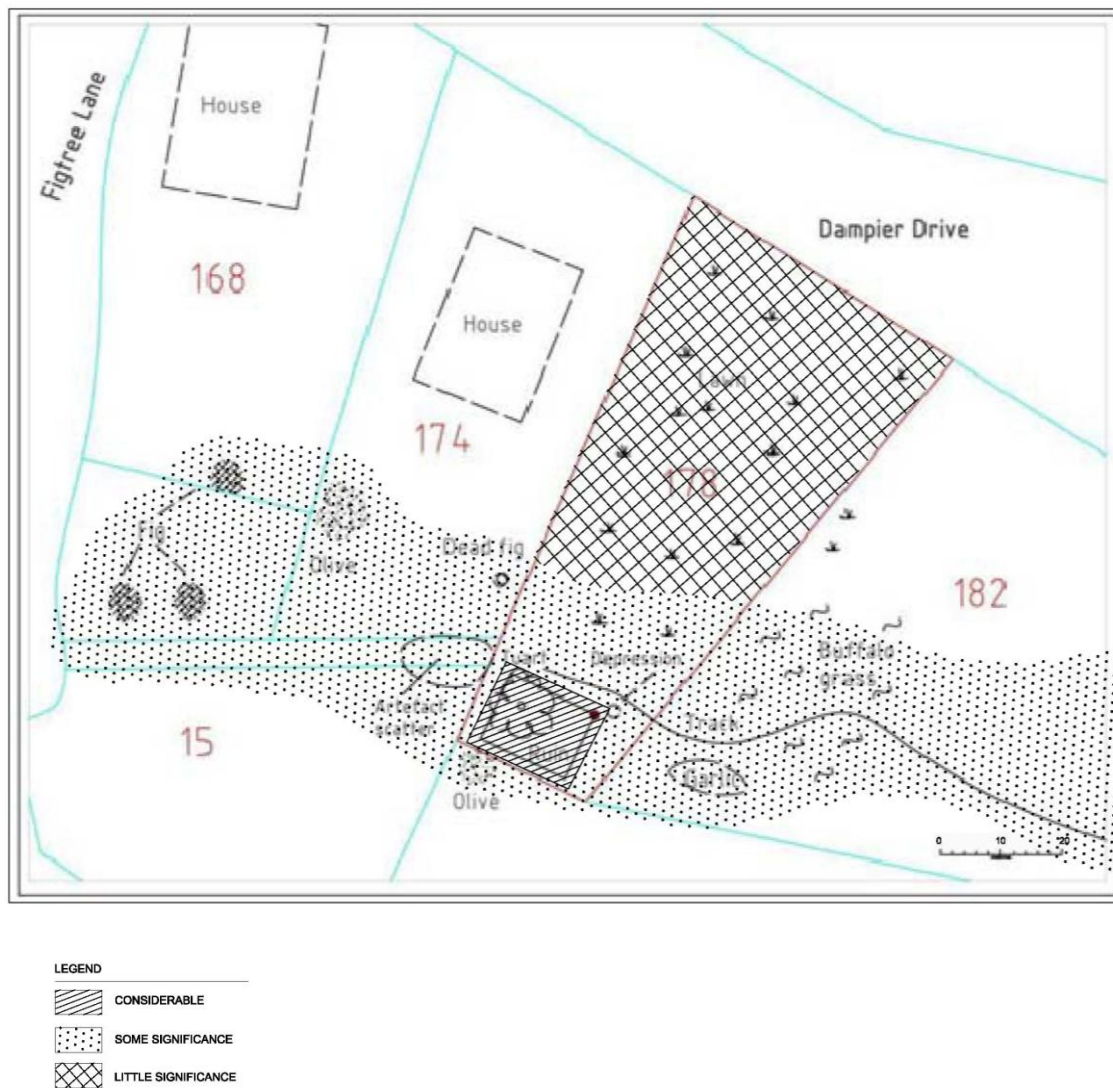
- Remaining vegetation demonstrating former occupancy
- Depression adjacent to the ruins
- Evidence of former tracks and former stone walls.

### **Little Significance**

- Remainder of lot 40 which does not include the ruins and adjacent zones with vegetation showing evidence of former occupancy.

### **Intrusive**

- Tuart Tree within the ruins



**Figure 40** Plan showing Zones of Significance

Base plan from Earth Imprints Consulting, Hocking Planning & Architecture 2010





## 7.0 CONSERVATION RECOMMENDATIONS

### 7.1 Introduction

The following conservation policy has been developed on the basis of the preceding assessment of the cultural significance of Peelhurst ruins. The policy is intended to provide guidance and direction in the future use, development, conservation, refurbishment and restoration.

The conservation policy includes general policies to define the procedural constraints in which the conservation of the place will take place and then more specific policies relating to the maintenance of the significance of the place, its physical condition and external and user requirements.

The policies have been drafted so that their application to Peelhurst ruins and to the associated people and agencies, are readily apparent.

### 7.2 Policy Considerations

The future management of Peelhurst ruins is dependent on a close working relationship between all the stakeholders. As the owner of Peelhurst ruins the City of Rockingham has the ultimate responsibility but as a public place with a demonstrated cultural heritage significance to the Golden Bay and wider community there is necessity to consider all views.

The remains of the former structure are minimal and the archaeological evidence is not readily apparent to the untrained observer. To manage the archaeological resource the guidance of an appropriate archaeological professional is essential. Policy recommendations have been formulated by archaeologists Earth Imprints Consulting and are included at 7.3.

As residential development encroaches on the site there will be greater potential for disturbance of the site unless policies are established to inform the community and protect the ruins from damage or neglect.

### 7.3 Archaeological policy

The following policies have been drawn from the archaeological assessment of the site prepared by Earth Imprints consulting. The entire report has been included as Appendix E.

#### 7.3.1. General Archaeological Policies

*i) **Peelhurst (ruins) should be retained and conserved.***

The archaeological record is a non-renewable resource. It is preferable that archaeological deposits remain in situ and not be impacted by development. It is not considered appropriate to rebuild the former homestead or to cover the ruins in any way. New development should be located at an appropriate distance away from the area of considerable archaeological significance (as shown in Figure 40) so as not to impact on any archaeological deposits. Specifically no development should

occur within lot 40. Development can occur within adjacent lots with the consultation of an historical archaeologist as more detailed investigations including survey and excavations may be required.

- ii) The tuart tree located inside the northwest corner of the ruins should be removed as an immediate priority.*

The tuart tree may damage and destabilise the structure and associated archaeological deposits.

- iii) A suitably qualified historical archaeologist should undertake a watching brief during the removal of the tuart tree from inside the northwest corner of the ruin to ensure that the works do not have a detrimental impact on the structure and to record any potential archaeological deposits that may be uncovered.*
- iv) Adaption and future use of the Peelhurst ruins site should consider the impact on archaeological deposits and the archaeological potential of the site.*
- v) If the areas, which are identified in this conservation plan as holding a degree of archaeological potential, are subject to threat of disturbance, a suitably qualified archaeologist should be consulted to provide advice on the potential impact of the disturbance. Further research which may involve invasive and non-invasive methods should be undertaken prior to disturbance by a suitably qualified and experienced archaeologist.*
- vi) Archaeological monitoring should be undertaken in areas of archaeological significance if they are to be disturbed.*

There is the potential for subsurface archaeological deposits to be located within the vicinity of the ruins. Salvage excavation in the area to the west of the former cottage where an archaeological scatter is located is particularly urgent.

- vii) All archaeological work including the use of both invasive and non-invasive techniques should be conducted within an archaeological research framework, which focuses on answering specific research questions or problems.*
- viii) Archaeological test excavation would provide additional information about the use and construction of Peelhurst and the domestic life of its residents.*
- ix) A controlled metal detector survey of the area surrounding Peelhurst ruins, including areas outside of the present study area would provide further information about the potential for archaeological deposits.*
- x) All archaeological work should be undertaken by a suitably qualified and experienced historical archaeologist.*
- xi) All people involved in the management of the site or undertaking any work at the site should be made aware of the site's archaeological significance and potential. If any significant archaeological deposits are affected during work, work should cease and an archaeologist should be contacted to inspect the area and provide recommendations for the appropriate management of the archaeology.*

### 7.3.2. Artefact management policies

- xii) *Artefacts should remain on site unless recorded and recovered by a suitably qualified archaeologist.*
- xiii) *Artefacts recovered from the site (previously or during future investigations) should be curated as a collection.*
- xiv) *Any artefacts recovered relating to Peelhurst (ruins) should be catalogued in a database of archaeological artefacts and the records and artefacts stored in a suitable keeping place either with the site owner, or in another suitable location e.g. the Rockingham Historical Society.*
- xv) *A clay pipe was recovered from the artefact scatter to the west of the ruins during the archaeological survey. The pipe should be stored in a suitable keeping place either with the site owner or local historical society.*

### 7.3.3. Interpretation policies

- xvi) *Peelhurst ruins should be interpreted appropriately.*

Site interpretation should consider the archaeological values of Peelhurst ruins and any results of archaeological work undertaken at the site.

Interpretation signage should be in the form of a discrete, detached signboard. The existing sign should be upgraded and relocated so as not to detract from the visual appearance of the site. Signage should not be located to the side of the ruins.

- xvii) *Further investigation, including historical research and archaeological investigations, would assist with the interpretation of Peelhurst ruins.*

### 7.3.4. Community/ stakeholder engagement policies

- xviii) *The owner should consider a public archaeology program, should further archaeological investigations including excavation be undertaken, to inform the community about the history and archaeology of Peelhurst ruins and its relationship to the development of the region.*

## 7.4 Procedural Constraints Arising from the Burra Charter

The following general policies have been developed from the principles and guidelines contained in the Burra Charter and are intended to provide an overall framework within which the specific policies have been formulated.

### **Policy 1**

*All future development, conservation and maintenance works on the site should be carried out having regard for the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (The Burra Charter)*

The principles should be used in determining the acceptability of any proposed works. Decisions should be based on, but not limited to, the following conservation objectives:

- the retention and enhancement of existing cultural heritage values;
- the retention of identity and its contribution to a sense of place;
- the retention of significant fabric and as many attributes as possible;
- the restoration of significant fabric or elements;
- the removal of intrusive accretions.

#### **Policy 2**

***The aim of conservation is to retain or recover the cultural significance of a place and should include provision for its secure future and its maintenance. (Article 2)***

The approach should first be to maintain the place to ensure that the remaining fabric and its surrounding landscape does not further deteriorate and secondly to conserve significant existing fabric and retain the heritage values of the place.

A future inspection and maintenance program should be reviewed to ensure that the remaining structure and grounds are kept in good physical condition so that the fabric of the ruins are not jeopardised.

#### **Policy 3**

***Conservation of a place should take into account all aspects of its cultural significance without unwarranted emphasis on any one at the expenses of others. (Article 5)***

Conservation work should not try to recreate the fabric as it existed in one period of time to the detriment or complete removal of earlier or later additions, alterations or treatments on the fabric as these are evidence of its history and uses. In undertaking any maintenance or conservation works consideration should be given to the assessed significance of the place or element and the impact of the works on that significance.

Where removal of fabric is necessary this should be minimised and restricted to fabric and elements of lesser heritage significance or are intrusive.

#### **Policy 4**

***Conservation requires the maintenance of an appropriate visual setting, eg. form, scale, colour, texture, and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the place should be excluded. (Article 8)***

The context and setting of Peelhurst ruins within the unstructured landscape and the view of the sandhills behind are consistent with its original setting. Development should not occur in close proximity to the ruins or between it and Dampier Drive.

#### **Policy 5**

***The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for such decision. (Article 26)***

The conservation policy should be subject to review, normally at not more than five yearly intervals. However, should the circumstances affecting the place alter in any significant way, for example a change of ownership or use, then the policy should be reviewed at that time.

#### **Policy 6**

***Physical disturbance or invasive investigation should only occur where it adds to the body of knowledge about the significance of the site especially where necessary to provide data essential for decisions on the conservation of the place and/or to secure evidence about to be lost or made inaccessible through necessary conservation or other unavoidable action. (Article 28)***

Physical investigation will be necessary to remove the tuart tree as noted in the archaeological policy. (Refer to Archaeology policy ii.)

Physical investigation of ground conditions should be undertaken to ensure that the methods of removal are compatible with retention of the existing fabric and the landscape.

Physical investigation of the ruins should be kept to a minimum.

#### **Policy 7**

***Existing fabric should be recorded before any disturbance of the place and the records should be placed in a permanent archive and be made publicly available. (Article 23 and Article 28)***

Before conservation works including removal of the tree are carried out to any elements whether or not deemed significant, the elements or place should be fully recorded through the use of photography and measured drawing. The records must be of archival quality and be appropriately stored at the City of Rockingham.

### **7.5 Opportunities arising from the Statement of Significance**

#### **Policy 8**

***Peelhurst Ruins are significant to the City of Rockingham and the wider community as a demonstration of the form and scale of early rural settlement in the mid 19<sup>th</sup> century. It demonstrates the isolated and basic living conditions of many of the early settlers in Western Australia. Opportunities to illustrate living conditions of early settlers to the wider community should be sought.***

The remaining fabric at Peelhurst ruins are a good example of the scale, form and materials used in rural cottages in the district. The remaining foundations can provide an understanding of the form of the cottage.



### **Policy 9**

***The associations of Tom Peel and the Paterson family with Peelhurst Ruins and the wider landholding known as Peelhurst should be acknowledged and understood within the wider community.***

Tom Peel and later the Paterson family were significant to the establishment and development of the region. Their association with the place should be demonstrated where possible.

The Paterson family were also imaginative and proactive rural producers and the remnant fig trees adjacent to the site of the Peelhurst ruins a reminder of their role in the development of farming practices in Western Australia in response to local conditions.

### **Policy 10**

***Peelhurst Ruins together with other heritage properties in the City of Rockingham form an historical record of the establishment of the region. The properties demonstrate the type of settlement that was apparent in the district in the 19<sup>th</sup> century.***

The examples of early stone cottages in the district demonstrate the establishment of the district. The form, scale and materials used in these simple cottages are relatively consistent and form a cohesive group for further study.

## **7.6 Policies arising from the Levels of Significance**

The following policies relate to levels of significance allocated in section 6 and provide specific direction of priorities in relation to development and conservation of the site through indicating where there is greater or lesser scope for adaptation and alteration without diminishing the overall significance of the place.

### **Policy 11**

***Zones and elements of considerable significance should be preserved, restored or reconstructed as appropriate. In open spaces there should be no new works which will adversely affect the setting of the place or obscure important views to or from these zones.***

The zone of considerable significance, as identified in section 6.2, should be preserved. Conservation of the fabric should be limited to consolidation as restoration is not considered to be appropriate for this site.

### **Policy 12**

***Zones and elements of some significance should be preserved, restored or reconstructed as appropriate. In open spaces there should be no new works which will adversely affect the setting of the place or obscure important views to or from these zones. Before removal ensure that comprehensive photographic and graphic recording is completed.***

The areas of some significance should be retained where possible and recorded if new development occurs.

#### **Policy 13**

*Zones and elements of little significance may be retained or removed depending on the future use requirements. However, care should be taken to ensure that any such works do not detract from the significance of adjoining spaces or elements. Before removal ensure that comprehensive photographic and graphic recording is completed.*

The zone of little significance between the Peelhurst ruins and Dampier Drive is likely to have been altered considerably since the occupation of the cottage in the mid to late 19<sup>th</sup> century. Whilst of little value in itself the maintenance of it as a cleared space contributes to the value of the ruins.

### **7.7 Policies Relating to the Physical Setting of the Place**

#### **Policy 14**

*Peelhurst Ruins are a landmark historic structure within the suburb of Golden Bay and the wider community of Rockingham. Their setting in a predominantly open landscape when viewed from Dampier Drive should be maintained.*

The view of the ruins from Dampier Drive contributes to its cultural heritage significance no obtrusive development should occur on the land between the ruins and the road. Paths and low shrubs may be appropriate under guidance from an appropriately qualified heritage professional.

### **7.8 Policies Arising From the Physical Condition of the Place**

The following section sets out policies which apply to maintenance and repair required to maintain or enhance the cultural significance of the place.

#### **Policy 15**

*The remaining fabric of Peelhurst is minimal and future works should be focused on consolidation of the fabric and prevention of further deterioration.*

Weed control is necessary to prevent the deterioration of the remaining fabric however it should be recognised that in some locations the weeds are holding the structure together. It is advisable to consider carefully if all weed removal is necessary.

### **7.9 External Requirements**

All current heritage listings are noted in section 1.9 of this report. Policies relating to the implications of these listing are discussed below.

**Policy 16**

*Peelhurst ruins should be recommended for inclusion on the State Register of Heritage Places.*

This conservation management plan will provide the information necessary for a decision on whether the place should be included on the State Register of Heritage Places.

**Policy 17**

*The conservation of Peelhurst ruins should managed by the City of Rockingham with notification to the Heritage Council of WA of forthcoming works.*

HCWA should be informed of any major works planned at Peelhurst ruins. Although the place is not currently included on the State Register of Heritage Places its inclusion on the City of Rockingham Municipal Inventory and the data base of the Office of Heritage

**Policy 18**

*Future development proposals should be formulated with due regard to the importance of Peelhurst Ruins, its setting, and the associated heritage places within the City of Rockingham.*

The approval agencies will require the proposals to satisfactorily address issues relating to its setting.

**Policy 19**

*Wherever possible, future works should comply with the Building Code of Australia (BCA) and other specific code and regulatory requirements.*

Unless it can be demonstrated to the satisfaction of the relevant authorities that the heritage significance of the place would be compromised by compliance then compliance is required.

## 7.10 Requirements and Resources of the Owner, Occupants and Users

The degree of compatibility between the requirements of these agencies and the resources, which are needed, should be held in perspective when considering the following.

**Policy 20**

*Ownership of Peelhurst ruins implies the responsibilities of maintaining the heritage of the place, requiring the application of budgets for conservation, maintenance and interpretation.*

The City of Rockingham should allocate regular funds for the conservation and maintenance of the place. Whilst it is not envisaged that the works will be considerable as the structure ages there will be issues relevant to the ongoing conservation of the place.

#### **Policy 21**

***The collection of memorabilia currently held by the community and local history collections is relevant to Peelhurst ruins. An inventory and a plan for the safekeeping of these collections are advised.***

It is important that any new evidence and the existing information is retained and catalogued to assist in the future development of the place and as a record of the significance of the place to the community.

#### **7.11 Future Development and Compatible Use**

It is not considered feasible to develop the site of the ruins for any future use. Should an adjacent structure be required to assist in interpretation it should address all aspects of the cultural heritage significance of the place.

#### **Policy 22**

***Any potential new development should minimise the physical and visual impact on the remaining fabric of Peelhurst ruins.***

The design of any new facilities adjacent to the remaining structure should be discussed with community members and the City of Rockingham to ensure an appropriate level of respect for the historic fabric of the place.

#### **Policy 23**

***Interpretation of the significance of place should be implemented. Its significance is related to several values and themes all of which should be presented in any interpretation.***

An interpretation plan should be prepared and implemented for Peelhurst ruins, which should be presented to the City of Rockingham for approval. Interpretation at the site should conform to current standards of interpretation practice. Refer to the Guidelines for Heritage Interpretation 2007 prepared by the National Trust of Australia (WA) and Museums Australia (WA).





## 8.0 IMPLEMENTATION

### 8.1 Implementation and Future Management

#### 8.1.1 Management Guidelines

All works should be undertaken in accordance with the Conservation Management Plan which should be adopted by the owners of Peelhurst ruins. Long term management of the cultural heritage significance of this site should commence on acceptance of this report.

The owners of Peelhurst ruins are primarily responsible for the implementation of the Conservation Management Plan. It is recommended that the management and maintenance programs should be developed between the owner and an architect/archaeologist experienced in heritage matters.

Any future management plan should address all the issues raised in this report and any other pertinent issues that may arise. It should also seek to establish protocols for decision making in order to achieve the conservation objectives and strategies set out in this report.

#### 8.1.2 Maintenance and Security

An appropriate maintenance and security plan should be established and implemented to ensure minimisation of any deterioration of the built fabric. This should be developed by the City of Rockingham in consultation with other relevant parties.

Future maintenance work should be undertaken by tradespeople with expertise and skills in heritage and conservation work, who will respect the significance of the place. Overseers of the work should be familiar with good conservation practice and should have demonstrated expertise in this area.

The following maintenance schedule is a guide to the relevant issues associated with the maintenance of heritage buildings.

<b>Weekly schedule</b>  The structure should be checked for its general presentation and cleanliness.	<ul style="list-style-type: none"><li>• Clearing of litter and vegetation</li><li>• Removal of graffiti</li></ul>
<b>Monthly schedule</b>  Maintenance of areas that may be affected by wear and tear and/or may be a risk to the occupants and/or public. During winter or periods of severe weather, attention should be focused on maintaining the weatherproofing of the structure.	<ul style="list-style-type: none"><li>• Evidence of activity by pests</li><li>• Signage should be secure</li></ul>
<b>Annual schedule</b>  Tasks should include the overall inspection for	<ul style="list-style-type: none"><li>• Assess changes to any cracks in render,</li></ul>

evidence of change to the structure and should plan for onward maintenance.	<p>loose stonework and plan appropriate remedial action</p> <ul style="list-style-type: none"> <li>• Check for signs of water damage. Assess cause and arrange remedial works</li> </ul>
<b>Long term</b>	<ul style="list-style-type: none"> <li>• Review the conservation plan every five years or sooner if circumstances change.</li> <li>• Monitor regularly the structure for deterioration.</li> <li>• Implementation of an interpretation plan.</li> </ul>

## 8.2 Conservation Strategy

The following conservation strategy has been developed on the basis of the assessed level of cultural significance Of Peelhurst ruins.

The identified conservation actions are prioritised into those which are regarded as essential to the retention or enhancement of the cultural significance of the building and recommended actions which would further enhance the significance of the place. The essential conservation actions should be undertaken as a priority in the future upgrading of the building. The recommended actions could form part of a future planned works program. Optional works have also been considered and these are items which would enhance the place but are not required works to conserve the place.

The following works have been prioritised to provide a framework for their implementation and to allow for forward planning. The works specified include repair and maintenance works and desirable conservation works to maintain and enhance the cultural significance of the place. These works should be supplemented by works that are required to bring the place into line with the Building Code of Australia (BCA) and with works associated with access issues relating to the site.

The priority of conservation works is categorised into three broad categories: **Essential, Recommended and Optional.**

1. Essential conservation works include those works which are required to maintain the cultural significance of the place as well as general repair and maintenance. These are an essential part of any works to the place. The time frame for these works is within 5 years.
2. Recommended conservation works include those works which should be undertaken over and above essential works. Such works include items such as the reinstatement of original decorative schemes to the interior. These works have no time frame as such but would be dependent upon future use.
3. Optional conservation works cover specific areas of new work which relate to any adaptation of the place. These works could include those items which would significantly impact on the integrity of the fabric and overall conservation and interpretation of the place.

### 8.3 Schedule of conservation works

The purpose of this schedule is to identify conservation works that are essential for the retention of the heritage values of the place and for other conservation works required to ensure that the retention of the place and its integrity is maintained.

The Peelhurst ruins require little intervention in terms of conservation works but the following tasks should be undertaken.

#### **Essential**

- It is essential that the Tuart tree is removed in the immediate future as the roots spreading out under the ruins may destabilise the structure. The tree removal should be undertaken in an unobtrusive manner, disturbing as little material as possible.

#### **Recommended**

- There is little vegetation growing within the rubble remains. Vegetation growing in this manner can both stabilise and destabilise built structures. It is recommended that the weeds are monitored to ensure that destabilisation does not occur.
- Any dangerous loose elements of masonry should be secured by appropriate means of remortaring, however there is no requirement for all loose pieces of masonry to be remortared.



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## 10.0 APPENDICES

### Appendix A – The Burra Charter

The Burra Charter is available online from Australia ICOMOS at: [www.icomos.org/australia/](http://www.icomos.org/australia/).

### Appendix B – Criteria of Cultural Heritage Significance

The Criteria for Assessment are available online from the Heritage Council of Western Australia's publications page at:

[www.heritage.wa.gov.au/pdfs/pubList/section2/Assess\\_crit.pdf](http://www.heritage.wa.gov.au/pdfs/pubList/section2/Assess_crit.pdf)

### Appendix C – The Study Brief

The Study Brief used was the Heritage Council of Western Australia's Conservation Plans: A Standard Brief for Consultants. [October 2002] It is available online from Heritage Council of Western Australia's publications page: [www.heritage.wa.gov.au](http://www.heritage.wa.gov.au)



## Appendix D – Certificates of Title and Surveys

WESTERN



AUSTRALIA

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

VOLUME 1925 FOLIO 229

REGISTER NUMBER <b>40/D80615</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>14/5/2008</b>

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

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 40 ON DIAGRAM 80615

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

CITY OF ROCKINGHAM OF POST OFFICE BOX 2142, ROCKINGHAM  
(T K589184 ) REGISTERED 7 MAY 2008

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

1. E716602 EASEMENT TO CITY OF ROCKINGHAM. SEE SKETCH ON VOL 1925 FOL 229.  
REGISTERED 4.10.1991.

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

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

**STATEMENTS:**

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

SKETCH OF LAND: 1925-229 (40/D80615).  
PREVIOUS TITLE: 1648-177.  
PROPERTY STREET ADDRESS: 178 DAMPIER DR, GOLDEN BAY.  
LOCAL GOVERNMENT AREA: CITY OF ROCKINGHAM.



ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application E816157  
Volume 1648 Folio 177

WESTERN



AUSTRALIA

REGISTER BOOK  
VOL. FOL.

CT 1925 229



## CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 22nd April, 1992

REGISTRAR OF TITLES



## ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Cockburn Sound Location 16 and being Lot 40 the subject of Diagram 80615, delineated on the map in the Third Schedule hereto.

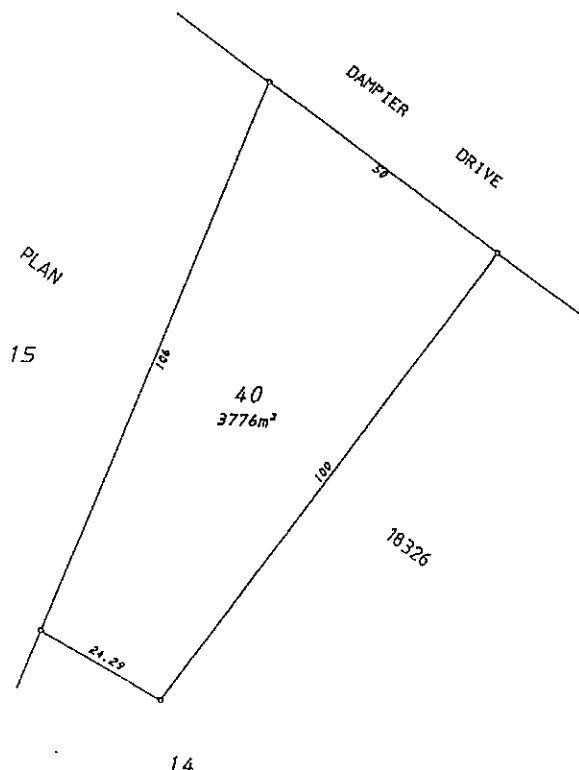
## FIRST SCHEDULE (continued overleaf)

Diane Mary Coxon of 58 Beatrice Road, Dalkeith and Gordon Howard Robbins of 26 Avonmore Terrace, Mosman Park, as surviving Executors of the Will of Cyril Howard Robbins, deceased, of one undivided half share and F. & G. Nominees Pty. Ltd. of 114 Edward Street, Perth, of one undivided half share, as tenants in common.

## SECOND SCHEDULE (continued overleaf)

1. TRANSFER E716602. A right of carriageway over the portion of the within land marked 'A' on the map in the margin for the purpose of exercising certain strategic firebreak rights as set out in the said Transfer is granted to City of Rockingham. Registered 4.10.91 at 14.36 hrs.

## THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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Page 1 (of 2 pages) 1925 229

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Application G596850

WESTERN

AUSTRALIA

Volume 1648 Folio 176



1648

177



## CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

D. 80614  
D. 80615  
P. 18326

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 4th August, 1983

CANCELLED

REGISTRAR OF TITLES



## ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Cockburn Sound Location 16 and being Lot 950 on Diagram 63426, delineated and coloured green on the map in the Third Schedule hereto.

## FIRST SCHEDULE (continued overleaf)

Ethel Mary Robbins of 26 Avonmore Terrace, Mosman Park, Widow, Diane Mary Coxon of 18 Croyden Road, Roleystone, Married Woman, Gordon Howard Robbins of 26 Avonmore Terrace, Mosman Park, Finance Officer, as Executors of the Will of Cyril Howard Robbins, deceased, of one undivided half share and C.P.A. Pty. Ltd., of 21 Lake Street, Perth, of one undivided half share, as tenants in common.

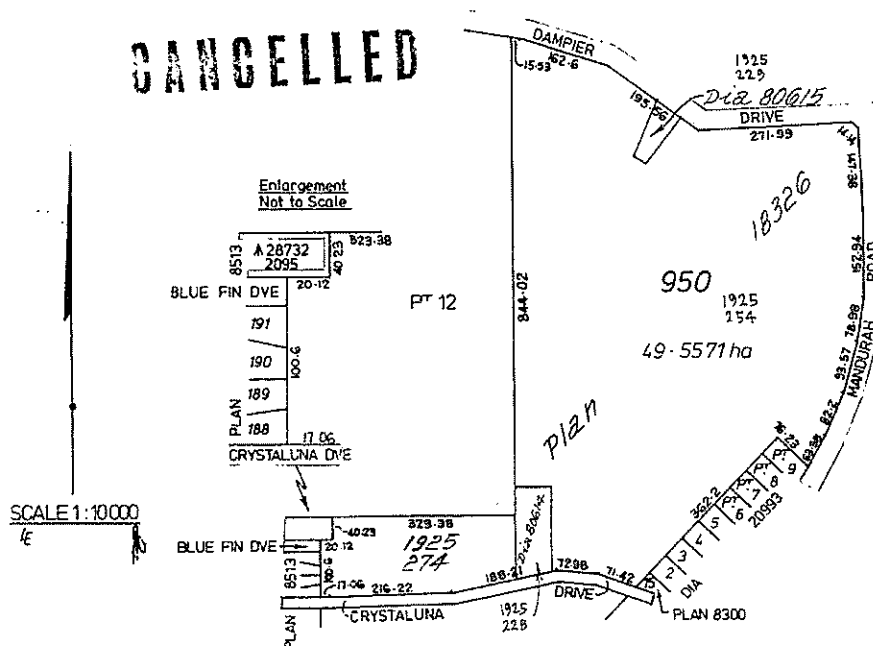
## SECOND SCHEDULE (continued overleaf)

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REGISTRAR OF TITLES

## THIRD SCHEDULE

CANCELLED



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.





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







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PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Page 2 (of 2 pages)

Page 2 (Of 2 pages)

FIRST SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.					
REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
		NATURE	NUMBER				
As to the one undivided half share of Ethel Mary Robbins, Diane Mary Coxon and Gordon Howard Robbins, as Executors. Diane Mary Coxon of 58 Beatrice Road, Dalkeith and Gordon Howard Robbins of 26 Avonmore Terrace, Mosman Park, as surviving Executors. (Ethel Mary Robbins died 15.3.1987)		Application	E486512	13.11.90	8.13		DL
One undivided half share of C.P.A. Pty Ltd is transferred to F & G Nominees Pty Ltd. The registered proprietors are now Diane Mary Coxon of 58 Beatrice Road, Dalkeith and Gordon Howard Robbins of 26 Avonmore Terrace, Mosman Park, as surviving Executors of the Will of Cyril Howard Robbins, deceased, of one undivided half share and F. & G. Nominees Pty Ltd of 114 Edward Street, Perth, of one undivided half share, as tenants in common. Lot 38 the subject of Diagram 80614 to Vol 1925 Fol 228, Lot 40 the subject of Diagram 80615 to Vol 1925 Fol 229. The portion of Plan 18326 herein included in to Vol 1925 Fol 254 & Cancelled: Balance to Vol 1925 Fol 275.		Transfer	E816152	22.4.92	12.20		JP
		Application	E816157	22.4.92	12.20		JP
		Application	E816158	22.4.92	12.20		JP

SECOND SCHEDULE (continued)			NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.								
INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
NATURE	NUMBER										
Mortgage Transfer	E486513 E716602	to <u>Australia &amp; New Zealand Banking Group Ltd.</u> A right of carriageway over the portion of the within land coloured pink on the map in Transfer E716602 for purpose of exercising certain strategic firebreak rights as set out in the said Transfer is granted to <u>City of Rockingham.</u>	13.11.90	8.13			Discharged	E816151	22.4.92		
Surrender	E862804	As to P.A.W. on Plan 18326 only: The rights created in Transfer E716603 are now surrendered.	4.10.91	14.36							
Mortgage	E816154	to <u>Australia &amp; New Zealand Banking Group Ltd.</u>	22.4.92	12.20							
Discharge	E842817	As to P.A.W. on Plan 18326 only: of Mortgage E816154.	22.4.92	12.20							

CERTIFICATE OF TITLE VOL.

1648 177



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Application C596850

WESTERN



AUSTRALIA

Volume Folio  
1273 535  
1571 17

1648 176

## CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

**CANCELLED**

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

*Jamison*



REGISTRAR OF TITLES

Dated 4th August, -1983

### ESTATE AND LAND REFERRED TO

Estate in fee simple in the portion of Cockburn Sound Location 16 the subject of Diagram 63426.

### FIRST SCHEDULE (continued overleaf)

Ethel Mary Robbins of 26 Avonmore Terrace, Mosman Park, Widow, Diane Mary Coxon of 18 Croyden Road, Roleystone, Married Woman, Gordon Howard Robbins of 26 Avonmore Terrace, Mosman Park, Finance Officer, as Executors of the Will of Cyril Howard Robbins, deceased, of one undivided half share and C.P.A. Pty. Ltd., of 21 Lake Street, Perth, of one undivided half share, as tenants in common.

### SECOND SCHEDULE (continued overleaf)

NIL

*Jamison*

REGISTRAR OF TITLES

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON


**Cancelled**

**CANCELLED**

**CANCELLED**

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77-45M-S/2880

FIRST SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.					
REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS	
	NATURE	NUMBER					
Cancelled: Lot 950 to Vol 1648 Fol 177, Lot 951 to Vol 1648 Fol 178.	Application	0596850	4.8.83	3.24		lll	

SECOND SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.									
INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
NATURE	NUMBER										

CERTIFICATE OF TITLE VOL. 1648 176



Application 37095/63 (73364)  
Volume 1232 Folio 24



WESTERN AUSTRALIA.

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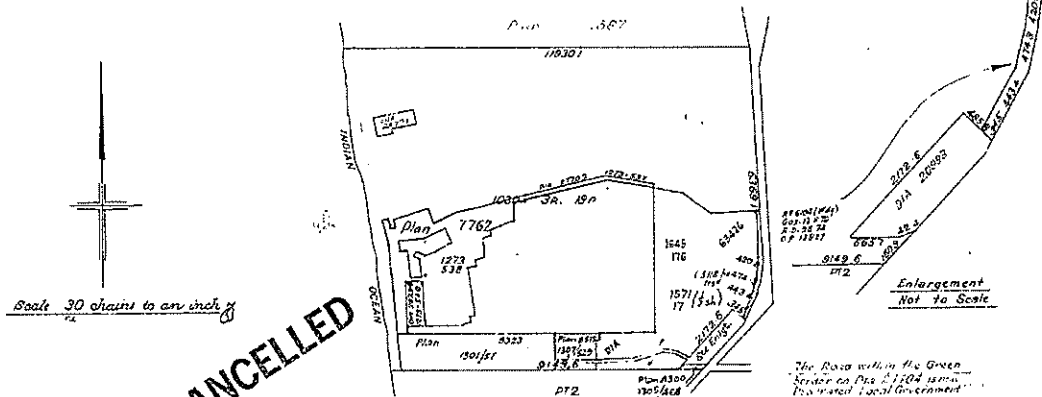
Vol. 1273 Fol. No 535

Diagram 27703 0 3202 8  
Plan 28294 63426  
7762  
7907  
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8053  
8121  
8300  
8322  
8513

# Certificate of Title

under "The Transfer of Land Act, 1893" (56 Vic. 14, Sch. 5).

Cyril Howard Robbins of 26 Avonmore Terrace Cottesloe, Engineer, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing one thousand and thirty acres three roods and eighteen perches or thereabouts, being portion of Cockburn Sound Location 16 and being part of the land on Diagram 27704.



Dated the twenty-seventh day of June One thousand nine hundred and sixty-three.

*A. Blackmore*  
Registrar of Titles.

Application B932766. On 1-2-1970 Cyril Howard Robbins died and on 8-5-1970 Probate of his Will was granted to Ethel Mary Robbins of 26 Avonmore Terrace, Marmion Park, Widow, Diane Mary Coxon of 18 Cranford Road, Balaystone Married Woman and Gordon Howard Robbins of 26 Avonmore Terrace Marmion Park, Finance Officer, the Executors therein.

Transfer B769659. One undivided half share of Ethel Mary Robbins, Diane Mary Coxon and Gordon Howard Robbins as Executors to C.P.A. Pty. Ltd. and a separate certificate issued. Registered 7th August 1970 at 3.550c.

1/2 Share to Vol 1571 Fol 17

TOTALLY CANCELLED  
APPLICATION C596850  
Registered 4th August 1983 at 3.240c  
Balance. The portion the subject of  
Diagram 63426 included in  
Vol. 1648 Fol. 176



CANCELLED

6310/112182-48,200-111C

For encumbrances and other matters affecting the land see back.

# EASEMENTS AND ENCUMBRANCES REFERRED TO

Save and except Lot 13; the portion the subject of Plan 7762; the portion the subject of diagram 28294; the portion the subject of diagram 27763 only; Mortgage 4445/1953 to Amelia Elsie Shaw of Henley Park Road, Broom's Barn, to secure £1500. Registered 27th April 1953 at 11.15.0.

Transfer 1709/1954 of Mortgage 4445/1953 to Eric Graham Gillett of 42 Lind Street, Broom's Barn, to secure £1500. Registered 28th November 1954 at 12.50.0.

Save and except Lot 13; the portion the subject of Plan 7762; the portion the subject of diagram 28294; and the portion the subject of diagram 27763 only; Mortgage 16564/1960 to Eric William Gillett of 42 Lind Street, Broom's Barn, to secure £1500. Registered 23rd December 1960 at 12.50.0.

Save and except Lot 13; the portion the subject of Plan 7762; the portion the subject of diagram 28294; and the portion the subject of diagram 27763 only; Mortgage 16565/1960 to Eric William Gillett of 42 Lind Street, Broom's Barn, to secure £1500. Registered 23rd December 1960 at 12.50.0.

**TRANSFER** 37096/63 Lot 13  
to Her Majesty Queen Elizabeth the Second  
Registered 27th June 1963 at 10.03.0  
1273-536  
*Blackmore*  
Registrar of Titles

**TRANSFER** 37097/63 the portion the subject of diagram 27763  
to Her Majesty Queen Elizabeth the Second.  
27th June 1963 at 10.03.0  
1273-537  
*Blackmore*  
Registrar of Titles

Application 37098/63 a separate certificate  
Issued for the portion the subject of plan 7762  
Registered 27th June 1963 at 10.03.0  
1273-538  
*Blackmore*  
Registrar of Titles

Application 37100/63 a separate certificate  
Issued for the portion the subject of diagram 28294.  
Registered 27th June 1963 at 10.03.0  
1273-539  
*Blackmore*  
Registrar of Titles

**Discharge** 69840/63 of Mortgage 16565/1960  
Registered 22nd November 1963 at 9.24.0  
*Man*  
Registrar of Titles

**Discharge** 69841/63 of Mortgage 4445/1953  
and 16564/1960. Registered 22nd November 1963  
at 9.24.0  
*Man*  
Registrar of Titles

**TRANSFER** 69842/63 Portion  
to Norman James Edward Boulter and Donald  
Anthony Watson  
Registered 22nd November 1963 at 2.21.0  
1278-360  
*Man*  
Registrar of Titles

APPLICATION 49595/65 a separate certificate  
Issued for the portion the subject of Plan 8323  
Registered 15th July 1965 at 10.00.0  
1301-51  
*Man*  
Registrar of Titles

APPLICATION 67820/65 a separate certificate  
Issued for Lot 11  
Registered 1st October 1965 at 11.45.0  
1803-813  
*Blackmore*  
Registrar of Titles

APPLICATION 77384/65 a separate certificate  
Issued for the portion of plan 8300 comprised therein  
Registered 11th November 1965 at 3.04.0  
Included in 1305-468  
*Man*  
Registrar of Titles

APPLICATION 3490/66 a separate certificate  
Issued for the subject of plan 8513  
Registered 21st January 1966 at 9.11.0  
1307-529  
*Man*  
Registrar of Titles

AS TO PORTION ONLY  
RD 23/75 Public Works Act 1902-1955 Sec. 17 (5)  
NOTICE OF INTENTION TO RESUME  
GOV. GAZ. 4-4-75 ITEM 1  
*Man*  
ASSISTANT REGISTRAR OF TITLES

As to portion only (Part of Lot 10)  
98/74. Public Works Act 1902-1955 Sec. 17 (5)  
NOTICE OF INTENTION TO RESUME  
GOV. GAZ. 10.10.75 ITEM 1  
8.10.76  
*Man*  
ASSISTANT REGISTRAR OF TITLES

As to one undivided half only.  
Cavendish 813412, 29.7.1976 at 3.16.0.  
*Man*  
ASSISTANT REGISTRAR OF TITLES

Withdrawal 8967658 of caveat 8124012.  
Dated 7.8.1980 at 3.53.0.  
*Man*  
ASSISTANT REGISTRAR OF TITLES



CERTIFICATE OF TITLE

Vol. 1273 Fol. N° 535

10370/60 Application 5217/1959 (27270)  
3928/61 Volume 1096 Folio 123.  
32558/67



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1232 Fol. No 24

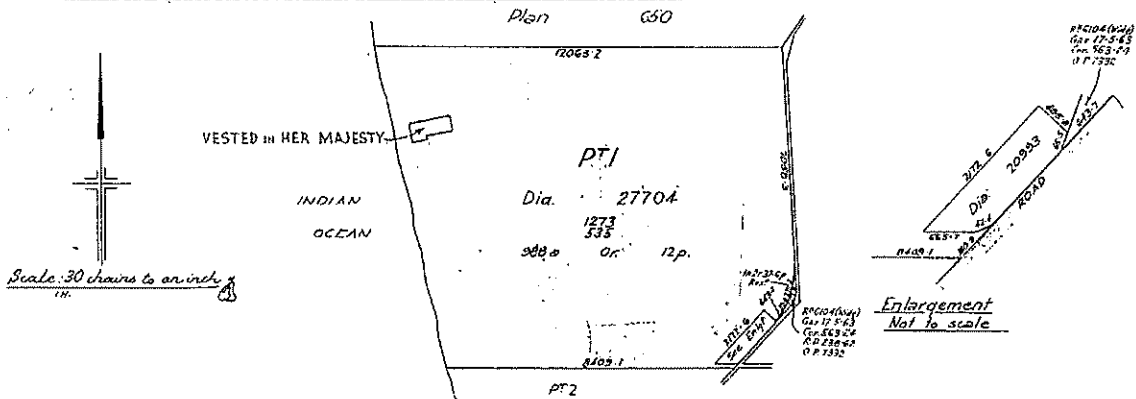
Plan 7762 Dia 27703  
" 7875 27704  
" 7907 28294  
" 8578 28721

# Certificate of Title

**CANCELLED**

under "The Transfer of Land Act, 1893" (56 Vic. 14, Sch. 5).

Cyril Howard Robbing, Engineer, of care of Darbyshire, Gillett & Huclih, 42 Saint George's Terrace, Perth, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing nine hundred and eighty-eight acres and twelve perches or thereabouts, being portion of Cockburn Sound location 16 and being part of lot 1 on Plan 21.

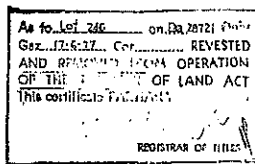


Dated the fourth day of December One thousand nine hundred and fifty-nine.

TOWN PLANNING AND DEVELOPMENT  
ACT 1928-62 SECTION 20A

Lot 246 on Diagram 28721  
vested in Her Majesty.  
Dated 22.2.63  
Cor. 28/63

P. JOHNSON  
REGISTRAR OF TITLES



*Portion vested and resumed alone remain*

For encumbrances and other matters affecting the land see back.



CT 1232 0024 F

### EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage 4445/1955. Cyril Howard Robbins to Amelia Alice Shaw of Penley Park West Lane, Windsor, Ontario formerly registered 27th Sept. 1953 at 11:15 a.m.

Transfer 17099/1957 of mortgage 4445/1955 to Eric William Gillett of 42 St. George's Terrace Perth, Solicitor  
Registered 20th November 1957 at 11.500s

Monterey 1/25/44/1960. Opie Howard Robinson to Eric William Givens of 42 So.  
Georgetown Terrace, Apt. 1, Solicitar, to secure 2850-0-0 Registered 1/22nd December  
1960 at 12:39 etc. P. J. Mon

Monticello 1965/1966, Cymr Howard Robbins to Sara Anne Rachel Fisher of  
Liberty Street, Cleveland, widow, to secure 21150-0-0. Registered  
22nd December, 1960 at 12 39 etc

As to personal and  
D. 574/1962 ~~copy~~ 20/2/1962 int 10-11-00

do to portion on 2/3  
RD 238/1962 Public Works Act 1962 (No. 17 of 1962)  
NOTICE OF INTENTION TO TAKE  
CON. CAY 2-11-1962 1962  
CAY 2-11-1962

10.4% total 27.91/1962 of biomass 57.74/1962.  
loaded 10.11.1962 at 9.22 or

[illegible]

in the portion the subject of dispute 17703 only.  
Dispute 1790. 37643/63 of dispute 11.12/1966 registered  
 27<sup>th</sup> June 1965 at 11.12.1966.

*W.B. Lachmose*  
asked for me 27 11 63

At 10:45 am August 27 1963 I to W.B. Lachmose  
the position the subject of 27 11 63 and as to the position the  
subject of 27 11 63 only  
Richards 2706/63 of Richards 11/26/1966 registered  
27 11 63 at 11:26 am 11/26/66

Application 37095/63  
Issued for the unvested and unmeasured portions.  
Registered 27<sup>th</sup> June 1963 at 10-02  
1963-64



**CERTIFICATE OF TITLE**

Vol. 1232      Fol.

Application 4448/47 574/50  
Transfer 17268/1246  
From Volume Folio  
1040 928  
2005/29  
12056/55



REGISTER BOOK.

Vol. 1098

Fol. 123

Diagram 20993.

# Certificate of Title

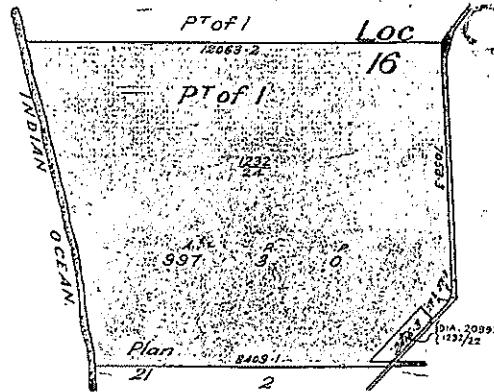
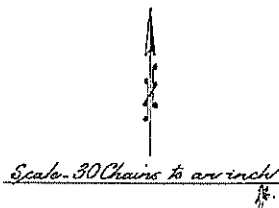
under "The Transfer of Land Act, 1893" (56 Vic. 14, Sch. 5).

CT 1098 0123 F



Frank Cecil Pryde Paterson of Greston, Pinjarra, Farmer and Grazier, is  
now the proprietor of an estate in fee simple subject to the covenants and encumbrances notified hereunder in the natural surface and to such  
as is below the natural surface to a depth of \_\_\_\_\_ feet of all that piece of land delineated and coloured green  
on the map hereon containing nine hundred and ninety-seven acres and three roods or thereabouts,  
being portion of Cockburn Sound Location 16 and being part of Lot 1 on plan 21.

Cancelled

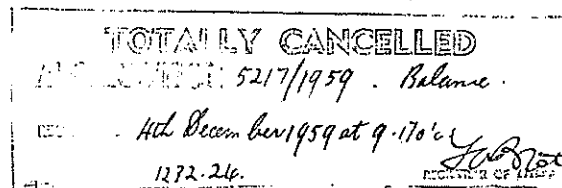


CANCELLED

Dated the tenth day of December One thousand nine hundred and forty six.

*Archie Leavelle*  
Registrar of Titles.

*Transfer 11825/1949. Transferred to Cyril Howard Robbins Engineer of care of the Shell Company of Australia Limited 205 St George's Terrace Perth, Registered 10<sup>th</sup> August 1949 at 225/-*  
*J. B. Lott*  
Assistant Registrar of Titles



CANCELLED

For encumbrances and other matters affecting the land see back.

2001

Antonio Pizarro  
Hableto  
ACQUITT RECORD

**MORTGAGE** 4445/1955. Cyril Howard Robbins to  
Anastasia Elsie Shaw of Hanley Park, West  
Swan, Widow  
to secure £ 1500  
Registered 27th April 1955 at 11.15 a/c  
Asst. Registrar of Titles.

On March 17, 1999/1959 of Montague No. 69/1955 to  
the William L. Smith of 12, Bl. George's Terrace  
Open Solicitor. Registered 20th November 1959  
at 11.54'06".

Application 5216/1959. a separate certificate  
for the portion comprised in Diagram 20993.  
dated 4th December 1959 at 9.170's. 5216  
1232.22 Registrar of Titles

1

[illegible]

## Registered Vol.      Fol.



App. 34  
TRANSFER 5225 Vol. 676, Fol. 151.  
1934.

Includes part of closed road (1640)  
Road Districts Act 1919-33 Sec 151 (2)  
Cor. 114/1934.

16413/46



REGISTER BOOK.

Vol. 1040 Fol. 928.

WESTERN AUSTRALIA.

# Certificate of Title

under "The Transfer of Land Act, 1893" (Sch. 5, 56 Vic., 14).

CT 1040 0928 F



Frank Cecil Pyde Paterson and James Douglas Pyde Paterson,  
both of Queerone, Pinjarra, Farm and Gaol.

are now the proprietors as tenants in common in equal shares

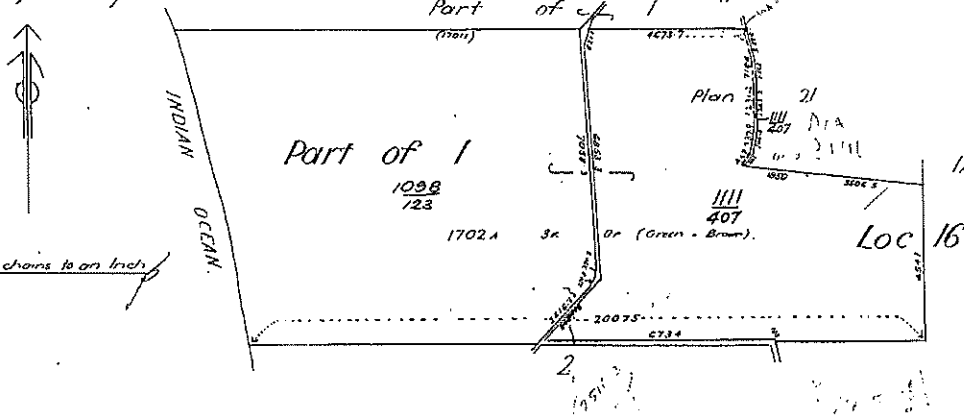
of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in ALL

that piece of land delineated and coloured on the map hereon,

containing one thousand seven hundred and two acres and three rods

or thereabouts, being portion of Cockburn Sound Location 16 and being

part of Lot 1 on plan 21.



Cancelled

Transfer 8729/1948. Totally cancelled, balance, to Alfred Paganoni.  
Registered 15<sup>th</sup> July 1948 at 10.30 etc.

111-707

CANCELLED

REGISTRAR OF TITLES.

EASEMENTS AND ENCUMBRANCES REFERRED TO.

Instrument stamped £1 5 0  
Mortgage 7598/1925. Frank Beal, Pyde, Paterson and James Douglas Pyde Paterson 1.  
The National Bank of Australasia Limited to execute and validly interest as  
these are registered 9<sup>th</sup> October 1925 at 10.50am. J. A. J. Dastroll

Discharge 886/1946 of Mortgage 7598/1925. Registered 10<sup>th</sup> July 1946 at 10.50am.

Transfer 758/1946 to Frank Beal Pyde Paterson Registered 27 January 1946 at 10.30am  
J. A. J. Dastroll

to the balance of the within land.  
Registered 6.12.1946.

Withdrawal 935/1948 of Mortgage 864/1946. Lodged 15.7.1948 at 10.30am  
J. A. J. Dastroll

Cancelled



CT 1040 0928 B

CERTIFICATE OF TITLE.

Registered Vol..... Fol.....

1217  
25833 12.544/30.  
1115/19 12.544/30.

11115/19

21415

REGISTER BOOK.

Vol. 676 Fol. 151

WESTERN AUSTRALIA.

## Certificate of Title

under "The Grants of Land Act, 1893."

(Sch 5, 56 Vic., 14.)

CT 0676 Q151 P



Frank Cecil Pryde Paterson and James Douglas Pryde Sciterson  
of Cleaton, Pinjarrah, Farmers and Graziers. —

are now the property of 4. partners in common, in equal shares.

of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder, in ALL

*that* ..... piece of land delineated and coloured *green* ..... on the map herein.

containing approximately one thousand seven hundred and eleven acres.

horizon of Cockburn Sound Location 16 and beam

21

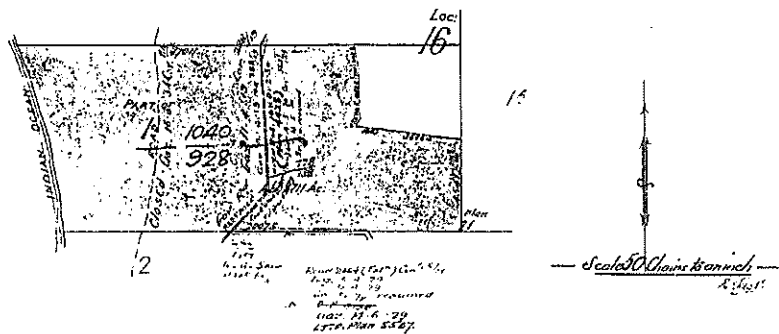
# Cancelled

CANC - 1000

**CANCELLED**

Portion resumed together with all mines of coal and other minerals therein in terms of Section 15 of the Public Works Act 1902, alone remain

07-07-1964



CMC Ltd

Dated the Twenty-fifth day of September, One thousand nine  
hundred and eleven. all the de

all these

<sup>1/2</sup> Registrar of Titles.

*For encumbrances and other notices affecting the land see back.*

— 200 —

DEPUTY ATTORNEY GENERAL C. F. FLETCHER

refine (c)

د. محمد رفیع (مدرس)

Portion . . . . . 1 1/2

By proclamation dated 2nd day of April 1913

②  $\Delta = 0.5 \times 10^{-3}$  produced

Less Portion Received

Instrument stamped £1.5.9

After health

1934 at 10.4000  
1040.928

Cancelled

CT 0676 0151 B



End

2646  
3934  
7483/69  
8126/17

Transfer 1025 Dec VIII J.P. 340  
1900

INDEXED

CANCELLED



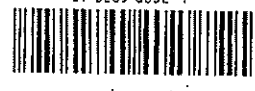
REGISTER BOOK  
Vol CCV, Fol. 32

CANCELLED

WESTERN AUSTRALIA.

# Certificate of Title

CT 0205 0032



under "The Transfer of Land Act, 1893."  
Sch. B, 5a V., 14.

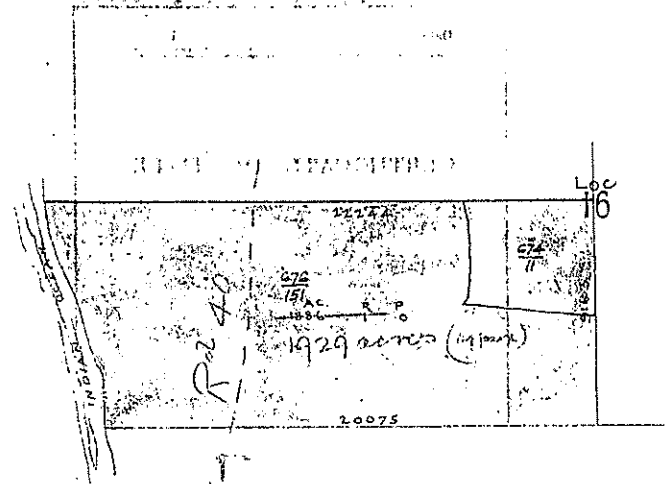
George Pryde Paterson of Esq. and Captain

is now the sole proprietor  
of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in All  
that piece of land delineated and coloured green on the map hereon  
containing one thousand eight hundred and eighty nine acres and one rood  
or thereabouts, being portion of Lockburn Sound Location 16

Transfer 4617/1917 Partially Cancelled balance to Pryde Paterson  
Pryde Paterson, and James Douglas Pryde Paterson (as  
tenants in common in equal shares) Registered 1st Dec  
September 1917 at 12.35 P.M.  
676-157

cepfec de  
DEPUTY REGISTRAR

Cancelled



Scale 40 chains to an inch  
at 1000

Dated the twentieth day of November One thousand nine  
hundred

Registrar of Titles.

ENCUMBRANCES REFERRED TO.

Save and except the land colored green on the map in the margin hereof.

(1) Mortgage 84/1894 mortgaged by William Paterson and George Pryde Paterson to William Dalgety, Merchant, to secure £2,000 and interest at the rate of seven per cent per annum, date 27<sup>th</sup> November 1883. Produced for registration at 3.30 p.m. 7<sup>th</sup> January 1894 and registered same time. F. A. Mosely, Registrar.

(3) Preliminary document Mortgage 553/1899 stamped £6.4/-  
Mortgage 1100/1900 mortgaged by George Pryde Paterson to the National Bank of Australasia Limited to secure £3,387.4.1 and further advances and interest as therein. Instrument dated 15<sup>th</sup> November 1900. Witnessed 10<sup>th</sup> November 1900 at 3 p.m. Alfred Burd, Deputy Regr.

(2) Transfer of Mortgage (No. 84) dated 29<sup>th</sup> December 1883, from William Dalgety to the National Bank of Australasia Limited in the Colony of Victoria, with consideration £1,000. Instrument dated 29<sup>th</sup> December 1883 produced at 10 a.m. 1<sup>st</sup> December 1889 and registered same time. Alfred Burd, Deputy Regr.

Discharge 1002 produced 10 September 1902. The instrument is discharged from all monies secured by Mortgage 84/1894. Alfred Burd, Deputy Regr.

X Mortgage 84/1906 (Stamped £1) collateral to Mortgage 553/1900 George Pryde Paterson to the National Bank of Australasia Limited to secure £5664.1.5 and further advances and interest as therein. Registered 2.40 p.m. 11<sup>th</sup> April 1906. Alfred Burd, Deputy Regr.

And the subject of discharge 3496 only  
Discharge 1453/1917 of Mortgages 1190/1900 and 841/1906 - Registered August 1917 at 11.40 a.m. Alfred Burd, Deputy Regr.

Discharge 3496/1917 The subject of discharge 3496 to William Paterson registered 2<sup>nd</sup> August 1917 at 2.10 p.m. Alfred Burd, Deputy Regr.

CERTIFICATE OF TITLE.

Registered Vol. 205, Fol. 32



CT 0205 0032 8



Cancelled

Transfer 36  
to Vol. CT. 1-230  
Receipt 24  
24th March 1892

Reg. B.  
Vol. V. 18.

650  
CULLED



REGISTER BOOK.

Vol. VIII. Fol. 300.

CULLED

WESTERN AUSTRALIA.

Certificate of Title under "The Transfer of Land Act, 1874."

William Paterson and George Pryde Paterson both of  
Pinjara farmers

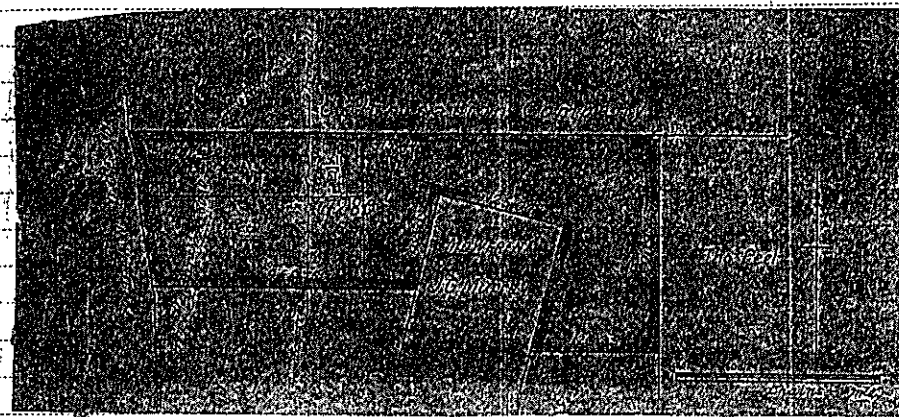
CT 0008 0300 F



are now the proprietor of

of an estate in fee simple in possession subject to the encumbrances if any notified on the back of these presents

in ALL THAT parcel of land situate in the Lockburn Sound District  
containing seven thousand two hundred and eighty acres  
or thereabouts, being so much of Lockburn Sound Location No. 16  
as is coloured green in the diagram at the foot  
hereof



Transfer No. 65  
This Certificate is partially cancelled, 4100 acres having been transferred  
by William Paterson and George Pryde Paterson to John Gray Murray  
of Pinjara. Separate Instrument produced to S.P.O. on 24th March, 1892,  
and registered same time with the S.P.O. in Murray Reg.

Transfer 1236  
This Certificate is further par-  
tially cancelled 291 1/2 acres of the same being transferred  
to Henry Charles Dwyer and provided at 24th  
March 1892 and registered same time with the S.P.O. at  
24th March 1892.  
Ref: 1236

Transfer 1005  
This Certificate is further par-  
tially cancelled 255 1/2 acres of the same being transferred  
to William Paterson and provided at 24th March  
1892 and registered same time with the S.P.O. at  
24th March 1892.  
Ref: 1005

Transfer 14075  
Totally cancelled. The interest of William Paterson in the balance of  
within lands is transferred to George Pryde Paterson. Registered 20th day of  
November 1900 at 3pm.

Registrar of Titles.

CCV. 32

Dated the sixteenth day of February One thousand eight hundred  
and eighty two

E. H. Samuel

Commissioner of Land Titles.

ENCUMBRANCES REFERRED TO.

Mortgage N<sup>o</sup> 511 Mortgaged by William Paterson and George Hyde Paterson to William Walcott Moore of Fremantle merchant to secure the sum of £1000 and interest at rate of seven per cent. per annum. Dated 29<sup>th</sup> December 1883. Produced for registration at 5.30 p.m. 4<sup>th</sup> January 1884 and registered same time.

F. G. Mordley Rep. of Secy.

Transfer of Mortgage (N<sup>o</sup> 511) dated 29 December 1883 from William Walcott Moore to Cecil Lucy Jane M<sup>rs</sup> Reid of Melbourne in the Colony of Victoria under Consideration of 1000. Instrument dated 29 April 1889. Produced at 10 o'clock 1<sup>st</sup> November 1889 and registered same time.

Ref. of Secy.  
Rep.

Discharge N<sup>o</sup> 511 produced at 5.06 p.m. 1<sup>st</sup> August 1892

118 The land herein comprised in the plan hereunto and referred to is this day discharged from the whole of the incumbrances created by the above mortgage.

Ref. of Secy.  
Rep.

Cancelled

CT 0008 0300 B



441.87  
Receipt 57  
Plan deposited  
CANCELLED

Sol. 2,  
39 V. 13.



REGISTER BOOK.

Vol. VII. Fol. 238.  
7 +

WESTERN AUSTRALIA.

Certificate of Title under "The Transfer of Land Act, 1874."

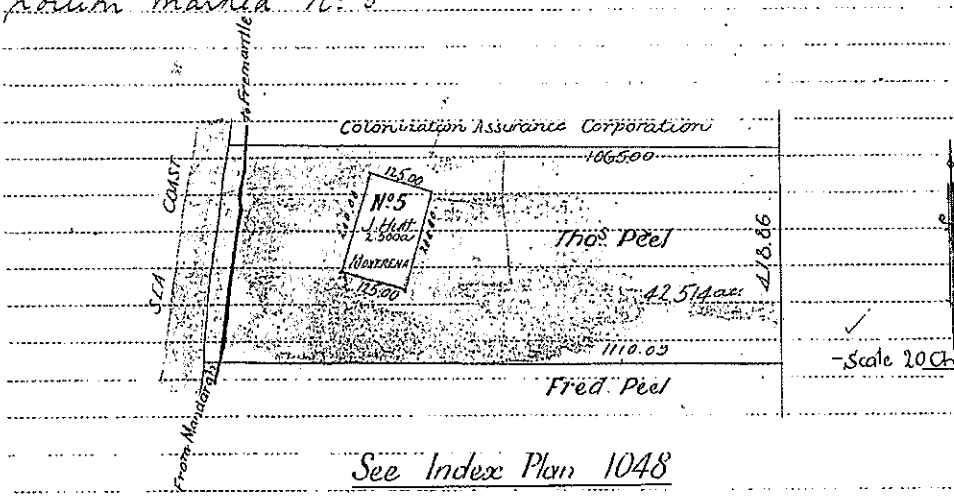
Thomas Peel of Mandurah Esquire

CT 0007 0238 F



is now the sole proprietor  
of an estate in fee simple in possession subject to the encumbrances if any notified on the back of these presents

in ALL THAT parcel of land situate in the Lockburn Sound District  
containing forty two thousand five hundred and fourteen acres  
or thereabouts, being part of Lockburn Sound Location No. 16  
bounded as shown in the plan hereon exclusive of the  
portion marked No. 5



See Index Plan 1048

Cancelled

Transfer 36. This certificate is partially cancelled, 4,200 acres  
having been transferred by Thomas Peel to William Paterson  
and George Pryde Paterson both of Pingarra farmers. Instrument  
produced 2.50 p.m. 14th February, 1882, and registered same  
time. See Vol. VII. fol. 300. P. A. Mallett, Reg.  
Transfer 37. This certificate is further partially cancelled, 8007  
acres having been transferred by Thomas Peel to James Pitt  
Dempster, Charles Edward Dempster, Andrew Dempster and  
William Lynn Dempster all of Rockingham farmers. Instrument  
produced 2.50 p.m. 14th February, 1882, and registered same  
time. See Vol. VII. fol. 303. P. A. Mallett, Reg.

Transfer 38. This certificate is further partially cancelled,  
8947 acres having been transferred by Thomas Peel to Edward  
McLarty of Pingarra farmer. Instrument produced 2.50  
p.m. 14th February, 1882, and registered same time  
See Vol. VII. fol. 301. P. A. Mallett, Reg.  
Transfer 39. This certificate is now totally cancelled, the  
remaining portion of the land herein comprised 63,220 acres  
having been transferred by Thomas Peel to James (later  
Charles) of Perth Superintendent of Telegraphs. Instrument  
produced at 1.50 p.m. 20th June, 1882, and registered  
same time. See Vol. VII. fol. 304. P. A. Mallett, Reg.

Dated the fifth day of April One thousand eight hundred  
and eighty one

E. H. Sturt  
Commissioner of Land



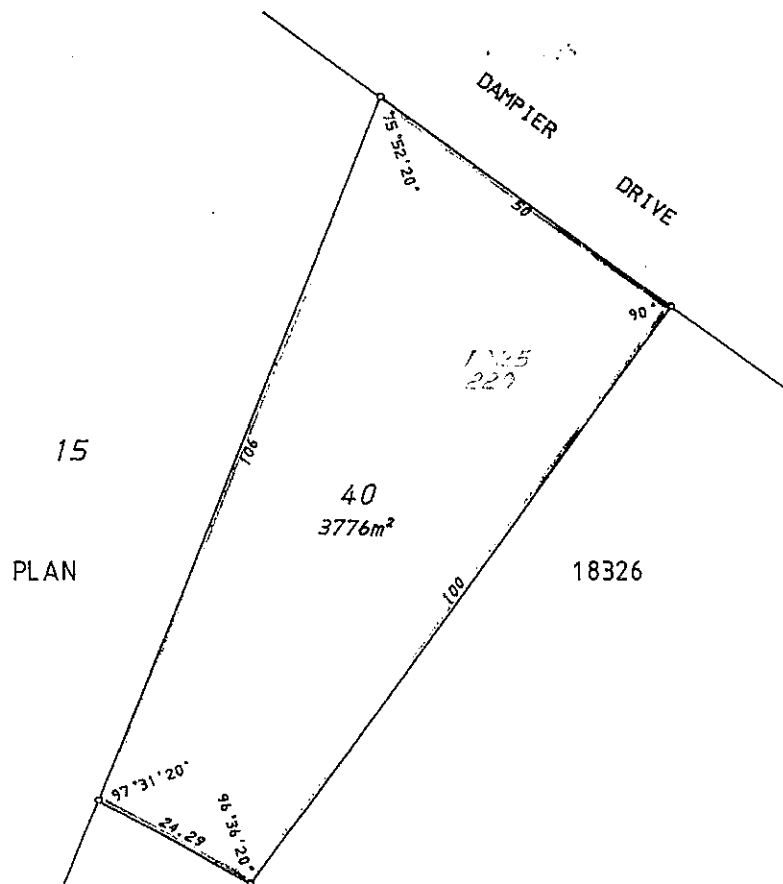
ENCUMBRANCES REFERRED TO.

Cancelled

CT 0007 0238 B



Town or District	Number of Lot or Location	Field Book	Scale	Certificate in which Land is Vested	Area
COCKBURN SOUND	PT LOT 950 OF LOC.16	61720 61721 61722	1:750	Vol.1648. Fol.117	3776 m <sup>2</sup> TOTAL



I, EARLY ROBERT GRINHAM, hereby certify that:

(a) this plan is correct and was prepared under my supervision and is the result of calculations from measurements made by me personally under my own personal supervision, inspection and field check as recorded in the field books lodged for the purposes of this plan;

(b) the measurements are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and

(c) this plan of survey conforms with the relevant law in relation to which it is lodged.

**AF** **AUTOMATED SURVEYS**  
**LICENSED SURVEYORS**

3 Ord Street, West Perth Western Australia 6008  
 Postal Address: P.O. Box 618, WILMINGTON 6155  
 Telephone (09) 481 7500 Facsimile (09) 221 7649

<b>SURVEYOR'S CERTIFICATE</b> I, <u>EARLY ROBERT GRINHAM</u> , hereby certify that (a) this survey was performed by me personally (or under my personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961; or (b) This plan is correct, was prepared under my supervision and is the result of calculations from measurements made by me (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961. Date: <u>22.11.90</u> Licensed Surveyor: <u>[Signature]</u>		ON PLAN..... DIAGRAM...63426 INDEX...PEEL BG33 (2) 8-12...	IN ORDER FOR DEALINGS SUBJECT TO ..... FOR INSPECTOR OF PLANS & SURVEYS DATE
APPROVED BY STATE PLANNING COMMISSION FILE... <u>8-110</u> ... <u>[Signature]</u> DATE: <u>6-12-91</u>	REGISTERED <u>5141 \$147</u> <u>10-12-91</u>	EXAMINED... <u>A. Scullin 12/1/92</u> ... DOCKET... <u>DIA 79153</u> ... CERTIFIED CORRECT FOR INSPECTOR OF PLANS & SURVEYS DATE	APPROVED <u>[Signature]</u> <u>12/1/92</u> INSPECTOR OF PLANS & SURVEYS DATE <b>80615</b> OFFICE OF TITLES DIAGRAM

**DIA 80615**





LJE 3/58

PT COCKBURN SOUND LOC. 16

SEE OVER

PLAN 21

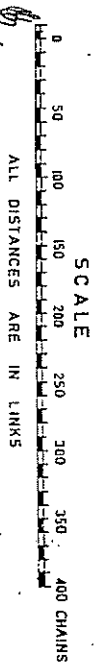
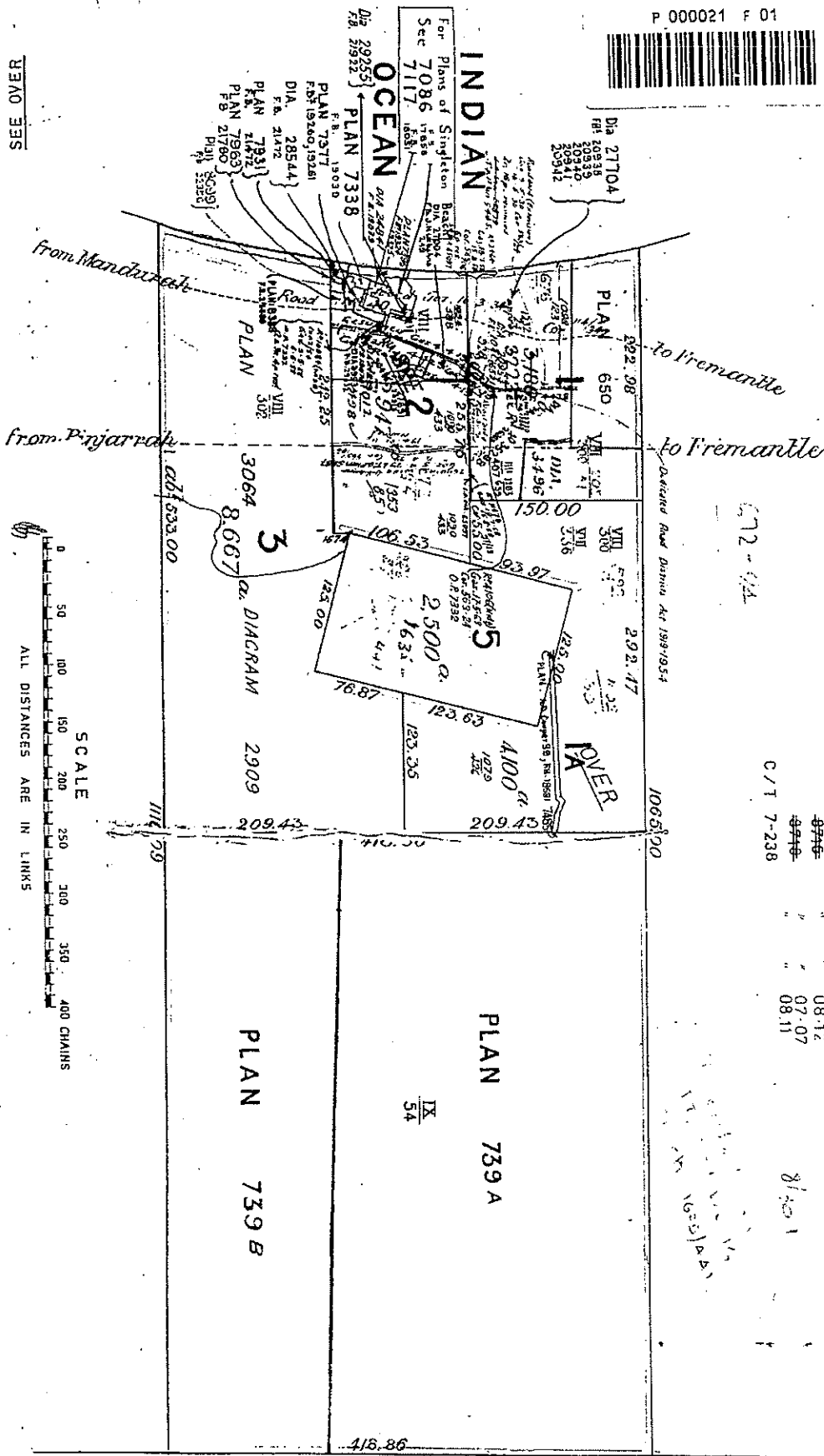
INDEX PLANS PEEL 10000 4.3, 3.3, 4.2, 2.2, 3.2, 2.3.

1040#	2000	07.06
888#	"	07.09
888#	"	07.11
888#	"	07.08
888#	"	07.12
888#	"	07.10
888#	"	08.12
888#	"	07.07
888#	"	08.11

C/T 7-238

8/201

PLAN 21  
SEE OVER

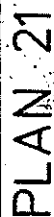


ALL DISTANCES ARE IN LINKS

3

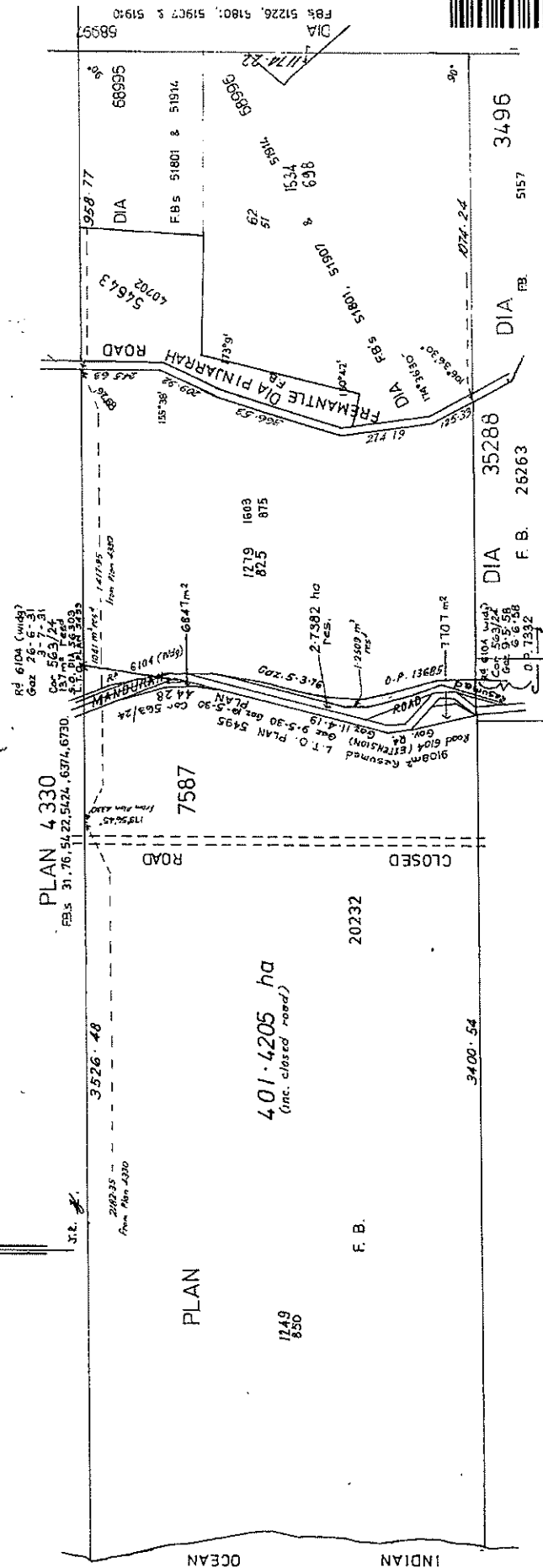
PLAN 21

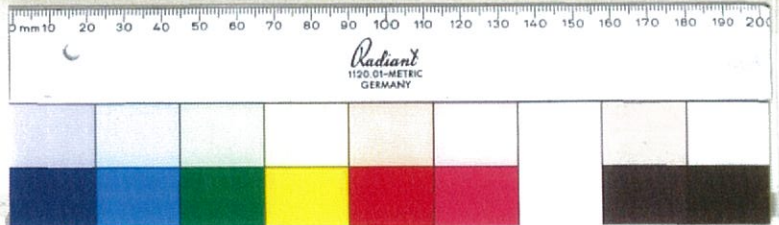
5/6/60





PLAN 650







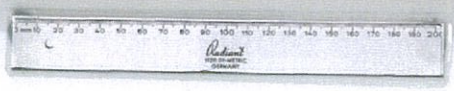


James D.

18th 60  
THOMAS PEARL  
STATIONER

LOCATIONS  
TO THE  
COCKBURN SOUND DISTRICT  
AS MARKED ON THE GROUND  
McKENZIE AND SHAW  
1875-6  
SHEET 2

6





OCEAN

243. 038a

160 000

250.000

Radiant





N<sup>o</sup> 5

INDIAN

OCEAN

MANDURRI TOWNSITE

Scale of distances shown in miles

LOCATIONS  
LAKE MENDUP

Scale of distances shown in miles

Scale

CANCELLED

SEE COCKBURN

SOUND 1

Loc.  
16  
T Peel

24125 acres including  
all surrounding land

CANCELLED

SEE

MURRAY

505 928

CANCELLED see  
Co Sd 3

66-9-10-6-99

MURRAY







## Appendix E – Documentation from Heritage Council of WA database



- [Other Heritage Lists](#)

A A A

[Help](#)[\[Back to Place Record\]](#)**Place Name:** Peelhurst (ruins)**HCWA Place No:** 03256**Other Name:** Thomas Peel Juniors Homestead**Location:** Thomas Peel Reserve, Dampier Dr, Golden Bay**LGA:** Rockingham**Land:****Construction Date:** 1860**Place Type:** Historic Site**Use:****General****Specific****Historical**

RESIDENTIAL

Other

**Present Use**

PARKRESERVE

ParkReserve

**Construction Materials:****Historic Themes:****Registration Details:**

Listing Details (other):

**Listing Type****Status****Date**

Municipal Inventory

Adopted

22/12/1998

Associations:

**Name****Type**

Thomas Peel Junior

Previous Owner

**Bibliography:**[wa.gov.au](#)[Home](#) | [Site Map](#) | [Privacy](#) | [Disclaimer](#) | [Copyright](#) | [FAQs](#) | [Links](#) | [Contact Us](#) | [Places Database](#)

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Last updated: 19/01/2010



Appendix F – Entry on City of Rockingham Municipal Inventory of Heritage Places.

MUNICIPAL HERITAGE INVENTORY  
PLACE RECORD FORM



LGA Place No: 033

Peelhurst (ruins)

Other Names

Thomas Peel Junior's Homestead

HCWA Number

03256



**LOCATION**

Lot Number	Lot 40
Street Name	Dampier Drive
Suburb	Golden Bay

**LAND TITLE INFORMATION**

Lot 40 on Diagram 80615

**DESCRIPTION**

Place Type	Historic Site
Construction Date	1860
Date Source	
Construction Materials	Local stone
Architectural Period	Convict

MUNICIPAL HERITAGE INVENTORY  
PLACE RECORD FORM

LGA Place No: 033

Peelhurst (ruins)

**USE**

Original Use

Present Use

Other Use

RESIDENTIAL - Other

PARK/RESERVE

**DESCRIPTION NOTES**

Condition

Integrity

Authenticity

The remains of a former 3 roomed limestone cottage. Areas of the original foundations and sections of the internal and external walls (up to 800mm high) are intact and reveal a random rubble limestone construction, with walls approximately 400mm wide. The cottage appears to have had split floor levels with the uppermost portion being the main part of the cottage (with three rooms), and the lower section, an area for future extension. Sections of wall and the foundations of this extension are evident, although not all of it was believed to have been completed. The ruin is set back from Dampier Drive at the foot of the sand dune. New residential housing is located to the west.

**HISTORICAL NOTES**

Serpentine Farm- east of Lake Walyunup, where the Vasse Road crossed the Serpentine River- was within the Peel Estate and, from 1840, had been worked by members of the Armstrong family under the direction of Peel. From 1843, Thomas Peel Junior developed the 5,000 acres granted to him there into a productive property. From 1859, the property was purchased by John Wellard, after a fire had destroyed Peel's crops and forced him into bankruptcy.

After this, Thomas Peel Junior settled behind the sand dunes at Golden Bay. Here he started to build himself a house - 'Peelhurst'- and plant an orchard, but never completed the work. He erected the three back rooms of his house - placed close to the foot of a large sand hill - and planned to construct cellars under these spaces. Nothing more was ever built on this site.

MUNICIPAL HERITAGE INVENTORY  
PLACE RECORD FORM

LGA Place No: 033

Peelhurst (ruins)

**SIGNIFICANCE**

Statement of Significance

Aesthetic Value:	the building ruins have acquired, through many years weathering, a textural and tonal quality that harmonises with the surrounding environment the place is a well-known landmark located in an open area at the foot of a sand dune, visible from Dampier Drive
Historic Value:	the place is associated with Thomas Peel Jnr, a well-known landowner who eventually retired here and built, but never completed, the cottage
Scientific Value:	the place has considerable archaeological potential to reveal information about domestic life in the early period of the state's settlement
Representativeness:	the place is representative of a cottage built in the colonial vernacular tradition, and one which was specifically designed to be extended in the future

**MANAGEMENT**

Management Category                      B

**ASSOCIATIONS**

Associations	Thomas Peel Jnr
Association Type	Previous Owner

**HERITAGE LISTINGS**

City of Rockingham Municipal Inventory, Adopted 22.12.1998







## Appendix G – Archaeological Assessment by Earth Imprints Consulting

# **Peelhurst (ruins) Conservation Plan Archaeological Assessment**



Peelhurst cottage (date unknown).

## **Final Report**

Prepared for Hocking Planning and Architecture  
December 2010

# Peelhurst (ruins) Conservation Plan Archaeological Assessment

Final Report  
December 2010

Prepared for Hocking Planning and Architecture

## Cover Image

Peelhurst cottage, date unknown. Image provided by Hocking Planning and Architecture.

## Report Author(s)

Renée Gardiner

## Acknowledgements

## Document Register

Project No.	Version	Description	Client/ Stakeholder	Issued To	Copies Issued	Date Issued
P1020	Draft	Archaeological Report	Hocking Planning & Architecture	Prue Griffin	1	15/9/2010
P1020	Final Draft	Archaeological Report	Hocking Planning & Architecture	Prue Griffin	1	6/12/2010
P1020	Final Report	Archaeological Report	Hocking Planning & Architecture	Prue Griffin	1	7/12/2010

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# Executive Summary

Earth Imprints Consulting (EIC) was commissioned by Hocking Planning and Architecture (HPA) to undertake an archaeological assessment of Peelhurst (ruins) and to provide recommendations for the management of the archaeological resource for the Peelhurst (ruins) for input into the Conservation Plan for the place.

A site survey was conducted on 19 August 2010 to identify and record surface archaeological deposits and features. A subsequent visit was undertaken with horticulturalist, John Viska, on 18 November 2010.

Peelhurst (ruins) site is of exceptional to some archaeological significance with archaeological features including the ruins, artefact scatter and landscape features providing different grades of significance according to criteria outlined in Table 4-1. The place maintains a moderate degree of integrity and a moderate to low degree of intactness. Moderate levels of disturbance were observed and the land to the swampy land to the north of the site has been remediated.

Further archaeological investigations, including geophysical survey and excavation, would provide additional evidence for the use of the site and the layout, and the use and construction materials of the former structure.

Recommendations, which form the conservation policy for the management of the archaeological resource at Peelhurst (ruins), include policies relating to the general management of the archaeology; artefact management; interpretation; and stakeholder/ community engagement.

Section 1 provides the introduction and background to the project. A brief land use history is provided in Section 2. Section 3 presents the results of the fieldwork, including photographs and plans of the site and the ruin.

The archaeological potential of the site is discussed in Section 4. A statement of archaeological significance and a plan of the zones of archaeological significance are also provided. Management policies are provided in Section 5. A glossary (Section 6) and references (Section 7) are located at the back of the report prior to the appendices.

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# Abbreviations

DIA	Department of Indigenous Affairs
EIC	Earth Imprints Consulting
HCWA	Heritage Council of Western Australia
HPA	Hocking Planning & Architecture

# 1. Introduction

## 1.1 Project background

Earth Imprints Consulting (EIC) was commissioned by Hocking Planning and Architecture to undertake an archaeological assessment of Peelhurst (ruins) and to provide recommendations for the management of the archaeological resource at the site for input into the Conservation Plan for the place.

## 1.2 Study area

Peelhurst (ruins) is located at 178 (Lot 40), Dampier Drive, Golden Bay, Western Australia, approximately 21 km south of Rockingham and 64 km south of Perth. The site is located within the City of Rockingham and is owned and managed by the City of Rockingham.

The study area is bounded by a residential block to the north, Dampier Drive to the east, bushland to the south and sand dunes to the west. The ruins are located at the western margin of the study area on the lower slope of a sand dune. The area to the east, between the ruins and Dampier Road is flat/ gently undulating ground, cleared of vegetation. The study area is currently used as public open space.

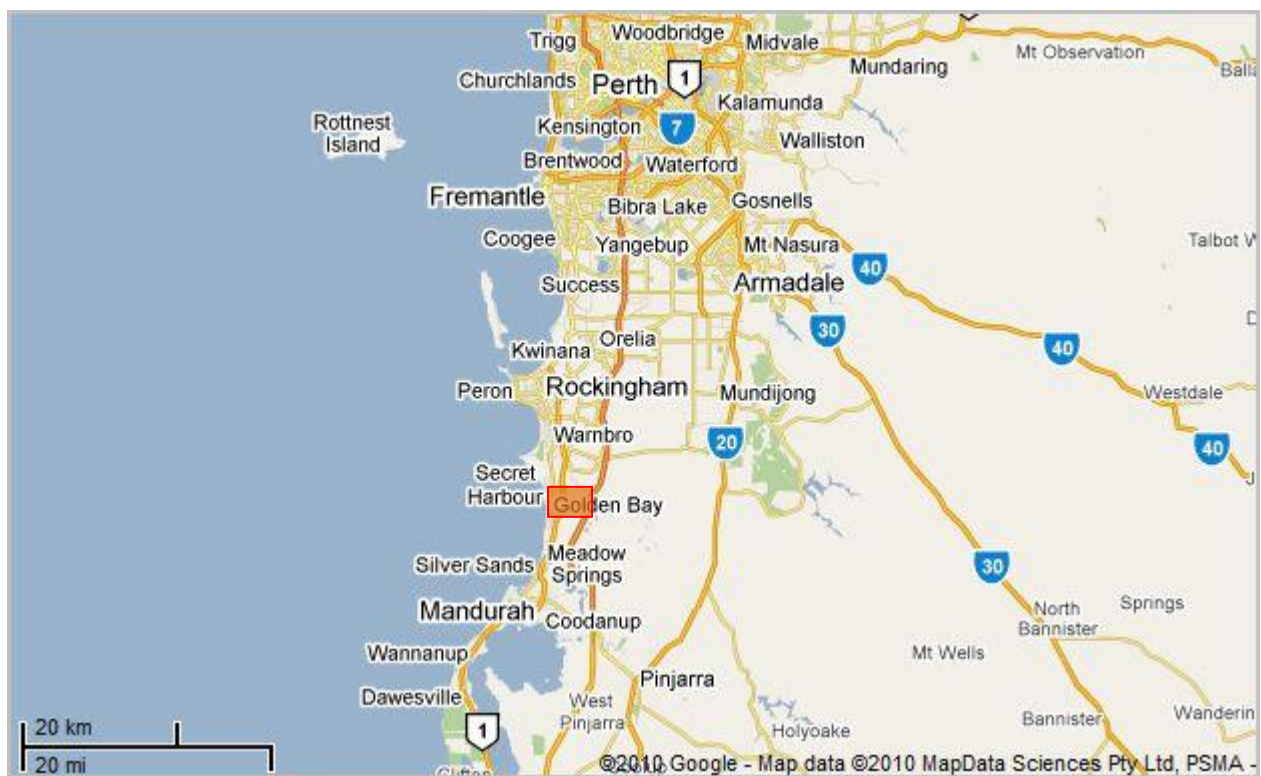


Figure 1 – Location of Golden Bay, shown in orange (image courtesy of Google – MapData Sciences Pty Ltd).



**Figure 2 – Aerial view of Peelhurst (ruins) site showing the Lot boundary. The ruins are located at the southern end of the block.**

### 1.3 Heritage status

Peelhurst (ruins) is included on one historical heritage register. No Aboriginal sites are located within the lot boundary of the registered site.

**Table 1-1: Historical heritage registrations for Peelhurst (ruins).**

Register	Status	Date Registered
<b>City of Rockingham</b>		
<ul style="list-style-type: none"> <li>Municipal Heritage Inventory</li> </ul>	High Level of Protection	22/12/1998

### 1.4 Project team

The archaeological project team includes:

- Renée Gardiner** – Archaeologist

Information regarding the history and remnant vegetation on site was provided by:

- Prue Griffin** – Historian, Hocking Planning and Architecture
- Gemma Smith** – Conservation Manager, Hocking Planning and Architecture
- John Viska** – Horticulturalist and garden historian

## 1.5 Site visit and recording practices

A site visit was undertaken by Renée Gardiner of EIC on 19 August 2010 to identify and record surface archaeological features. A subsequent visit was undertaken on 18 November 2010 with horticulturalist, John Viska. Recording practices included:

- i. Scaled drawing and mapping of archaeological features including a plan of the site and drawings of the east, south and west elevations of the ruins;
- ii. Description of the site and its archaeological deposits to provide an informed assessment of the site's extent, archaeological potential and physical condition including integrity and intactness; and,
- iii. Digital photography of the site and surrounding environment as well as surface archaeological deposits. Photographs included a metric scale i.e. range pole, tape measure or other as appropriate. The details of photographs were recorded in a photographic log indicating the site, photo number, description, direction, date and name of photographer.

## 2. Historical background

### 2.1 Land use history

Table 2-1 provides an outline of the land use history for the Peelhurst (ruins) site. This history provides an understanding of how the site developed; what archaeological evidence may remain on the site; and the processes which may affect the condition of extant features and potential archaeological deposits. Historical information is provided courtesy of Prue Griffin, Hocking Planning and Architecture.

**Table 2-1: Peelhurst (ruins) land use history.**

Date	Description
1859	Tom Peel bankrupted and his Serpentine Farm and associated equipment sold. Appendix I provides a list of items offered for sale. Any equipment not sold from Serpentine Farm may have been transferred to Peelhurst.
c.1860	Tom Peel selected portion of land from his father's holdings, 14.5 km north of Mandurah to establish a farm. Land described comprising good soil, green marshy flats, and swamps well stocked with game. <sup>1</sup> Peelhurst cottage built from local materials in similar style to the Serpentine Farm homestead.
1863-64	7 Ticket of Leave men employed on Peelhurst as labourers and farmhands.
1871	Ticket of Leave men employed at Peelhurst by Luke Peel.
1875	Tom has a paddock and run at Peelhurst where he kept horses and other stock.
1880	Peelhurst up for sale. Described as well supplied with water and feed. <sup>2</sup>
1882	Parcel of land consisting of 7280 acres and Peelhurst transferred to William Paterson and George Pryde Paterson as an alternative pasture for their stock at Pinjarra.
1880s-1949	Planting of figs, tree clearing, and planting of grasses. Portions of holding burnt regularly to promote succulent pasture. Watered stock in soak to north of Peelhurst cottage. Cooked over large open fire place, with a base of deep sand and ashes. Employed Aboriginal stockmen, who slept of hard floor in kitchen. Wild pigs were caught and kept in cellar to be transported to Fremantle for slaughter. Caretaker, Joe Brown, lived on site. Rations provided from Pinjara property monthly including flour and tea. Peelhurst shared by the Patterson family with the McLarty's for use as a stock camp. <sup>3</sup>
1892	Land surveyed by Charles Arthur Paterson (brother of William and George).
1880s – 1949	Peelhurst landholding subdivided into smaller lots by members of the Paterson family.
1949	997 acres, including Peelhurst cottage transferred to Cyril Robbins.
1956	Cottage described by William Smart: <i>The house, never really completed, stands to this day. It is built in a curious fashion, because, entering from the back you pass straight into the upper storey and have to go down stairs to the front and lower portion of the house.</i> <sup>4</sup>
1963	Land parcel owned by Cyril Robbins increased to 1030 acres.
1965	Peelhurst described by Alexander Hasluck: <i>This house had the some of the same features as the second house at the Serpentine</i>

<sup>1</sup> Richard, Ronald *The Murray District of Western Australia: a history*. Pinjarra: Shire of Murray, 1978, p. 329, p. 330.

<sup>2</sup> *The West Australian*. "To Capitalists and Sheep-owners requirreing Coast Runs." 4 June 1880: 2.

<sup>3</sup> Paterson, James C. "Copy of a talk given to the Rockingham District Historical Society (Inc)." 29 October 1993.

<sup>4</sup> Smart, William C. *Mandurah and Pinjarrah: history of Thomas Peel and the Peel Estate, 1829-1865*. Perth : Paterson Brokensha, 1956, Appendix F, p. 92.



– the same long narrow casement windows with wide window seats. Only the kitchen, with huge fireplace fit to smoke a side of bacon in, and a pleasant vestibule and bedroom, all at the rear looking out on the hillside and roofed with shingles, were ever finished and lived in. Extensive stone foundations for cellars with two front rooms to go on top, show what the rest of the house would have been like had it ever been completed. The lonely shell of a dwelling, completely isolated even today [1965] looks over acres of rather flat marshy ground, green throughout the summer. There Tom Peel lived almost to the end of his days...<sup>5</sup>

<b>1960s</b>	Golden Bay subdivision sold and the region opened up for residential lots.
<b>1970</b>	Following death of Cyril Robbins the property transferred to members of the Robbins family.
<b>1991</b>	Peelhurst (ruins) within lot 40 transferred to the City of Rockingham.
<b>1990s - present</b>	Site management activities undertaken by City of Rockingham including weed, lawn and fire management.  Topography of site altered. The swampy area to north of ruin has been reclaimed. Soil levels around the ruin have been affected by movement of sand down slope.
<b>2008</b>	Peelhurst (ruins) included on the City of Rockingham Municipal Inventory of Heritage Places.
<b>2010</b>	Archaeological survey undertaken by Earth Imprints Consulting for Conservation Plan by Hocking Planning & Architecture.

## 2.2 Analysis of historical photographs

Historical photographic evidence provides an understanding of the original structure and the character of the surrounding landscape from approximately the early to late 20th century. The exact date of the images is unknown. The historical photographs are provided in Appendix II.

### 2.2.1 Landscape

Peelhurst cottage was located on a flat pad, extending approximately 2 m to the east and west of the structure, which was located towards the base of a sand dune, aligned east-west (All: Figure 1 and 3). The ground to the north of the ruin appears to be quite swampy (All: Figure 1). A number of post and wire fences are depicted in the images, running east-west along the base of the sand dune to the west of the cottage; through the swamp at the north of the cottage; and to the west of the ruins, aligned north-south (All: Figure 1 and 7). A large fig tree is growing on the eastern side of the cottage and figs are also planted to the west of the cottage on the flat (All: Figure 4 and 5).

### 2.2.2 Cottage

The images show the form and scale of the original cottage, which was built on a slope, the upper section, at the south, was built first. The lower portion was never completed. It appears that the addition was planned from an early stage, as evidenced by the presence of two recesses constructed on the north elevation for fireplaces (All: Figure 1 to 8).

The cottage is constructed of random limestone rubble and large timber lintels, possibly constructed of locally available tuart timber. Smaller resting timbers are located at the base of the structure (All: Figure 6). These timbers may have been installed to support a timber floor or to provide a structural reinforcement for the limestone walls. The south elevation measures approximately 3 m high. The structure contains a skillion roof. The roofing material is difficult to distinguish; however, a box-shaped flashing runs around the perimeter (All: Figure 2 and 3).

<sup>5</sup>

Hasluck, Alexandra. *Thomas Peel of Swan River*. Melbourne: Oxford University Press, 1965, pp. 234-235.

## 3. Archaeological Features

### 3.1 Site description

#### 3.1.1 Study area

The study area is bounded by Dampier Road at the north, bushland to the east, an east-west sand dune to the south and residential housing to the west on a single allotment of 3776 m<sup>2</sup>. The sand dune forms part of the Spearwood dune system in the western portion of the Swan Coastal Plain. Swampy land is located to the north of Dampier Drive. Dark peaty soil across the central and northern portion of the study area, where the lawn is located, provides evidence of the once swampy nature of the study area. Large tuart (*Eucalyptus gomphocephala*) trees are located to the east and southwest of the ruins, outside of the study area.

#### 3.1.2 Ruinous limestone structure

A ruinous structure is located at the south of the study area on the north-facing slope of the dune, towards the base. Lawn extends from the northern edge of the ruins towards Dampier Drive. The ruin is constructed of random rubble limestone with lime mortar and comprises a number of low limestone walls. The remnant wall heights range from 10 cm to 160 cm. Limestone rubble from the collapsed walls is located around the ruin and the grass and other vegetation surrounding the ruin has been sprayed in a narrow strip, up to 1.5 m out from the structure. A piece of structural timber remains *in situ* at the eastern side of the ruin.

Modern litter including a beer can and rubber thong has been left at the site. A crushed beer can is inserted in the northeast corner of the eastern wall. A scatter of red-orange bricks with remnant mortar is located along the western wall, at the southwest corner. The interior of the structure is covered with limestone rubble, vegetation and leaf litter making the internal division of space difficult to interpret. A large self-seeded tuart is growing inside the northwest corner of the ruin. A tall, approximately 2 m high, sign is located to the north of the ruins, between the ruins and the former track.

The floors are recorded in historical sources as being, 'hard floors', which may have been constructed of locally available timber, compact earth or stone. Artefacts are likely to remain in the subsurface deposits in and around the ruin and in the area of the former kitchen and bedroom.

#### 3.1.3 Artefact scatter

A number of 19th century artefacts were observed along the track, approximately 10 m to 15 m west of the ruin, on the eastern margin of 15 Figtree Lane. The artefact scatter is located across the western boundary in the southern portion of present study area. However, the artefact scatter remains part of the Peelhurst (ruins) site.

Artefacts observed included a fragment of clear, light green-tinted, opalescent bottle glass; a fragment of white glazed porcelain, which appears to be the base of a bowl; and the bowl section of a clay pipe, possibly dating to the 1880s. Opalescence develops on glass objects when they have been buried in peaty soil. The fragment of glass found on the site confirms the swampy condition of the soil in this area.

#### 3.1.4 Former track

Evidence of a former east-west track remains in the southern portion of the study area approximately 6 m north of the ruin. The feature comprises a linear depression measuring approximately 1.5 m. Soil is slightly mounded on either side of the track. The track extends

outside of the study area to the west (15 Figtree Lane) and to the east (182 Dampier Drive). The edges of the track to the east are approximately 400mm high. Limestone rubble rocks are scattered along the edges, indicating that the track was lined with rubble walls.

### 3.1.5 Circular depression

A circular depression is located to the north of the ruin, approximately 3 m from the northeast corner. The diameter of the depression measures approximately 1.8 m. This feature may be evidence of a well on the site.

### 3.1.6 Remnant vegetation

Remnant exotic vegetation relating to the occupation of the site from the late 19th century remains with and outside of the study area. While the vegetation is not archaeological in nature, it forms a part of the archaeological landscape of the study area and is important in understanding the potential use and spatial layout of the site.

Two multi-trunk olive trees (*Olea europaea*) are outside of the study area to the southwest of the ruin, at 10L Ayrton Court. Another large, multi-trunk olive is located outside of the study area at rear of 174 Dampier Drive, to the west of the allotment. During the 19th century, olive trees were planted for windbreaks, oil was used in lamps, and, to a lesser extent, for pickling.

Three fig trees (*Ficus spp.*) are located at 15 Figtree Lane, behind the cottage on the northwest corner of Dampier Drive and Figtree Lane, 168 Dampier Drive. The shape of the leaves indicates that there are two different varieties growing. A trunk of a dead fig tree is also located at the rear of the 174 Dampier Drive, to the east.

Ornamentals including jonquils (*Narcissus sp.*) and purple pincushion (*Scabiosa atropurpurea*) are located at the western side of the ruin. Evidence of subsistence plantings including Russian garlic and Greek mustard remain on site. Russian garlic is growing at the base of the sand dune to the east of the study area and Greek mustard, a garden escape, is growing in the lawn within the study area.

## 3.2 Images

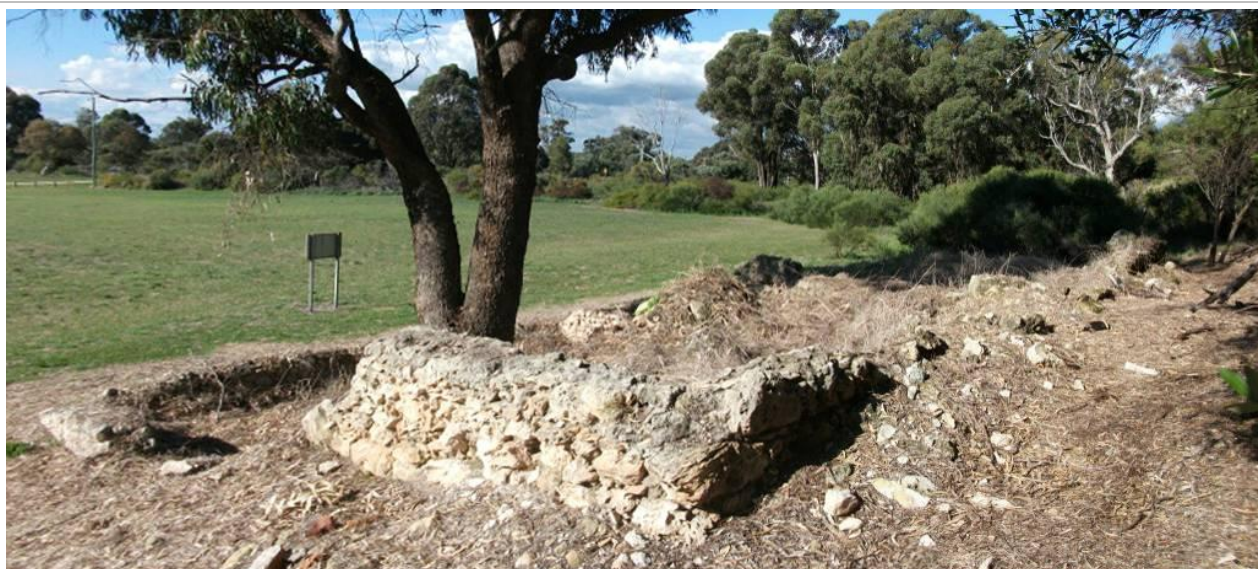


Figure 3 – Study area showing the location of the Peelhurst cottage ruins, view south.





**Figure 4 – Peelhurst cottage ruins site, view southwest.**



**Figure 5 – Peelhurst cottage ruins, view northeast from southwestern corner of site.**





**Figure 6 – Peelhurst cottage ruins, looking down slope to flat, view north.**



**Figure 7 – Peelhurst cottage ruins, view southwest.**

**Figure 8 – Olive trees in southwest corner of Peelhurst cottage ruins, view south.**



**Figure 9 – Southern portion of east elevation, view west.**

**Figure 10 – Northern portion of east elevation, view west.**



**Figure 11 – Internal wall of east elevation, view east.**

**Figure 12 – Structural timber aligned east-west in the central portion at the eastern side of cottage, view south.**





**Figure 13 – Southern portion of west elevation, view east.**



**Figure 14 – Brick scatter located adjacent the southwest corner of cottage along west elevation, view north.**



**Figure 15 – Circular depression to northeast of cottage ruin, view southwest.**



**Figure 16 – Track located at 182 Dampier Drive, view west.**



**Figure 17 – Clay tobacco pipe and bottle glass in artefact scatter located along track at 15 Figtree Lane (clay pipe recovered).**



**Figure 18 – Porcelain bowl fragment in artefact scatter located along track at 15 Figtree Lane (not recovered).**



### 3.3 Site plans and elevations

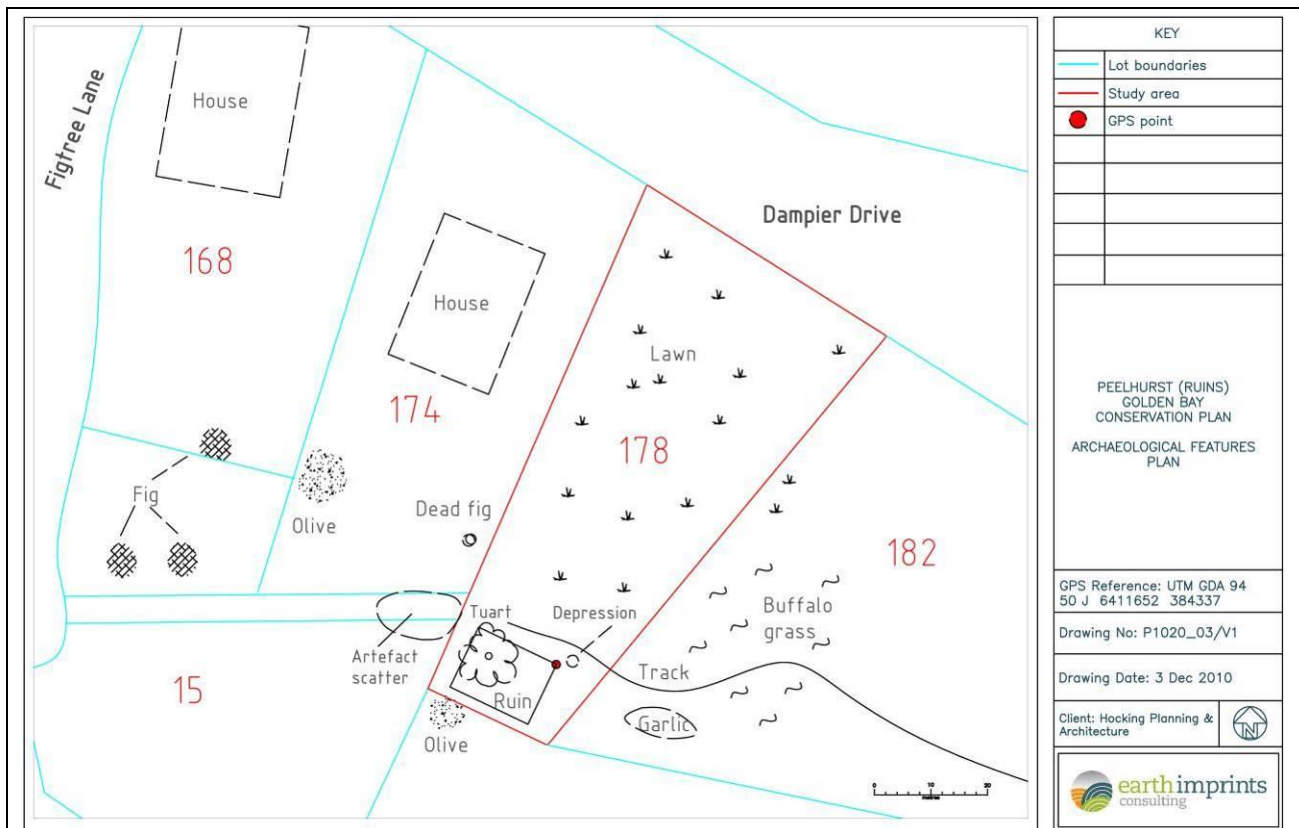


Figure 19 – Plan of archaeological features associated with Peelhurst.

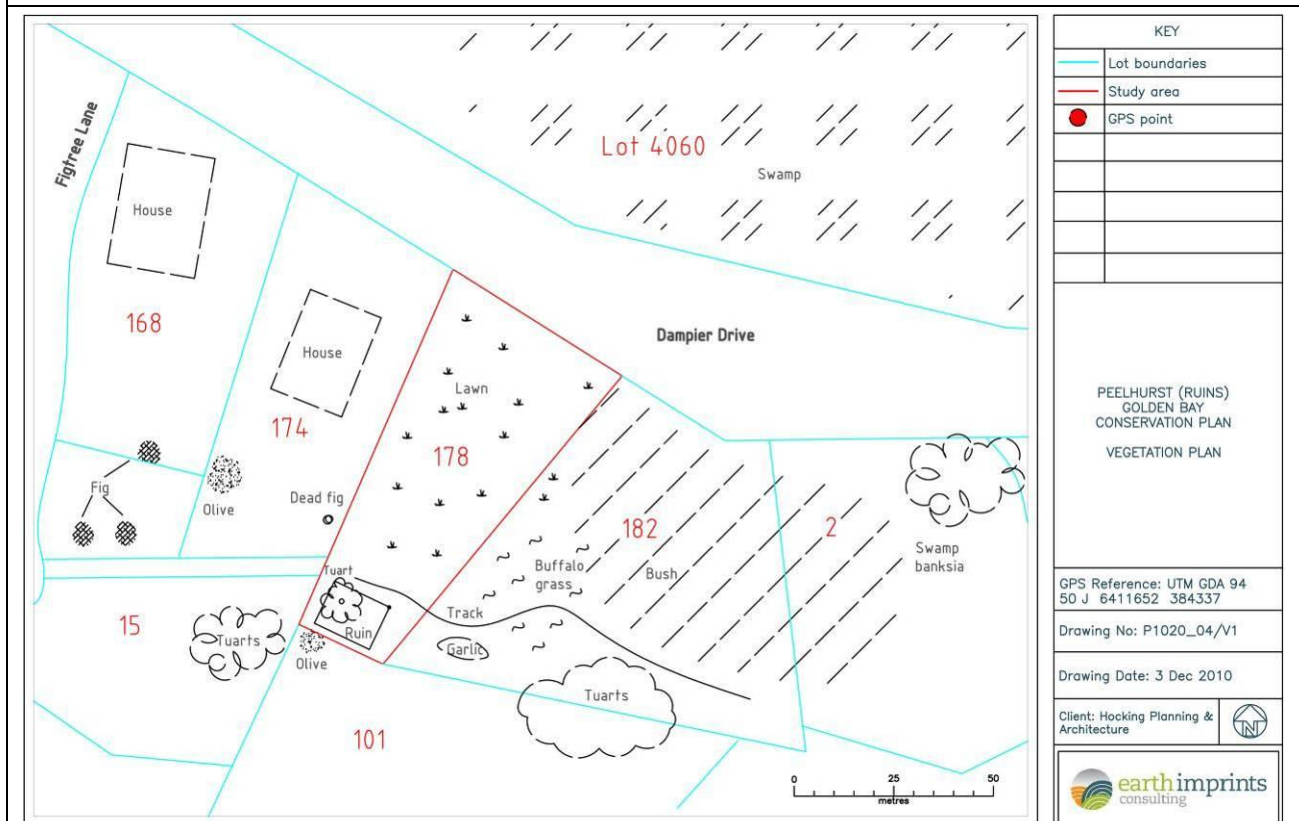
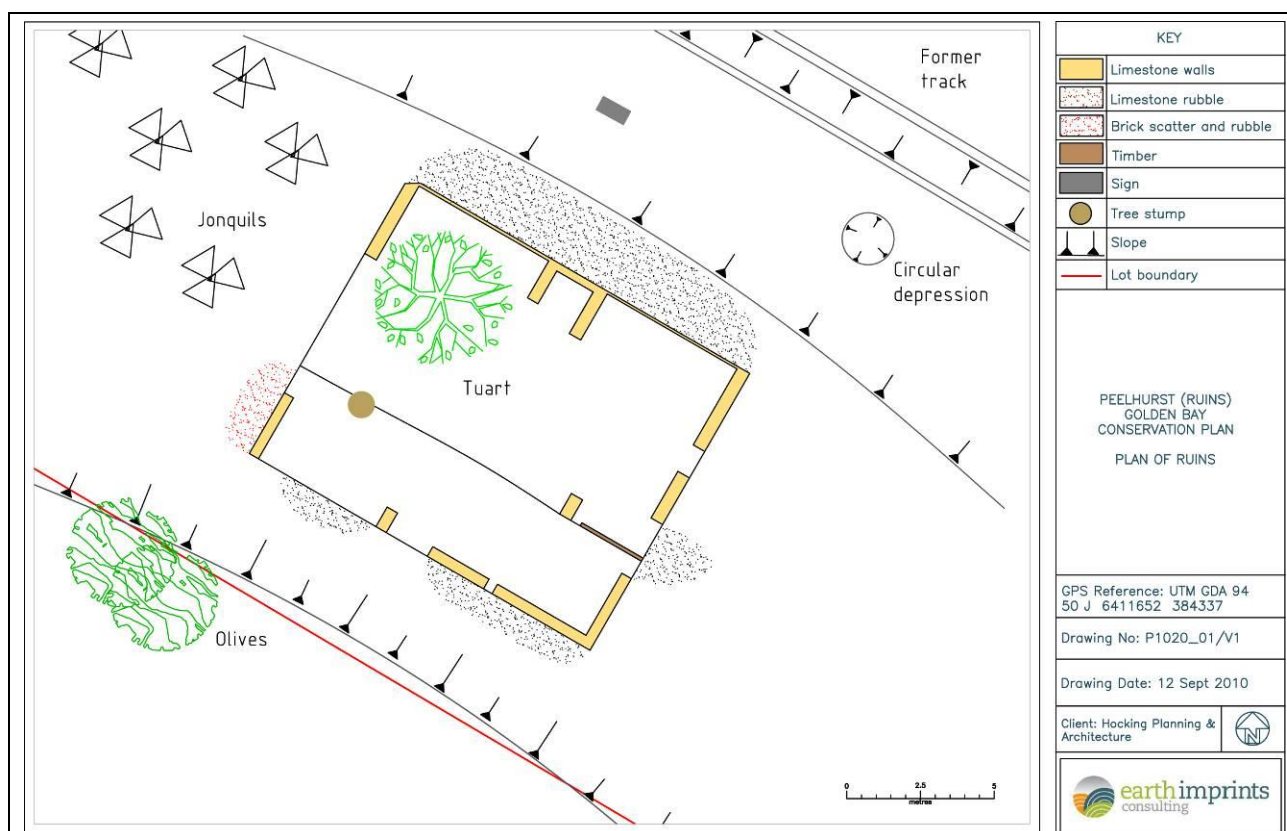
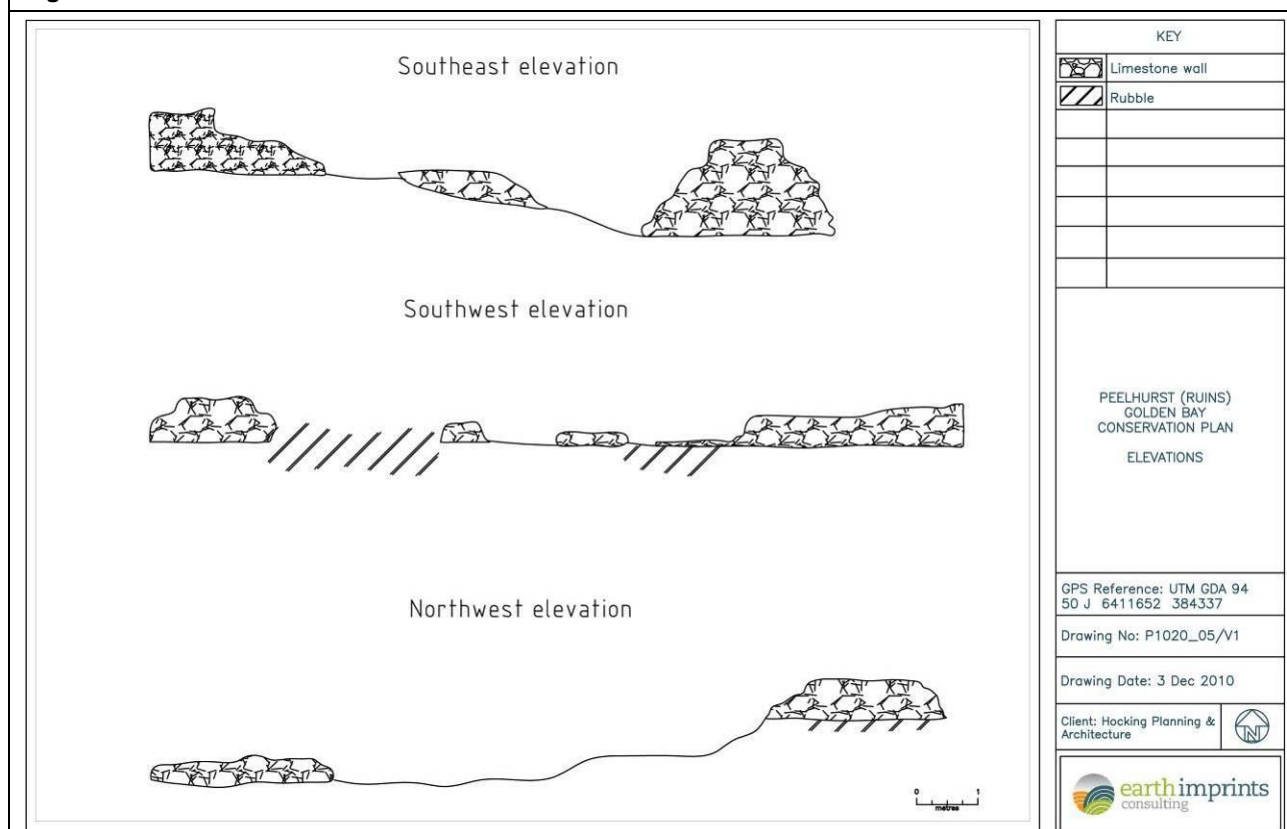


Figure 20 – Plan of vegetation associated with Peelhurst.



**Figure 21 – Plan of Peelhurst ruins.**



**Figure 22 – Elevations of Peelhurst ruins.**

## 4. Archaeological Significance

### 4.1 Archaeological significance

Archaeological significance is a measure of a site's potential to provide further information through the application of archaeological techniques. Earth Imprints Consulting has adopted the grading system provided in Table 4-1 as a means of determining the archaeological significance of Peelhurst (ruins). Measures used to evaluate archaeological significance of Peelhurst (ruins) include age; rarity; availability of historical records; research potential; the potential for interpretation; and integrity and intactness. Section 4.2 provides an assessment of the archaeological significance of the Peelhurst (ruins) based on the criteria outlined in Table 4-1.

**Table 4-1: Rating and the indicative criteria used to measure the archaeological significance of Peelhurst (ruins).**

Rating	Indicative Criteria
<b>Exceptional (Very high)</b>	<ul style="list-style-type: none"><li>• Structural foundations and remains</li><li>• Stratified archaeological deposits</li><li>• High degree of integrity</li><li>• Low level of disturbance</li><li>• Sound documentary evidence</li><li>• Rarity and uniqueness</li></ul>
<b>Considerable (High)</b>	<ul style="list-style-type: none"><li>• Extant features</li><li>• Associated archaeological deposits</li><li>• Moderate degree of integrity</li><li>• Moderate level of disturbance</li><li>• Some documentary evidence</li></ul>
<b>Some (Medium)</b>	<ul style="list-style-type: none"><li>• Landscape features</li><li>• Secondary archaeological deposits</li><li>• Moderate degree of integrity</li><li>• Moderate level of disturbance</li><li>• Lack of documentary evidence</li></ul>
<b>Little (Low)</b>	<ul style="list-style-type: none"><li>• Landscape features</li><li>• Secondary archaeological deposits</li><li>• Low degree of integrity</li><li>• High level of disturbance</li><li>• Lack of documentary evidence</li></ul>
<b>None</b>	<ul style="list-style-type: none"><li>• No archaeological fabric exists</li></ul>

### 4.2 Statement of archaeological significance

Peelhurst (ruins) is of exceptional archaeological significance. The place maintains a moderate degree of integrity and a moderate to low degree of intactness. Moderate levels of disturbance were observed and the land to the swampy land to the north of the site has been remediated.

Extant archaeological evidence includes the ruinous structure of Peelhurst cottage; artefact deposits located to the west of the site, outside of the study area; and landscape features including a former track and depression, which may relate to water procurement or storage. There is potential for artefacts to be located in the subsurface deposits within and around the

ruin, relating to the occupation and use of the place. Sand from the dune has been moving down-slope and may have buried potential archaeological deposits.

The remnant vegetation helps to inform the historical development and use of the site and is an important part of the historical landscape. There is potential for other features, such as fence posts, to be represented in the archaeological record. The extent and location of other potential features including water closet, outbuildings and yards is unknown and may be revealed through archaeological excavation to the west of the ruins.

Some documentary evidence exists for Peelhurst including both primary and secondary sources. This has the potential to further inform the findings of the archaeology. There is also potential for oral history to provide additional information about the site.

Further archaeological investigations, including geophysical survey (controlled metal detector survey) and excavation, would provide additional evidence of the use of the site and the layout, use and construction materials of the former structure. Further investigations would be beneficial for research, site management and interpretation purposes.

### 4.3 Zones of archaeological significance

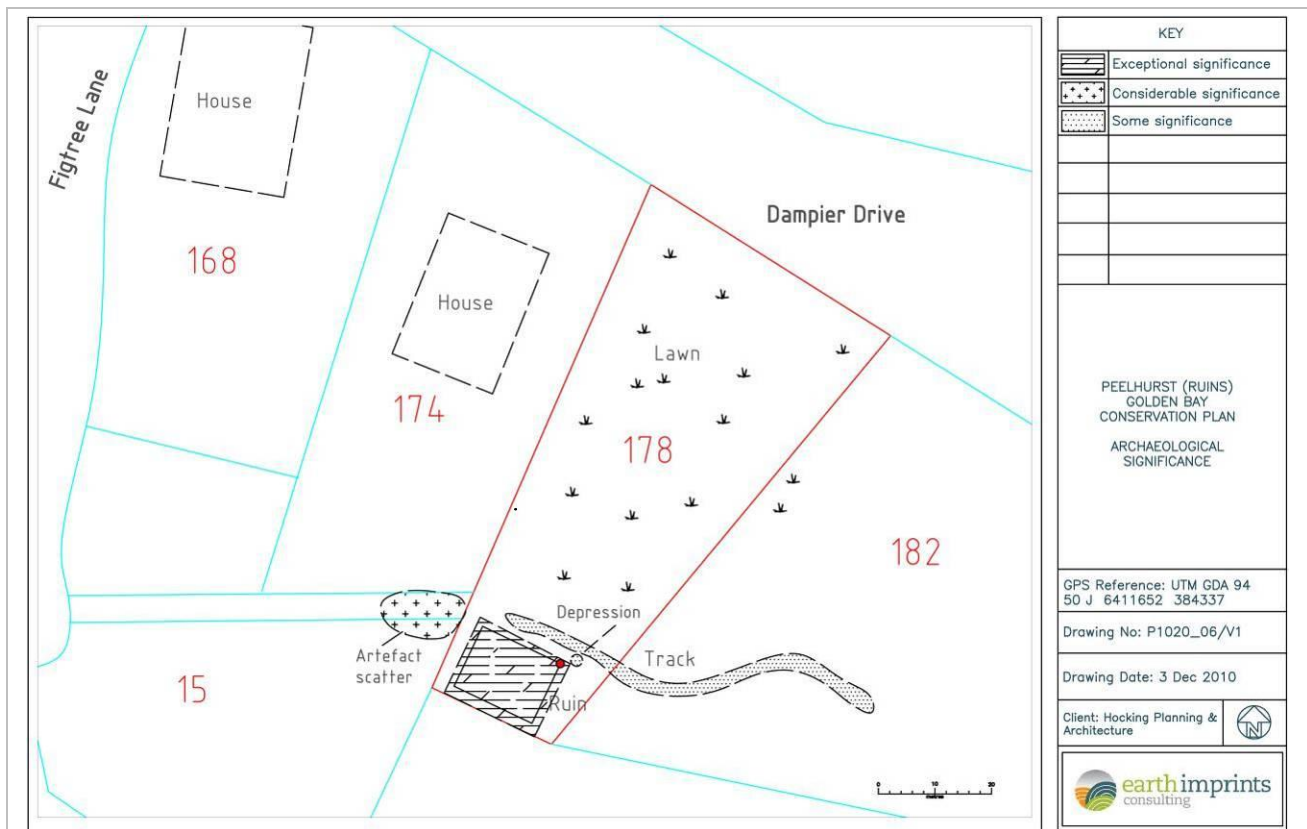


Figure 23 – Zones of archaeological significance associated with Peelhurst.

## 5. Recommendations

The following recommendations form the conservation policy for the management of the archaeological resource of Peelhurst (ruins).

### *General archaeological policies*

- i. Peelhurst (ruins) should be retained and conserved.

The archaeological record is a non-renewable resource. It is preferable that archaeological deposits remain *in situ* and not be impacted by development. It is not considered appropriate to rebuild the former homestead or to cover the ruins in any way. New development should be located at an appropriate distance away from the area of considerable archaeological significance so as not to impact on any archaeological deposits.

- ii. The tuart tree located inside the northwest corner of the ruins should be removed as an immediate priority.

The tuart tree may damage and destabilise the structure and associated archaeological deposits.

- iii. A suitably qualified historical archaeologist should undertake a watching brief during the removal of the tuart tree from inside the northwest corner of the ruin to ensure that the works do not have a detrimental impact on the structure and to record any potential archaeological deposits that may be uncovered.

- iv. Adaption and future use of the Peelhurst (ruins) site should consider the impact on archaeological deposits and the archaeological potential of the site.

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

- vi. Archaeological monitoring should be undertaken in areas of archaeological significance if they are to be disturbed.

There is the potential for subsurface archaeological deposits to be located within the vicinity of the ruins.

- vii. All archaeological work including the use of both invasive and non-invasive techniques should be conducted within an archaeological research framework, which focuses on answering specific research questions or problems.

- viii. Archaeological test excavation would provide additional information about the use and construction of Peelhurst and the domestic life of its residents.

- ix. A controlled metal detector survey of the area surrounding Peelhurst (ruins), including areas outside of the present study area would provide further information about the potential for archaeological deposits.



- i. All archaeological work should be undertaken by a suitably qualified and experienced historical archaeologist.
- ii. All people involved in the management of the site or undertaking any work at the site should be made aware of the site's archaeological significance and potential. If any significant archaeological deposits are affected during work, work should cease and an archaeologist should be contacted to inspect the area and provide recommendations for the appropriate management of the archaeology.

### ***Artefact management policies***

- iii. Artefacts should remain on site unless recorded and recovered by a suitably qualified archaeologist.
- iv. Artefacts recovered from the site (previously or during future investigations) should be curated as a collection.
- v. Any artefacts recovered relating to Peelhurst (ruins) should be catalogued in a database of archaeological artefacts and the records and artefacts stored in a suitable keeping place either with the site owner, or in another suitable location e.g. the Rockingham Historical Society.
- vi. A clay pipe was recovered from the artefact scatter to the west of the ruins during the archaeological survey. The pipe should be stored in a suitable keeping place either with the site owner or local historical society.

### ***Interpretation policies***

- vii. Peelhurst (ruins) should be interpreted appropriately.

Site interpretation should consider the archaeological values of Peelhurst (ruins) and any results of archaeological work undertaken at the site.

Interpretation signage should be in the form of a discrete, detached signboard. The existing sign should be upgraded and relocated so as not to detract from the visual appearance of the site. Signage should not be located to the side of the ruins.

- viii. Further investigation, including historical research and archaeological investigations, would assist with the interpretation of Peelhurst (ruins).

### ***Community/ stakeholder engagement policies***

- ix. The owner should consider a public archaeology program, should further archaeological investigations including excavation be undertaken, to inform the community about the history and archaeology of Peelhurst (ruins) and its relationship to the development of the region.

## 6. Glossary

### **Archaeology**

The study of the past through analysis of material culture. Archaeology is concerned with culture, a human phenomenon.

### **Artefact**

An object that is made, modified, used or given meaning by humans.

### **Excavation**

The process of recovering and recording archaeological deposits/ features/ artefacts through techniques including digging/ scrapping/ probing.

### **Feature**

A single context or a collection of contexts that represent a non-portable human activity.

### **Site**

A place that represents a particular focus of human activity (Pearson and Sullivan 1995: 5).

### **Survey**

A non-intrusive method of observing and recording a site. There are many techniques and types of survey which may be applied to a site, depending on the aim of the survey and the type of information and level of detail required.

## 7. References

Hasluck, A.

1965 *Thomas Peel of Swan River*. Melbourne: Oxford University Press.

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Wells, M.R., V. P. M. Oma and N. L. B. Richards

2004 *Shire of Rockingham - A Study of Land Resources and Planning Considerations*. Resource Management Technical Report No.44. Department of Agriculture Western Australia.

### Newspapers

*The West Australian* . "To Capitalists and Sheep-owners requiring Coast Runs." 4 June 1880: 2.

## **APPENDIX I: Items from the Serpentine Farm estate listed for sale in The Perth Gazette (18 November 1859, p. 1).**

**Insolvency of Thos. Peel, Jun.**

**A** SALE by Auction will take place at the Serpentine Farm, on the 16th instant, at twelve o'clock noon, of carts, drays, ploughs, ladder of 30 or 40 feet, flour mill, blocks, ropes, chaff-cut'er, and other farm implements.

Also, Furniture, tables, chairs, sofa, bedstead, looking glasses, mattresses, bolsters, and pillows, pictures, clock, glass and crockery ware, and cooking utensils.

*Terms at Time of Sale.*

**A. H. STONE,**

Official Assignee.

**In the Civil Court }  
In Insolvency }**

**In the Matter of Thomas Peel, Jun.,  
an Insolvent.**

**T**O be sold by Public Auction, at the United Service Tavern, Perth, on Wednesday, the 28th September, instant, at 12 (noon), a number of excellent horses, 7 working bullocks, and several head of other horned stock, a valuable double gun, by Henry Jatham, in excellent order, with oak case, and leather cover over all, very complete, a revolver, by Deane Adams and Deane, very complete, and in good order, with oak case; a 6-keyed flute, a handsome gold watch, with guard, and Albert gold curb chain, and handsome key, with swivel 3 seal head, in very excellent order; a pair blacksmiths bellows, 1 anvil, 1 vice, 1 plough, 6 chains, and 1 saddle, for the benefit of Creditors of the said Estate.

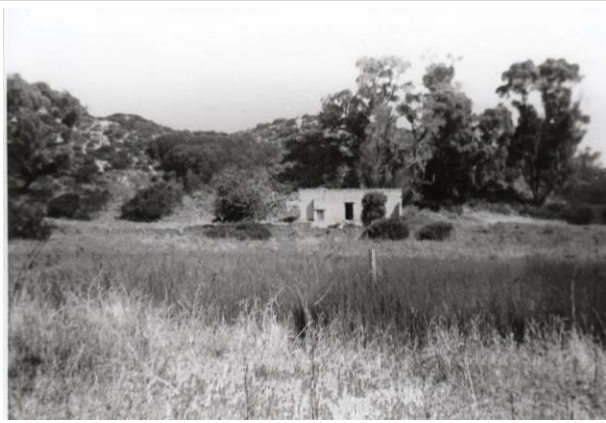
By order of Court,

**A. H. STONE,**

Official Assignee



## **APPENDIX II: Historical photographs (Courtesy of Hocking Planning and Architecture).**



**Figure 1 – View south towards Peelhurst cottage from where Dampier Drive is now located, date unknown.**



**Figure 2 – View southeast towards Peelhurst cottage, date unknown.**



**Figure 3 – View southeast towards Peelhurst cottage, date unknown.**



**Figure 4 – View southeast towards Peelhurst cottage, date unknown. A fig tree is located on the eastern side of the cottage.**



**Figure 5 – View southeast towards Peelhurst cottage, date unknown. Fig trees, now located at the rear of 168 Dampier Drive, are located in the foreground.**



**Figure 6 – Detail of north wall of cottage, view southeast, date unknown.**



**Figure 7 – View from 176 Dampier Drive towards Peelhurst, date unknown.**



**Figure 8 – View south towards Peelhurst cottage, date unknown.**

# **Peelhurst (ruins) Conservation Plan Archaeological Assessment**



Peelhurst cottage (date unknown).

## **Final Report**

Prepared for Hocking Planning and Architecture  
December 2010

# Peelhurst (ruins) Conservation Plan Archaeological Assessment

Final Report  
December 2010

Prepared for Hocking Planning and Architecture

## Cover Image

Peelhurst cottage, date unknown. Image provided by Hocking Planning and Architecture.

## Report Author(s)

Renée Gardiner

## Acknowledgements

## Document Register

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P1020	Final Draft	Archaeological Report	Hocking Planning & Architecture	Prue Griffin	1	6/12/2010
P1020	Final Report	Archaeological Report	Hocking Planning & Architecture	Prue Griffin	1	7/12/2010

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# Executive Summary

Earth Imprints Consulting (EIC) was commissioned by Hocking Planning and Architecture (HPA) to undertake an archaeological assessment of Peelhurst (ruins) and to provide recommendations for the management of the archaeological resource for the Peelhurst (ruins) for input into the Conservation Plan for the place.

A site survey was conducted on 19 August 2010 to identify and record surface archaeological deposits and features. A subsequent visit was undertaken with horticulturalist, John Viska, on 18 November 2010.

Peelhurst (ruins) site is of exceptional to some archaeological significance with archaeological features including the ruins, artefact scatter and landscape features providing different grades of significance according to criteria outlined in Table 4-1. The place maintains a moderate degree of integrity and a moderate to low degree of intactness. Moderate levels of disturbance were observed and the land to the swampy land to the north of the site has been remediated.

Further archaeological investigations, including geophysical survey and excavation, would provide additional evidence for the use of the site and the layout, and the use and construction materials of the former structure.

Recommendations, which form the conservation policy for the management of the archaeological resource at Peelhurst (ruins), include policies relating to the general management of the archaeology; artefact management; interpretation; and stakeholder/ community engagement.

Section 1 provides the introduction and background to the project. A brief land use history is provided in Section 2. Section 3 presents the results of the fieldwork, including photographs and plans of the site and the ruin.

The archaeological potential of the site is discussed in Section 4. A statement of archaeological significance and a plan of the zones of archaeological significance are also provided. Management policies are provided in Section 5. A glossary (Section 6) and references (Section 7) are located at the back of the report prior to the appendices.

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# Abbreviations

DIA	Department of Indigenous Affairs
EIC	Earth Imprints Consulting
HCWA	Heritage Council of Western Australia
HPA	Hocking Planning & Architecture

# 1. Introduction

## 1.1 Project background

Earth Imprints Consulting (EIC) was commissioned by Hocking Planning and Architecture to undertake an archaeological assessment of Peelhurst (ruins) and to provide recommendations for the management of the archaeological resource at the site for input into the Conservation Plan for the place.

## 1.2 Study area

Peelhurst (ruins) is located at 178 (Lot 40), Dampier Drive, Golden Bay, Western Australia, approximately 21 km south of Rockingham and 64 km south of Perth. The site is located within the City of Rockingham and is owned and managed by the City of Rockingham.

The study area is bounded by a residential block to the north, Dampier Drive to the east, bushland to the south and sand dunes to the west. The ruins are located at the western margin of the study area on the lower slope of a sand dune. The area to the east, between the ruins and Dampier Road is flat/ gently undulating ground, cleared of vegetation. The study area is currently used as public open space.



Figure 1 – Location of Golden Bay, shown in orange (image courtesy of Google – MapData Sciences Pty Ltd).





**Figure 2 – Aerial view of Peelhurst (ruins) site showing the Lot boundary. The ruins are located at the southern end of the block.**

### 1.3 Heritage status

Peelhurst (ruins) is included on one historical heritage register. No Aboriginal sites are located within the lot boundary of the registered site.

**Table 1-1: Historical heritage registrations for Peelhurst (ruins).**

Register	Status	Date Registered
<b>City of Rockingham</b>		
<ul style="list-style-type: none"> <li>Municipal Heritage Inventory</li> </ul>	High Level of Protection	22/12/1998

### 1.4 Project team

The archaeological project team includes:

- Renée Gardiner** – Archaeologist

Information regarding the history and remnant vegetation on site was provided by:

- Prue Griffin** – Historian, Hocking Planning and Architecture
- Gemma Smith** – Conservation Manager, Hocking Planning and Architecture
- John Viska** – Horticulturalist and garden historian

## 1.5 Site visit and recording practices

A site visit was undertaken by Renée Gardiner of EIC on 19 August 2010 to identify and record surface archaeological features. A subsequent visit was undertaken on 18 November 2010 with horticulturalist, John Viska. Recording practices included:

- i. Scaled drawing and mapping of archaeological features including a plan of the site and drawings of the east, south and west elevations of the ruins;
- ii. Description of the site and its archaeological deposits to provide an informed assessment of the site's extent, archaeological potential and physical condition including integrity and intactness; and,
- iii. Digital photography of the site and surrounding environment as well as surface archaeological deposits. Photographs included a metric scale i.e. range pole, tape measure or other as appropriate. The details of photographs were recorded in a photographic log indicating the site, photo number, description, direction, date and name of photographer.

## 2. Historical background

### 2.1 Land use history

Table 2-1 provides an outline of the land use history for the Peelhurst (ruins) site. This history provides an understanding of how the site developed; what archaeological evidence may remain on the site; and the processes which may affect the condition of extant features and potential archaeological deposits. Historical information is provided courtesy of Prue Griffin, Hocking Planning and Architecture.

**Table 2-1: Peelhurst (ruins) land use history.**

Date	Description
1859	Tom Peel bankrupted and his Serpentine Farm and associated equipment sold. Appendix I provides a list of items offered for sale. Any equipment not sold from Serpentine Farm may have been transferred to Peelhurst.
c.1860	Tom Peel selected portion of land from his father's holdings, 14.5 km north of Mandurah to establish a farm. Land described comprising good soil, green marshy flats, and swamps well stocked with game. <sup>1</sup> Peelhurst cottage built from local materials in similar style to the Serpentine Farm homestead.
1863-64	7 Ticket of Leave men employed on Peelhurst as labourers and farmhands.
1871	Ticket of Leave men employed at Peelhurst by Luke Peel.
1875	Tom has a paddock and run at Peelhurst where he kept horses and other stock.
1880	Peelhurst up for sale. Described as well supplied with water and feed. <sup>2</sup>
1882	Parcel of land consisting of 7280 acres and Peelhurst transferred to William Paterson and George Pryde Paterson as an alternative pasture for their stock at Pinjarra.
1880s-1949	Planting of figs, tree clearing, and planting of grasses. Portions of holding burnt regularly to promote succulent pasture. Watered stock in soak to north of Peelhurst cottage. Cooked over large open fire place, with a base of deep sand and ashes. Employed Aboriginal stockmen, who slept of hard floor in kitchen. Wild pigs were caught and kept in cellar to be transported to Fremantle for slaughter. Caretaker, Joe Brown, lived on site. Rations provided from Pinjara property monthly including flour and tea. Peelhurst shared by the Patterson family with the McLarty's for use as a stock camp. <sup>3</sup>
1892	Land surveyed by Charles Arthur Paterson (brother of William and George).
1880s – 1949	Peelhurst landholding subdivided into smaller lots by members of the Paterson family.
1949	997 acres, including Peelhurst cottage transferred to Cyril Robbins.
1956	Cottage described by William Smart: <i>The house, never really completed, stands to this day. It is built in a curious fashion, because, entering from the back you pass straight into the upper storey and have to go down stairs to the front and lower portion of the house.</i> <sup>4</sup>
1963	Land parcel owned by Cyril Robbins increased to 1030 acres.
1965	Peelhurst described by Alexander Hasluck: <i>This house had the some of the same features as the second house at the Serpentine</i>

<sup>1</sup> Richard, Ronald *The Murray District of Western Australia: a history*. Pinjarra: Shire of Murray, 1978, p. 329, p. 330.

<sup>2</sup> *The West Australian*. "To Capitalists and Sheep-owners requirreing Coast Runs." 4 June 1880: 2.

<sup>3</sup> Paterson, James C. "Copy of a talk given to the Rockingham District Historical Society (Inc)." 29 October 1993.

<sup>4</sup> Smart, William C. *Mandurah and Pinjarrah: history of Thomas Peel and the Peel Estate, 1829-1865*. Perth : Paterson Brokensha, 1956, Appendix F, p. 92.

– the same long narrow casement windows with wide window seats. Only the kitchen, with huge fireplace fit to smoke a side of bacon in, and a pleasant vestibule and bedroom, all at the rear looking out on the hillside and roofed with shingles, were ever finished and lived in. Extensive stone foundations for cellars with two front rooms to go on top, show what the rest of the house would have been like had it ever been completed. The lonely shell of a dwelling, completely isolated even today [1965] looks over acres of rather flat marshy ground, green throughout the summer. There Tom Peel lived almost to the end of his days...<sup>5</sup>

<b>1960s</b>	Golden Bay subdivision sold and the region opened up for residential lots.
<b>1970</b>	Following death of Cyril Robbins the property transferred to members of the Robbins family.
<b>1991</b>	Peelhurst (ruins) within lot 40 transferred to the City of Rockingham.
<b>1990s - present</b>	Site management activities undertaken by City of Rockingham including weed, lawn and fire management.  Topography of site altered. The swampy area to north of ruin has been reclaimed. Soil levels around the ruin have been affected by movement of sand down slope.
<b>2008</b>	Peelhurst (ruins) included on the City of Rockingham Municipal Inventory of Heritage Places.
<b>2010</b>	Archaeological survey undertaken by Earth Imprints Consulting for Conservation Plan by Hocking Planning & Architecture.

## 2.2 Analysis of historical photographs

Historical photographic evidence provides an understanding of the original structure and the character of the surrounding landscape from approximately the early to late 20th century. The exact date of the images is unknown. The historical photographs are provided in Appendix II.

### 2.2.1 Landscape

Peelhurst cottage was located on a flat pad, extending approximately 2 m to the east and west of the structure, which was located towards the base of a sand dune, aligned east-west (All: Figure 1 and 3). The ground to the north of the ruin appears to be quite swampy (All: Figure 1). A number of post and wire fences are depicted in the images, running east-west along the base of the sand dune to the west of the cottage; through the swamp at the north of the cottage; and to the west of the ruins, aligned north-south (All: Figure 1 and 7). A large fig tree is growing on the eastern side of the cottage and figs are also planted to the west of the cottage on the flat (All: Figure 4 and 5).

### 2.2.2 Cottage

The images show the form and scale of the original cottage, which was built on a slope, the upper section, at the south, was built first. The lower portion was never completed. It appears that the addition was planned from an early stage, as evidenced by the presence of two recesses constructed on the north elevation for fireplaces (All: Figure 1 to 8).

The cottage is constructed of random limestone rubble and large timber lintels, possibly constructed of locally available tuart timber. Smaller resting timbers are located at the base of the structure (All: Figure 6). These timbers may have been installed to support a timber floor or to provide a structural reinforcement for the limestone walls. The south elevation measures approximately 3 m high. The structure contains a skillion roof. The roofing material is difficult to distinguish; however, a box-shaped flashing runs around the perimeter (All: Figure 2 and 3).

<sup>5</sup>

Hasluck, Alexandra. *Thomas Peel of Swan River*. Melbourne: Oxford University Press, 1965, pp. 234-235.

## 3. Archaeological Features

### 3.1 Site description

#### 3.1.1 Study area

The study area is bounded by Dampier Road at the north, bushland to the east, an east-west sand dune to the south and residential housing to the west on a single allotment of 3776 m<sup>2</sup>. The sand dune forms part of the Spearwood dune system in the western portion of the Swan Coastal Plain. Swampy land is located to the north of Dampier Drive. Dark peaty soil across the central and northern portion of the study area, where the lawn is located, provides evidence of the once swampy nature of the study area. Large tuart (*Eucalyptus gomphocephala*) trees are located to the east and southwest of the ruins, outside of the study area.

#### 3.1.2 Ruinous limestone structure

A ruinous structure is located at the south of the study area on the north-facing slope of the dune, towards the base. Lawn extends from the northern edge of the ruins towards Dampier Drive. The ruin is constructed of random rubble limestone with lime mortar and comprises a number of low limestone walls. The remnant wall heights range from 10 cm to 160 cm. Limestone rubble from the collapsed walls is located around the ruin and the grass and other vegetation surrounding the ruin has been sprayed in a narrow strip, up to 1.5 m out from the structure. A piece of structural timber remains *in situ* at the eastern side of the ruin.

Modern litter including a beer can and rubber thong has been left at the site. A crushed beer can is inserted in the northeast corner of the eastern wall. A scatter of red-orange bricks with remnant mortar is located along the western wall, at the southwest corner. The interior of the structure is covered with limestone rubble, vegetation and leaf litter making the internal division of space difficult to interpret. A large self-seeded tuart is growing inside the northwest corner of the ruin. A tall, approximately 2 m high, sign is located to the north of the ruins, between the ruins and the former track.

The floors are recorded in historical sources as being, 'hard floors', which may have been constructed of locally available timber, compact earth or stone. Artefacts are likely to remain in the subsurface deposits in and around the ruin and in the area of the former kitchen and bedroom.

#### 3.1.3 Artefact scatter

A number of 19th century artefacts were observed along the track, approximately 10 m to 15 m west of the ruin, on the eastern margin of 15 Figtree Lane. The artefact scatter is located across the western boundary in the southern portion of present study area. However, the artefact scatter remains part of the Peelhurst (ruins) site.

Artefacts observed included a fragment of clear, light green-tinted, opalescent bottle glass; a fragment of white glazed porcelain, which appears to be the base of a bowl; and the bowl section of a clay pipe, possibly dating to the 1880s. Opalescence develops on glass objects when they have been buried in peaty soil. The fragment of glass found on the site confirms the swampy condition of the soil in this area.

#### 3.1.4 Former track

Evidence of a former east-west track remains in the southern portion of the study area approximately 6 m north of the ruin. The feature comprises a linear depression measuring approximately 1.5 m. Soil is slightly mounded on either side of the track. The track extends



outside of the study area to the west (15 Figtree Lane) and to the east (182 Dampier Drive). The edges of the track to the east are approximately 400mm high. Limestone rubble rocks are scattered along the edges, indicating that the track was lined with rubble walls.

### 3.1.5 Circular depression

A circular depression is located to the north of the ruin, approximately 3 m from the northeast corner. The diameter of the depression measures approximately 1.8 m. This feature may be evidence of a well on the site.

### 3.1.6 Remnant vegetation

Remnant exotic vegetation relating to the occupation of the site from the late 19th century remains with and outside of the study area. While the vegetation is not archaeological in nature, it forms a part of the archaeological landscape of the study area and is important in understanding the potential use and spatial layout of the site.

Two multi-trunk olive trees (*Olea europaea*) are outside of the study area to the southwest of the ruin, at 10L Ayrton Court. Another large, multi-trunk olive is located outside of the study area at rear of 174 Dampier Drive, to the west of the allotment. During the 19th century, olive trees were planted for windbreaks, oil was used in lamps, and, to a lesser extent, for pickling.

Three fig trees (*Ficus spp.*) are located at 15 Figtree Lane, behind the cottage on the northwest corner of Dampier Drive and Figtree Lane, 168 Dampier Drive. The shape of the leaves indicates that there are two different varieties growing. A trunk of a dead fig tree is also located at the rear of the 174 Dampier Drive, to the east.

Ornamentals including jonquils (*Narcissus sp.*) and purple pincushion (*Scabiosa atropurpurea*) are located at the western side of the ruin. Evidence of subsistence plantings including Russian garlic and Greek mustard remain on site. Russian garlic is growing at the base of the sand dune to the east of the study area and Greek mustard, a garden escape, is growing in the lawn within the study area.

## 3.2 Images

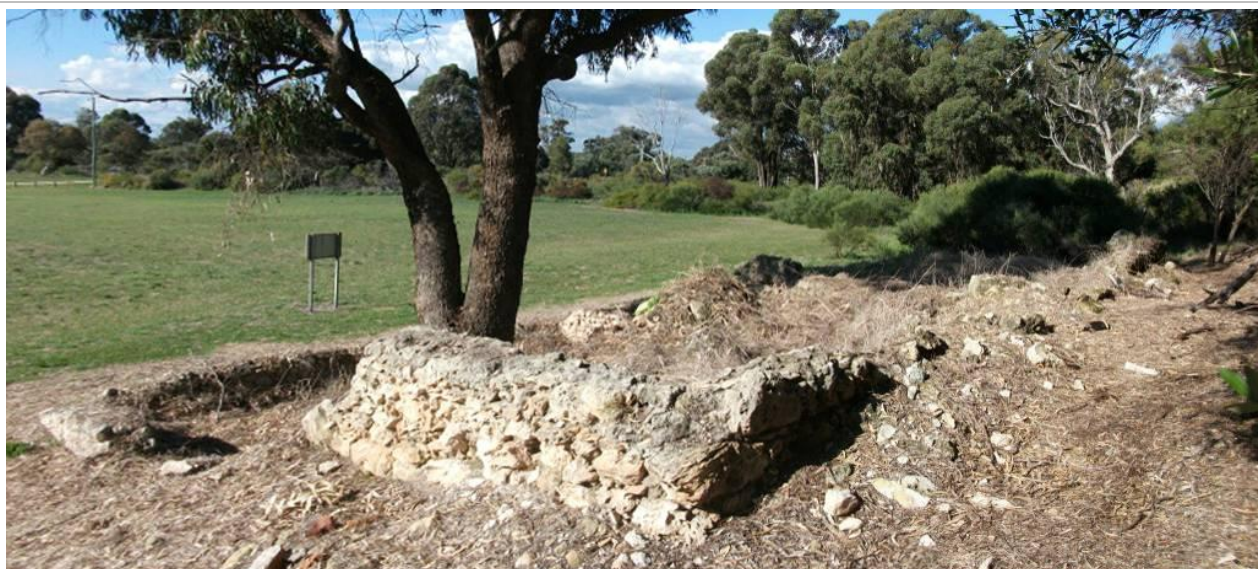


Figure 3 – Study area showing the location of the Peelhurst cottage ruins, view south.





**Figure 4 – Peelhurst cottage ruins site, view southwest.**



**Figure 5 – Peelhurst cottage ruins, view northeast from southwestern corner of site.**





**Figure 6 – Peelhurst cottage ruins, looking down slope to flat, view north.**



**Figure 7 – Peelhurst cottage ruins, view southwest.**

**Figure 8 – Olive trees in southwest corner of Peelhurst cottage ruins, view south.**



**Figure 9 – Southern portion of east elevation, view west.**

**Figure 10 – Northern portion of east elevation, view west.**



**Figure 11 – Internal wall of east elevation, view east.**

**Figure 12 – Structural timber aligned east-west in the central portion at the eastern side of cottage, view south.**





**Figure 13 – Southern portion of west elevation, view east.**



**Figure 14 – Brick scatter located adjacent the southwest corner of cottage along west elevation, view north.**



**Figure 15 – Circular depression to northeast of cottage ruin, view southwest.**



**Figure 16 – Track located at 182 Dampier Drive, view west.**



**Figure 17 – Clay tobacco pipe and bottle glass in artefact scatter located along track at 15 Figtree Lane (clay pipe recovered).**



**Figure 18 – Porcelain bowl fragment in artefact scatter located along track at 15 Figtree Lane (not recovered).**

### 3.3 Site plans and elevations

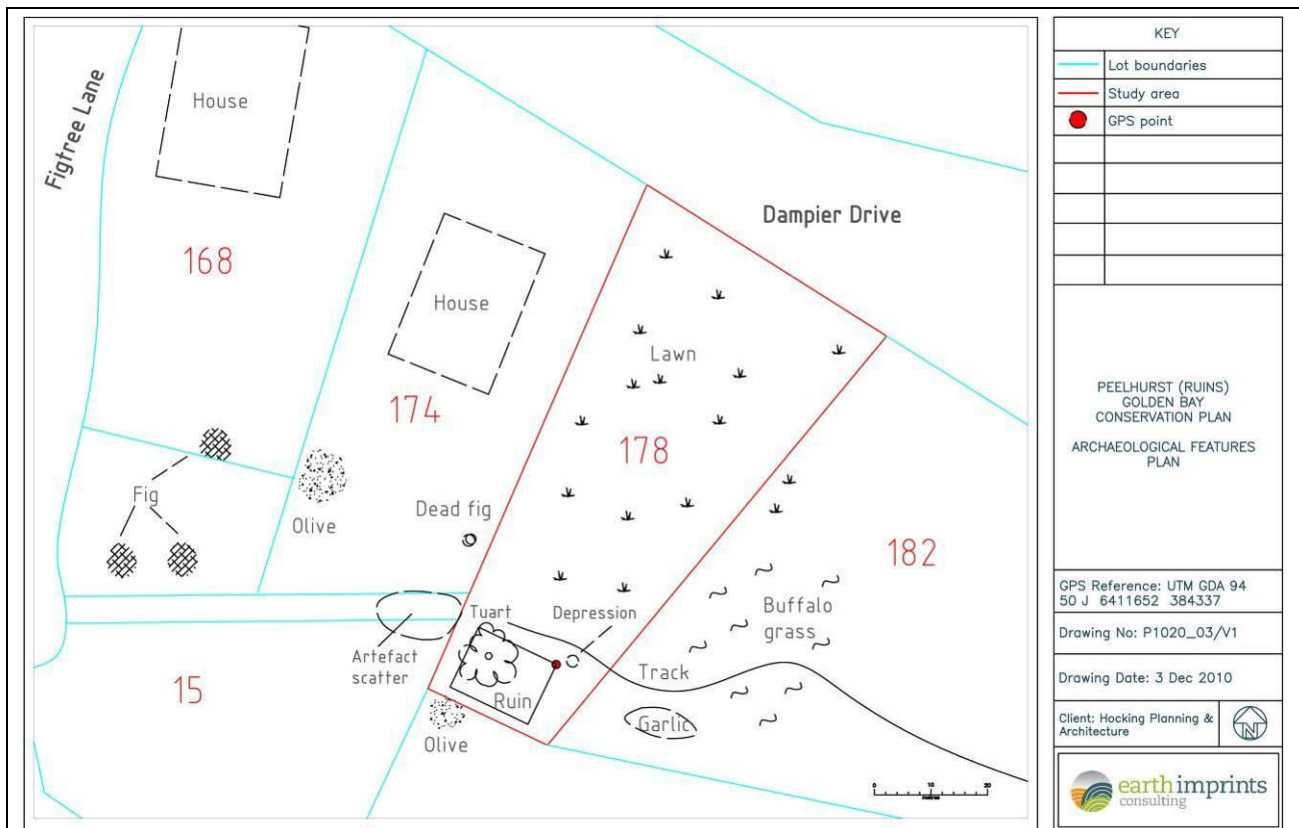


Figure 19 – Plan of archaeological features associated with Peelhurst.

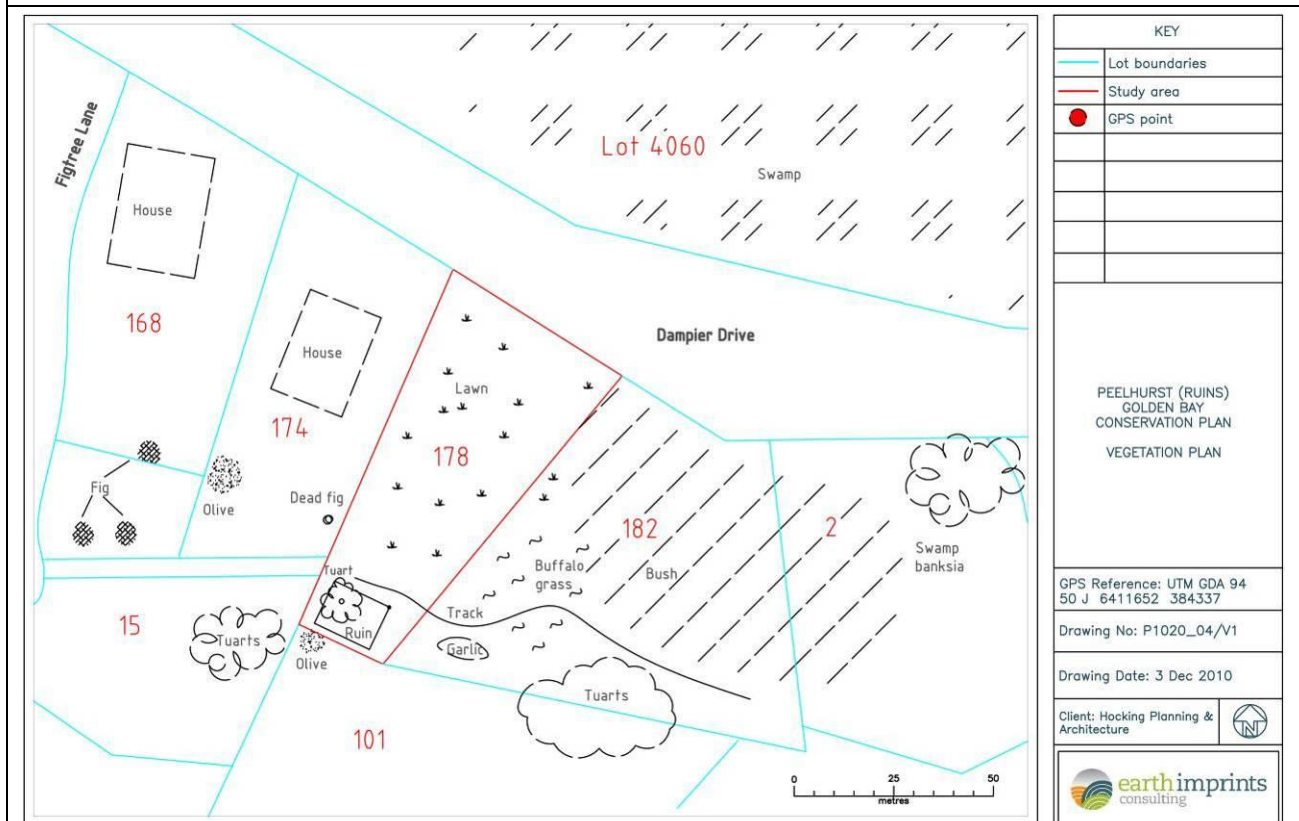
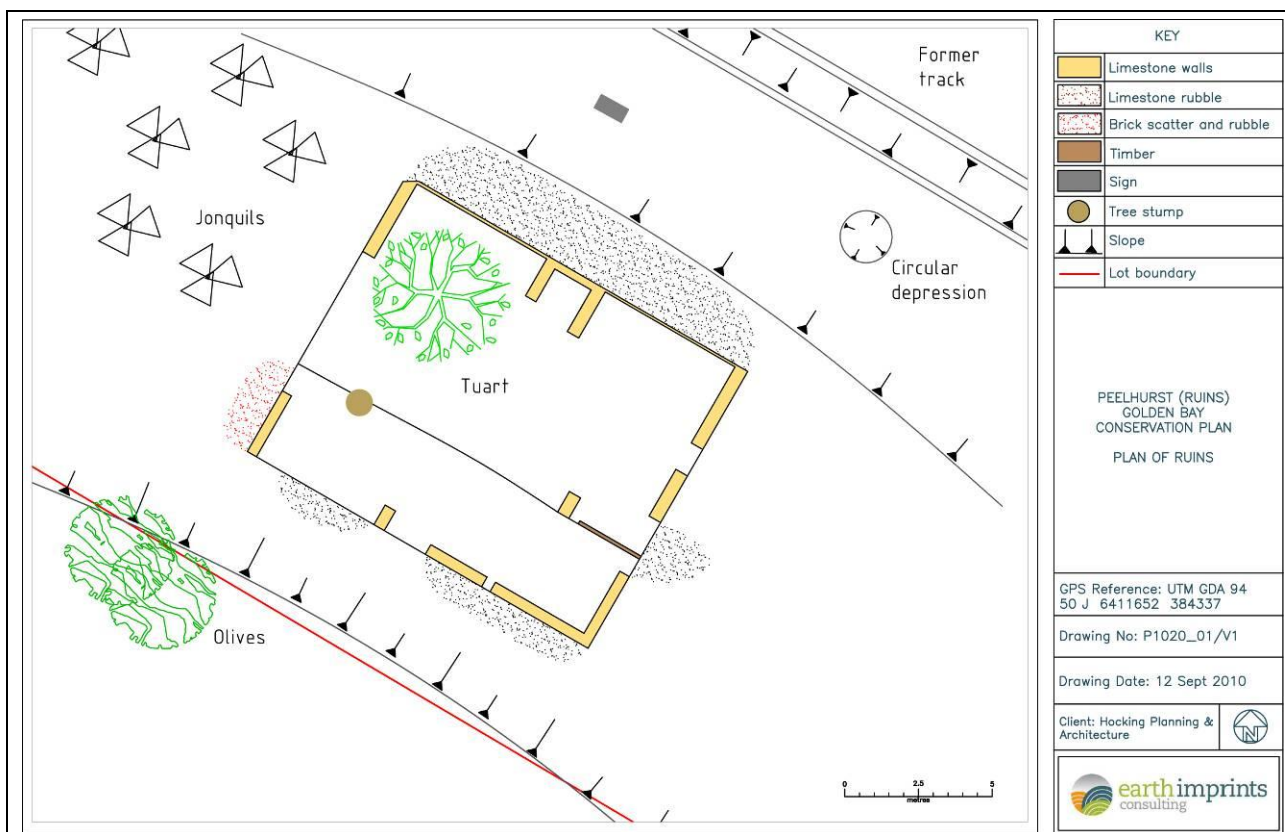
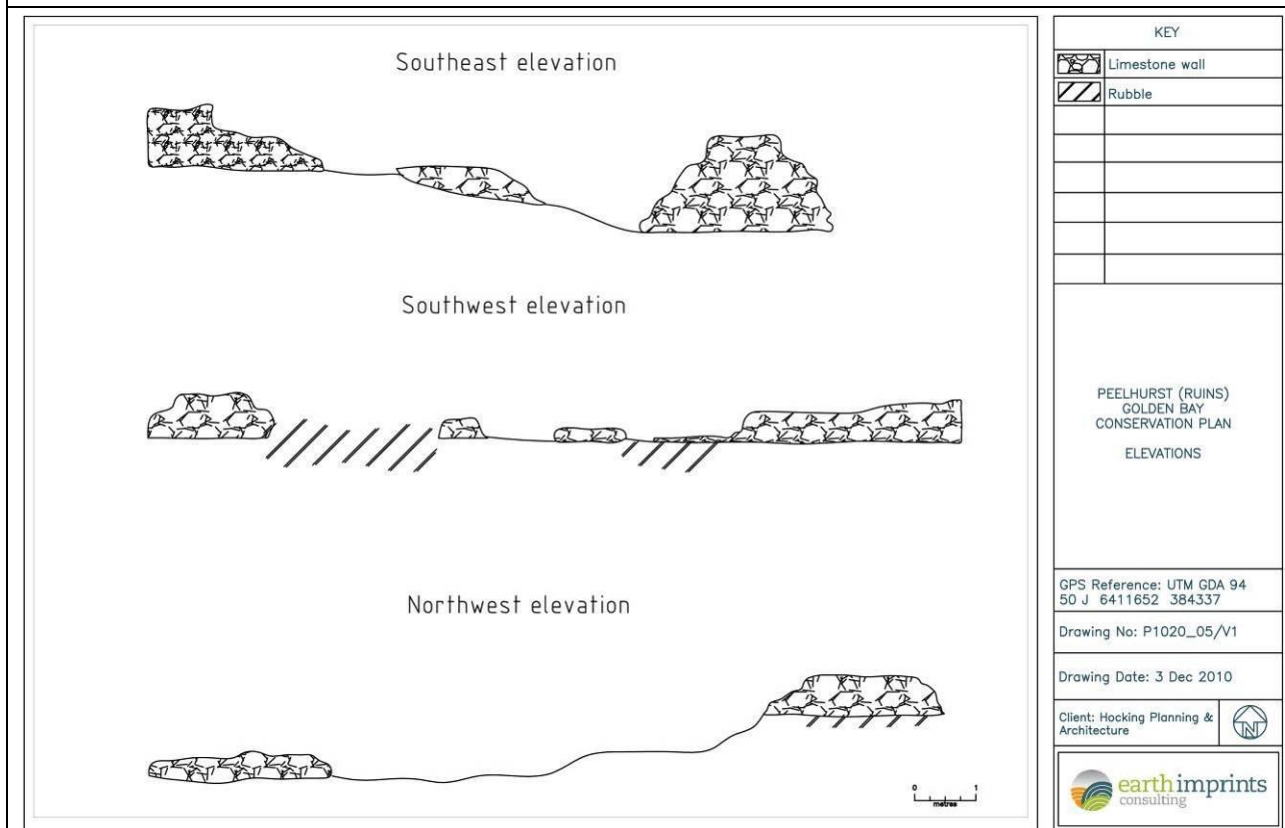


Figure 20 – Plan of vegetation associated with Peelhurst.





**Figure 21 – Plan of Peelhurst ruins.**



**Figure 22 – Elevations of Peelhurst ruins.**

## 4. Archaeological Significance

### 4.1 Archaeological significance

Archaeological significance is a measure of a site's potential to provide further information through the application of archaeological techniques. Earth Imprints Consulting has adopted the grading system provided in Table 4-1 as a means of determining the archaeological significance of Peelhurst (ruins). Measures used to evaluate archaeological significance of Peelhurst (ruins) include age; rarity; availability of historical records; research potential; the potential for interpretation; and integrity and intactness. Section 4.2 provides an assessment of the archaeological significance of the Peelhurst (ruins) based on the criteria outlined in Table 4-1.

**Table 4-1: Rating and the indicative criteria used to measure the archaeological significance of Peelhurst (ruins).**

Rating	Indicative Criteria
<b>Exceptional (Very high)</b>	<ul style="list-style-type: none"><li>• Structural foundations and remains</li><li>• Stratified archaeological deposits</li><li>• High degree of integrity</li><li>• Low level of disturbance</li><li>• Sound documentary evidence</li><li>• Rarity and uniqueness</li></ul>
<b>Considerable (High)</b>	<ul style="list-style-type: none"><li>• Extant features</li><li>• Associated archaeological deposits</li><li>• Moderate degree of integrity</li><li>• Moderate level of disturbance</li><li>• Some documentary evidence</li></ul>
<b>Some (Medium)</b>	<ul style="list-style-type: none"><li>• Landscape features</li><li>• Secondary archaeological deposits</li><li>• Moderate degree of integrity</li><li>• Moderate level of disturbance</li><li>• Lack of documentary evidence</li></ul>
<b>Little (Low)</b>	<ul style="list-style-type: none"><li>• Landscape features</li><li>• Secondary archaeological deposits</li><li>• Low degree of integrity</li><li>• High level of disturbance</li><li>• Lack of documentary evidence</li></ul>
<b>None</b>	<ul style="list-style-type: none"><li>• No archaeological fabric exists</li></ul>

### 4.2 Statement of archaeological significance

Peelhurst (ruins) is of exceptional archaeological significance. The place maintains a moderate degree of integrity and a moderate to low degree of intactness. Moderate levels of disturbance were observed and the land to the swampy land to the north of the site has been remediated.

Extant archaeological evidence includes the ruinous structure of Peelhurst cottage; artefact deposits located to the west of the site, outside of the study area; and landscape features including a former track and depression, which may relate to water procurement or storage. There is potential for artefacts to be located in the subsurface deposits within and around the



ruin, relating to the occupation and use of the place. Sand from the dune has been moving down-slope and may have buried potential archaeological deposits.

The remnant vegetation helps to inform the historical development and use of the site and is an important part of the historical landscape. There is potential for other features, such as fence posts, to be represented in the archaeological record. The extent and location of other potential features including water closet, outbuildings and yards is unknown and may be revealed through archaeological excavation to the west of the ruins.

Some documentary evidence exists for Peelhurst including both primary and secondary sources. This has the potential to further inform the findings of the archaeology. There is also potential for oral history to provide additional information about the site.

Further archaeological investigations, including geophysical survey (controlled metal detector survey) and excavation, would provide additional evidence of the use of the site and the layout, use and construction materials of the former structure. Further investigations would be beneficial for research, site management and interpretation purposes.

### 4.3 Zones of archaeological significance

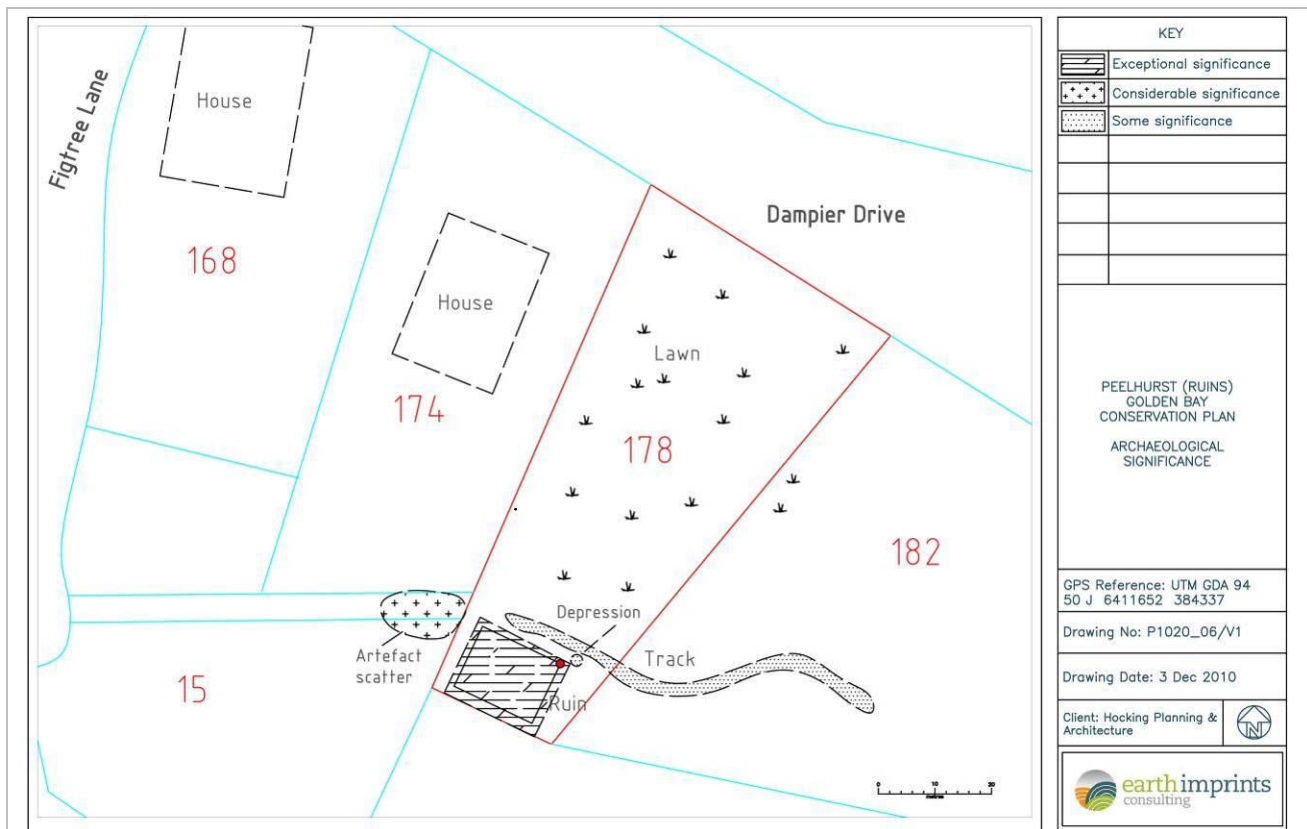


Figure 23 – Zones of archaeological significance associated with Peelhurst.

## 5. Recommendations

The following recommendations form the conservation policy for the management of the archaeological resource of Peelhurst (ruins).

### *General archaeological policies*

- i. Peelhurst (ruins) should be retained and conserved.

The archaeological record is a non-renewable resource. It is preferable that archaeological deposits remain *in situ* and not be impacted by development. It is not considered appropriate to rebuild the former homestead or to cover the ruins in any way. New development should be located at an appropriate distance away from the area of considerable archaeological significance so as not to impact on any archaeological deposits.

- ii. The tuart tree located inside the northwest corner of the ruins should be removed as an immediate priority.

The tuart tree may damage and destabilise the structure and associated archaeological deposits.

- iii. A suitably qualified historical archaeologist should undertake a watching brief during the removal of the tuart tree from inside the northwest corner of the ruin to ensure that the works do not have a detrimental impact on the structure and to record any potential archaeological deposits that may be uncovered.

- iv. Adaption and future use of the Peelhurst (ruins) site should consider the impact on archaeological deposits and the archaeological potential of the site.

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

- vi. Archaeological monitoring should be undertaken in areas of archaeological significance if they are to be disturbed.

There is the potential for subsurface archaeological deposits to be located within the vicinity of the ruins.

- vii. All archaeological work including the use of both invasive and non-invasive techniques should be conducted within an archaeological research framework, which focuses on answering specific research questions or problems.

- viii. Archaeological test excavation would provide additional information about the use and construction of Peelhurst and the domestic life of its residents.

- ix. A controlled metal detector survey of the area surrounding Peelhurst (ruins), including areas outside of the present study area would provide further information about the potential for archaeological deposits.

- i. All archaeological work should be undertaken by a suitably qualified and experienced historical archaeologist.
- ii. All people involved in the management of the site or undertaking any work at the site should be made aware of the site's archaeological significance and potential. If any significant archaeological deposits are affected during work, work should cease and an archaeologist should be contacted to inspect the area and provide recommendations for the appropriate management of the archaeology.

### ***Artefact management policies***

- iii. Artefacts should remain on site unless recorded and recovered by a suitably qualified archaeologist.
- iv. Artefacts recovered from the site (previously or during future investigations) should be curated as a collection.
- v. Any artefacts recovered relating to Peelhurst (ruins) should be catalogued in a database of archaeological artefacts and the records and artefacts stored in a suitable keeping place either with the site owner, or in another suitable location e.g. the Rockingham Historical Society.
- vi. A clay pipe was recovered from the artefact scatter to the west of the ruins during the archaeological survey. The pipe should be stored in a suitable keeping place either with the site owner or local historical society.

### ***Interpretation policies***

- vii. Peelhurst (ruins) should be interpreted appropriately.

Site interpretation should consider the archaeological values of Peelhurst (ruins) and any results of archaeological work undertaken at the site.

Interpretation signage should be in the form of a discrete, detached signboard. The existing sign should be upgraded and relocated so as not to detract from the visual appearance of the site. Signage should not be located to the side of the ruins.

- viii. Further investigation, including historical research and archaeological investigations, would assist with the interpretation of Peelhurst (ruins).

### ***Community/ stakeholder engagement policies***

- ix. The owner should consider a public archaeology program, should further archaeological investigations including excavation be undertaken, to inform the community about the history and archaeology of Peelhurst (ruins) and its relationship to the development of the region.

## 6. Glossary

### **Archaeology**

The study of the past through analysis of material culture. Archaeology is concerned with culture, a human phenomenon.

### **Artefact**

An object that is made, modified, used or given meaning by humans.

### **Excavation**

The process of recovering and recording archaeological deposits/ features/ artefacts through techniques including digging/ scrapping/ probing.

### **Feature**

A single context or a collection of contexts that represent a non-portable human activity.

### **Site**

A place that represents a particular focus of human activity (Pearson and Sullivan 1995: 5).

### **Survey**

A non-intrusive method of observing and recording a site. There are many techniques and types of survey which may be applied to a site, depending on the aim of the survey and the type of information and level of detail required.

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## **APPENDIX I: Items from the Serpentine Farm estate listed for sale in The Perth Gazette (18 November 1859, p. 1).**

**Insolvency of Thos. Peel, Jun.**

**A** SALE by Auction will take place at the Serpentine Farm, on the 16th instant, at twelve o'clock noon, of carts, drays, ploughs, ladder of 30 or 40 feet, flour mill, blocks, ropes, chaff-cut'er, and other farm implements.

Also, Furniture, tables, chairs, sofa, bedstead, looking glasses, mattresses, bolsters, and pillows, pictures, clock, glass and crockery ware, and cooking utensils.

*Terms at Time of Sale.*

**A. H. STONE,**

Official Assignee.

**In the Civil Court }  
In Insolvency }**

**In the Matter of Thomas Peel, Jun.,  
an Insolvent.**

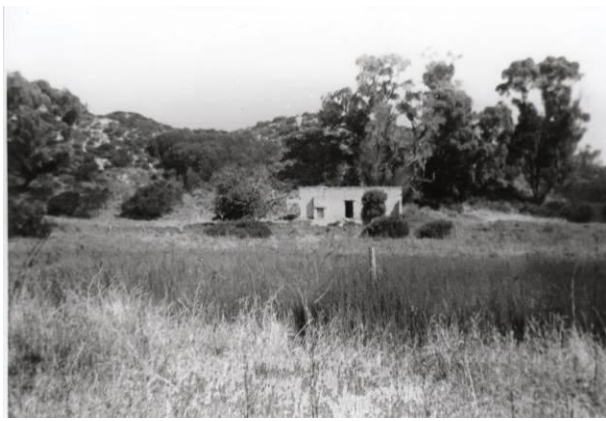
**T**O be sold by Public Auction, at the United Service Tavern, Perth, on Wednesday, the 28th September, instant, at 12 (noon), a number of excellent horses, 7 working bullocks, and several head of other horned stock, a valuable double gun, by Henry Jatham, in excellent order, with oak case, and leather cover over all, very complete, a revolver, by Deane Adams and Deane, very complete, and in good order, with oak case; a 6-keyed flute, a handsome gold watch, with guard, and Albert gold curb chain, and handsome key, with swivel 3 seal head, in very excellent order; a pair blacksmiths bellows, 1 anvil, 1 vice, 1 plough, 6 chains, and 1 saddle, for the benefit of Creditors of the said Estate.

By order of Court,

**A. H. STONE,**

Official Assignee

## **APPENDIX II: Historical photographs (Courtesy of Hocking Planning and Architecture).**



**Figure 1 – View south towards Peelhurst cottage from where Dampier Drive is now located, date unknown.**



**Figure 2 – View southeast towards Peelhurst cottage, date unknown.**



**Figure 3 – View southeast towards Peelhurst cottage, date unknown.**



**Figure 4 – View southeast towards Peelhurst cottage, date unknown. A fig tree is located on the eastern side of the cottage.**



**Figure 5 – View southeast towards Peelhurst cottage, date unknown. Fig trees, now located at the rear of 168 Dampier Drive, are located in the foreground.**



**Figure 6 – Detail of north wall of cottage, view southeast, date unknown.**



**Figure 7 – View from 176 Dampier Drive towards Peelhurst, date unknown.**



**Figure 8 – View south towards Peelhurst cottage, date unknown.**





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## Appendix H – Report by Horticulturalist, John Viska

## PEELHURST RUINS GOLDEN BAY

This study has been prepared as part of the Conservation Management Plan for the Peelhurst Ruins prepared by Hocking Planning & Architecture and Earthimprints.

### Introduction

The ruins of Peelhurst are located on the secondary dune system of the Swan Coastal Plain east of Warnbro Sound. The area is within the Quindalup and Spearwood dunes system which is characterised by deep sand overlying limestone.

The vegetation is low and bushy consisting of shrubs and herbaceous perennials typical of those found growing in the Quindalup and Spearwood sands, these include *Melaleuca acerosa*, hand flower, *Scaevola species*, sword sedge *Lepidosperma gladiatum* and beach rosemary *Olearia axillaris*.

The tuart, *Eucalyptus gomphocephala*, which favours deeply sandy soils, is the only tree that occurs within the study area, whereas jarrah, *Eucalyptus marginata*, marri *Corymbia calophylla* and sheoak *Allocasuarina fraseriana*, commonly seen on the coastal plain are found growing further east of the Perth Mandurah Road.

### Landscape setting

The ruins of the cottage are located on a slightly elevated position on the northern side of a large sand dune.

Several large tuarts, *Eucalyptus gomphocephala* are growing in close proximity to the former cottage with a self sown tree in the cottage ruins.

Beyond, to the north east stretching to Dampier Drive is a broad expanse of buffalo grass *Stenotaphrum secundatum* which has been regularly maintained.

Extensive wetlands are beyond containing swish bush, *Viminaria juncea* swamp paperbark, *Melaleuca raphiophylla* knotted clubrush, *Isolepis nodosa* and pennywort, *Centella cordifolia*.

To the east of the ruin is bushland dominated by tuarts, *Eucalyptus gomphocephala* with a lower storey of small shrubs including, *Solanum aviculare*, broom Ballarat, *Exocarpos sparteus* salt berry bush, *Rhagodia baccata*, basket bush, *Spyridium globulosum* perlargonium, *Perlargonium littorale* prickly lily, *Acanthocarpus preissii* and two species of wattles namely the thicket forming *Acacia rostellifera* and the taller *Acacia saligna*.

The dark coloured soil in this area is of a fine texture and is consistent with that found in low lying swampy areas. A small population of the swamp banksia *Banksia littoralis* is growing at the north eastern edge of the site along Dampier Drive.

On the western side of the grassed area are two residences situated on large blocks with extensive backyards, Figtree Lane defines the western boundary of the houses.

The following exotic plant species were recorded growing at the site.

### Olive

Two specimens of the European olive *Olea europaea* were identified. The one at the rear of the ruins on the south western corner was multitrunked with evidence that at some period it had been burnt. The second, in a healthier state, was growing in the rear of a private residence on the western side of the study area.

Dr Stan Kailis in a paper titled *The Heritage of the Olive* which was presented at the Nineteenth Annual Conference of the Australian Garden History Society in Fremantle October 1998, records that olives were introduced into the colony in the early 1830s and the oil produced was important in the days before kerosene for lighting purposes.

Olive trees are still extant at historic Lowlands, Mardella the original property of Thomas Peel (father and son) and may have been the source of the trees at Peelhurst.

The specimen at the rear of the cottage can clearly be seen in early photographs and previously was a substantial tree.

An etching titled Peelhurst on the cover of the 1967 *Early Days* Journal and Proceedings of the Royal WA Historical Society (figure 1) shows the tree as a multitrunked specimen and growing well above the roof. The hill behind the cottage is denuded of plants and its bare open ground indicative of a fire having been through the locality.

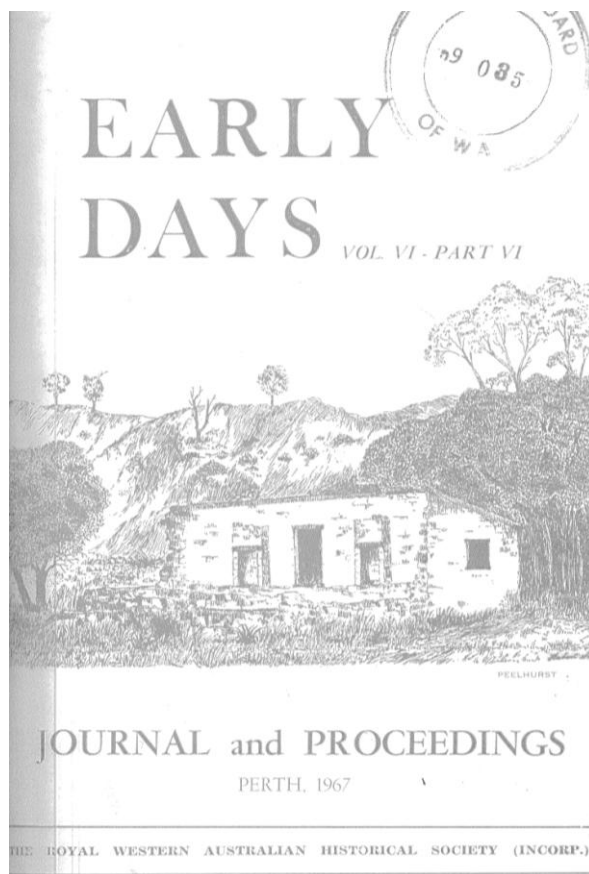


Figure 1 Early Days 1967

A photograph taken from the west c1920 (figure 2), shows the olive tree with a multi branched canopy twice as high as the cottage and much suckering growth from the base. The substantial size and form of the tree suggests it was already of a great age when the picture was taken.



**Figure 2** Undated photograph, c.1920

Courtesy of Mandurah Community Museum. Note the fig tree in the middle distance.



**Figure 3** 1970s

Courtesy Doug Holmes, Wildlife Assist.

The hillside behind the cottage in a photograph taken post 1967 (figure 3) shows much bare soil and the olive sprouting new growth along bare branches. Olive foliage is highly flammable and the form of the tree had been damaged extensively from fire.



## Fig

Four specimens of the edible fig *Ficus carica* were identified in the rear gardens of the two private residences on the western side of the site. All of the plants had substantial trunks suggesting a great age and the varying leaf shapes indicated at least two different varieties.

Three of the plants were alive while the remains of the fourth indicated it was previously a large tree. Many old large figs can still be found around Mandurah and along the old Coast Road to Bunbury.

The configuration of the surviving trees suggests they may have planted on a grid basis as practiced in orchards or plantations.

In an article entitled Farming On The Murray and Serpentine published in *The West Australian* 20 December 1884 reference is made to Messers Paterson's cultivation of the land and their choice of pasture grasses and the value of fig trees for stock fodder.

Writing in the third edition (1921) of *The handbook of Horticulture and Viticulture of Western Australia* the author, Adrian Despeissis, relates how, "Mr. William Paterson of Pinjarra had fifteen years ago established a fig plantation for the purpose of grazing stock. The figs were planted 40ft by 40ft apart, all the side branches were lopped off to send the trees up and permit of grazing. All stock did well on them eating the fruit and also fallen leaves."

The varieties recommended were mostly Brown Turkey, White Adriatic and Adam.

William and George Paterson purchased the property from Thomas Peel Junior's estate in 1882.

A descendant of the Paterson family recalled, in a presentation to the *Rockingham Historical Society*, that a large fig tree was growing on the eastern side of the cottage when he stayed there in the 1940's.

Figs were also dried and used for jam making.

A photograph taken in 1929 (figure 4) shows a tall tree with a wide spreading canopy growing on the eastern side of the former cottage. Its size and form suggests the variety named Adam.



Figure 4 Jan 4, 1929 (Miss Jean Forman, Cr Marsh, Miss Alison Nichols)

Courtesy of Mandurah Community Museum

The plant also appears in the 1967 etching (figure 1) but as a much reduced tree with its lower branches bare and a dual trunk exposed, today it is no longer extant.

The three specimens would seem to be the sole survivors from the Patterson's occupation of the land and date to the early decades of the twentieth century.

### **Garlic**

Numerous plants of the elephant garlic/sand leek *Allium ampeloprasum* var. *ampeloprasum* were found naturalised in the scrub at the foot of the sand dune on the eastern side of the former cottage.

Garlic was not traditionally part of the English colonists' diet but other species of the allium family such as onions, shallots, chives and leeks were.

This plant is a milder form of garlic and according to *Paxton's Botanical Dictionary* 1868, the plant was native to the hills region of England and would thus have been an established part of the British diet.

Populations of the plant have been previously identified at Naval Base in the vicinity of Thomas Peel's original Clarence settlement.

### **Buffalo Grass**

A large expanse of buffalo grass, *Stenotaphrum secundatum* covers the majority of the site from the base of the sand hill to Dampier Drive and to the boundary of the residences on the west. The bushland on the eastern side has also grass that has become naturalised due to runners invading the bush. The area directly in front of the ruins is regularly maintained in a cultivated state.

Buffalo grass, also known as St Augustine grass, was introduced into Australia from South America in the latter part of the nineteenth century and rapidly became a popular choice for domestic lawns by the early twentieth century.

The plant in its present location would have received summer moisture from being on the edge of a wetlands and probably dates from the early decades of the twentieth century when the cottage was utilised as a weekendender?

### **Wall Rocket**

Growing in this grass area were specimens of the wall rocket *Diplotaxis muralis*. This species, which is found growing in the Rockingham area and known by the locals as Greek mustard, has the distinctive peppery taste and smell of plants from the mustard family.

The seeds were harvested and made into mustard and the leaves eaten as a salad green.

### **Mullein**

A small number of plants of the twiggy mullein *Verbascum virgatum* were identified. This garden escape is commonly found naturalised along the roadsides of the coastal areas of Perth.

### **Grasses**

The distinctive rabbit tails of the annual grass *Lagurus ovatus* were found growing in the bush area around the ruins.

Patches of the dried inflorescences of Veldt grass *Ehrhata calycina* were located in the bushland to the west of the ruins.

Various grasses were introduced into the colony as fodder plants, many becoming useful. Veldt grass, due to the tough nature of the stems, proved not to be appropriate for certain livestock. Today it has become a major environmental weed throughout the coastal plain

### **Pincushion plant**

Small plants of the pincushion plant, *Scabiosa atropurpurea* were growing in the grassed area in front of the ruins. Large populations of this garden annual can be seen at coastal locations especially Leighton, Naval Base and Coogee.

Seeds of it were in the original consignment of plants that were dispatched from the Horticultural Society in England 16 th January 1829.

In the undated photograph at figure 4, the distinctive inflorescences can be identified in the plants in front of the cottage.

Growing in the grassed area were the blue and scarlet forms of the pimpernel *Anagallis arvensis* a small flowering annual. Small populations of the smooth cat's ear *Hypochaeris glabra* and the characteristic flat ribbed leaves of the plantain *Plantago lanceolata* scattered throughout area.

The distinctive, green, strappy leaves of the beach lily, *Trachyandra divaricata* were spread throughout the study area. This South African plant has become naturalised throughout the coastal regions especially Rockingham.

Some of the above plants were introduced as ornamentals and subsequently became garden escapes whereas others arrived surreptitiously as seed contaminants and have invaded natural areas.

### **Jonquil**

Large clumps of dried leaves from the bunch narcissus/jonquil, *Narcissus tazetta* were identified. These were located on the lower slope of the sand hill on the southern and eastern sides of the cottage. The diameter of the clumps of dried leaves measured well over a metre indicating they had been in situ for an extensive period.

These bulbous plants from the narcissus family are Mediterranean in origin and were a popular garden plant in colonial gardens. They grew well in the coastal sands, were tolerant of the high pH and spent the summer under the ground. The flat, green foliage emerged after the first substantial rains and in spring flowers consisting of a cluster of small, creamy star like petals surrounding a small cup appeared. An added attraction was their distinctive perfume.

Populations have been noted along the coastal plain in locations such as Coogee and Naval Base and in former gardens in early settled areas throughout the state.

Small numbers of the common vetch *Vicia sativa* were found in the bushland, this was another plant raised for forage.

**Colonial gardening**

The lakes, swamps and riverbanks were utilised by the early settlers for their productive gardens. Kitchen and market gardens were developed around the edges during the winter months and as the season progressed planting proceeded further into the drying wetlands. Seedlings of summer crops were planted and the moisture available enabled vegetables to be raised without irrigation.

The location of Thomas Peel Junior's property Lowlands on the banks of the Serpentine River would have provided the essential water for the trees and plants for a summer garden. Locating Peelhurst on the edge of a substantial swamp allowed him to continue the colonial practice of subsistence gardening around wetlands.

The positioning of the cottage on an elevated site above the swamp would have ensured that the building was not subjected to seasonal flooding, as had been experienced with the original structure at Lowlands.

**Conclusion**

The plants identified at the site including those now listed as "weeds" provide an insight into nineteenth and early twentieth century cultivation of the land as well as gardening practices.

They illustrate the selection from Mediterranean regions such as South Africa, the Mediterranean basin and South America and how they became the main source of plants for the colony. Even though subsistence gardening was at the forefront there was still a place for ornamental plants

The disturbed site of Peelhurst with its cottage ruins and modified landscape can still provide a window into the past in respect to plant selection, gardening techniques and practices.

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