



Peelhurst (ruins)

Conservation Management Plan

October 2023 | 22-351

element.
the art and science of place

Document ID: /Volumes/Graphics/2022/22-351 - Golden Bay, Lot 40 Damper Drive Peelhurst (Ruins) CMP/01 InDesign Report/01 Final/00 InDesign/22-351 Golden Bay Peelhurst Ruins CMP F2 231009 Folder						
Issue	Date	Status	Prepared by	Approved by	Graphics	File
1	26.06.23	Draft	Carmel Given	Flavia Kiperman	SA	D1
2	06.07.23	Draft	Carmel Given	Flavia Kiperman	SA	D2
3	06.10.23	Final	Carmel Given	Flavia Kiperman	MS	F
4	09.10.23	Final	Carmel Given	Flavia Kiperman	CS	F2

This report has been prepared for the exclusive use of the Client, in accordance with the agreement between the Client and Element Advisory Pty Ltd (**element**) ('Agreement'). **element** accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report by any person who is not a party to the Agreement or an intended recipient. In particular, it should be noted that this report is a qualitative assessment only, based on the scope and timing of services defined by the Client and is based on information supplied by the Client and its agents. **element** cannot be held accountable for information supplied by others and relied upon by **element**.

This content of the report is the responsibility of the consultant. The content may not be amended without the agreement of the consultant, except for editing, format and design changes which do not alter the meaning. Copyright and ownership of the report will be vested jointly with the client and consultant. The consultant will have a free, perpetual licence to use the report and the material contained within it, with due acknowledgement.

An aerial photograph of a coastal area, likely in Western Australia. A prominent, light-colored road or track runs diagonally from the top left towards the center right. The surrounding terrain is dark and textured, possibly indicating vegetation or rocky ground. The image is in grayscale, giving it a historical or archival appearance.

Acknowledgement of Country

Rockingham, ngala kaaditj moondang-ak kaaradjiny nidja boodja, Bindjareb wer Whadjuk Noongar moort, wer baalabang kalyogool dandjoo boodja, kep wer moort.

The City of Rockingham sits on the boundary of the Whadjuk and Bindjareb Noongar peoples' traditional lands. The City acknowledges the Bindjareb and Whadjuk Noongar peoples as the Traditional Owners and Custodians and their continuing connection to the land, waters and community. We pay our respects to all members of Aboriginal communities and their cultures; and to Elders past and present.

March 1965 MNG aerial showing Dampier Drive and position of tracks

Contents

Executive Summary	vi	2.8 Heritage management by the City	22	9. Conservation Policy	45
Historical background	vi	2.9 Associations	22	9.1 Key Policy Statements	45
Physical condition	vi	2.10 Unresolved questions for further research	23	9.2 Compatible Future Use	47
Community engagement	vi	3. Physical Evidence	25	9.3 Policies Relating to the Physical Setting	48
Heritage significance	vii	3.1 Physical description	25	9.4 Policies Arising from the Physical Condition of the Place	49
Statement of Significance	vii	3.2 Site survey and archaeological dig, May 2023	26	9.5 Policies relating to Archaeological Potential	49
Opportunities and Constraints	vii	4. Analysis of Evidence	29	9.6 Policies Arising from External Requirements	50
Conservation Policy	vii	4.1 Sequence of development	29	9.7 Policies Relating to Services and Renewable Energy Systems	50
Recommended Works	vii	4.2 Comparative analysis	30	9.8 Policies Relating to Interpretation	50
1. Introduction	1	4.3 Summary	32	9.9 Policies Relating to Climate Change	51
1.1 Purpose of this report	1	5. Assessment of Significance	33	10. Policy Implementation	53
1.2 Background on Peelhurst (ruins)	1	5.1 Burra Charter Criteria	33	10.1 Recommended Works	53
1.3 Study Area	2	6. Statement of Cultural Heritage Significance	35	10.2 Management Guidelines	54
1.4 Methodology	4	7. Graded Zones and Elements of Significance	37	Appendices	55
1.5 Heritage Legislation	5	7.1 Overall Significance of the Place	38	Appendix 1 – References	55
1.6 Heritage Listings	5	7.2 Zones and Elements of Significance	38	Appendix 2 – Certificates of Title	56
1.7 Explanatory Notes	7	8. Considerations for Policy Development	41	Appendix 3 – Draft assessment documentation 2013	57
2. Documentary Evidence	9	8.1 Considerations	41	Appendix 4 – TRCO Report 2023	58
2.1 Chronology	9	8.2 Opportunities and Constraints	42	Appendix 5 – Golden Bay Progress Association letter	59
2.2 Cultural Context	11				
2.3 The Peel Settlement	12				
2.4 Peelhurst Cottage	14				
2.5 Paterson Family – 1882 to 1949	16				
2.6 Golden Bay land development	19				
2.7 Ownership by City of Rockingham	21				

Executive Summary

This Conservation Management Plan (CMP) has been commissioned for The City of Rockingham (City) as owners of Peelhurst (ruins) (the place). It was prepared by Element Advisory (**element**) to update the first CMP prepared in 2011.

This CMP is the principal guiding document for the care and future management of Peelhurst (ruins) and provides the necessary knowledge and policy framework to ensure that the significance of the place is retained, and that the place continues to be managed appropriately.

Historical background

Peelhurst (ruins) is the remnants of a stone cottage built by Thomas Peel Junior (Tom Peel) in the early 1860s. The cottage was within a large landholding which Tom Peel names 'Peelhurst'. The cottage was never completed but was occupied by Tom Peel and his housekeeper Mrs Spencer until approximately 1882. After this the cottage was only occasionally occupied by a caretaker for new owners, brothers William and George Paterson.

In 1949 the land was sold and subdivided in the 1960s for residential lots under the name 'Golden Bay', now a suburb within the greater Perth metropolitan area. The lot on which Peelhurst (ruins) is located was transferred to the City of Rockingham in 2008 and has been maintained as a reserve since that time.

A detailed history can be found in Section 2 Documentary Evidence.

Physical condition

Peelhurst (ruins) is located in a small pocket of residential area on the south side of Dampier Drive (No. 178), Golden Bay. The site has no public vehicular access. A firebreak has been established extending in a northeast direction to the front of the ruins. The east and western sides abut residential development, and there is bushland to the south.

The ruins are sited to the south of the lot 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. Photographs show that Peelhurst cottage was relatively intact into the 1950s.

In 2023 the remains of the plan form are not clearly discernible due to incremental infill of plant debris and sand/soil but the lower courses of limestone rubble stone walls forming the external and internal walls together with foundations are evident. No distinctive architectural elements are discernible within the ruins. The material that remains appears to be in a stable condition.

A detailed description with photographs can be found in Section 3 Physical Evidence.

Community engagement

As part of the project to update the CMP, the City saw the opportunity to conduct a Public Engagement Program. This involved extending an invitation to the general public to observe and for volunteers to participate in an archaeological dig.

Prior to the excavation, the heritage consultants and the City of Rockingham officers visited Peelhurst in order to assess the likely location of the test pits. It was decided that a trench would be placed over a circular feature, possibly a well, located to the northeast of the ruins.

The City, in collaboration with **element** and archaeology consultants Terra Rosa delivered the public event over three days from 5-7 May 2023. The event was very successful, with some interesting archaeological material recovered, and the participation of eight volunteers and dozens of observers from the community. Most importantly, the archaeological dig demonstrated that the site has considerable archaeological potential.

The archaeological report can be found at Appendix 4 to this CMP.

Heritage significance

Peelhurst (ruins) is in the City's Local Heritage Survey and is classified as having Exceptional Significance. It is protected under the City's Town Planning Scheme by its entry in the Heritage List.

The place is not in the State Register of Heritage Places, although the findings that have come out of the archaeological dig and this updated CMP suggest it could be reconsidered by the Heritage Council.

There are no places of Aboriginal cultural heritage on the site, and no environmental or other heritage listings.

Statement of Significance

Peelhurst (ruins), Golden Bay, comprising the ruins of a limestone cottage constructed by Thomas Peel Jnr. c.1860, associated landscape elements and archaeological deposits, and a circular depression that may indicate the presence of a well, has cultural heritage significance for the following reasons:

the cottage site, and its immediate surrounds, is rare as an intact archaeological site dating from the 1860s in the metropolitan area, with the potential to reveal valuable information about its occupants, the lives of early Western Australian settlers, and the small vernacular cottages constructed by those settlers, many of which utilised ticket-of-leave labour; and,

the place is associated with the prominent Peel family, who were some of the earliest settlers in Western Australia, and the successful Paterson family, who had extensive landholdings south of Perth.

Opportunities and Constraints

Using the evidence and analysis explored in the CMP, together with an understanding of the owners' requirements and resources, the potential opportunities and constraints of the place are explored. The significance of Peelhurst (ruins) as an archaeological site has limitations for reconstruction or adaptive re-use. As a ruin, the function of the place is limited and it is recognised that any major change within the site will have some negative impact. However, by emphasising heritage interpretation and further community engagement, the place can be transformed into a valued educational resource.

Conservation Policy

Peelhurst (ruins), Golden Bay retains a high degree of authenticity having had no additions or alterations since its construction c.1860. As an archaeological site the place retains a high degree of integrity comprising largely undisturbed archaeological deposits.

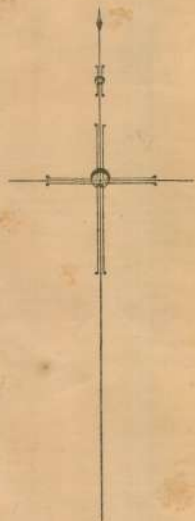
The Ruins guidelines (Australian Heritage Council. [Ruins: A guide to conservation and management](#). Commonwealth of Australia 2013) provides different approaches for heritage ruins. In the case of Peelhurst, the best approach is to 'Simply Maintain'.

Detailed policies about compatible future use, the setting and condition, archaeology, external requirements, interpretation and climate change are addressed in Section 9 Conservation Policy.

Recommended Works

The ruin as it is today appears to be in a good and stable condition, with no recommended urgent works. A schedule of short, medium and long-term works and a staged maintenance schedule is included in Section 10 Policy Implementation.

O C E A N



1894 Cons_4900_Item_S06-0

Scale 80 Chains to 1 inch



16
T. Peel
243.038a.

R. J. T. Co.

250,000.

↑
2461

NATIVE
FAUNA & FLORA

160 000

(21394) L76

1. Introduction

This section sets out the purpose of this document, introduces Peelhurst (ruins), its heritage listings, and the methodology that has guided the preparation of this Conservation Management Plan.

1.1 Purpose of this report

This Conservation Management Plan (CMP) has been commissioned for The City of Rockingham (City) as owners of Peelhurst (ruins) (the place).

Under the City's Heritage Strategy (2020-2025) is a set of actions relating to the protection of the City's heritage assets. They include Action S2.4:

Update Conservation Management Plans for City owned heritage places every 10 years or when a period of significant change may occur.

The first CMP for Peelhurst (ruins) was produced in 2011. The City has therefore commissioned an update to the CMP.

As part of the project, the City saw the opportunity to conduct a Public Engagement Program, involving extending an invitation to the general public to observe and participate in an archaeological dig.

1.2 Background on Peelhurst (ruins)

Peelhurst (ruins) is the remnants of a stone cottage built by Thomas Peel Junior (Tom Peel) in the early 1860s. The cottage was within a large landholding which Tom Peel names 'Peelhurst'.

The cottage was never completed but was occupied by Tom Peel and his housekeeper Mrs Spencer until approximately 1882, when the property was sold to brothers William and George Paterson. The Patersons 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.

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) is located was transferred to the City of Rockingham in May 2008 and it has been maintained as a reserve since that time. (Refer to Certificate of Title at Appendix 2)

1.3 Study Area

The study area is located in the City of Rockingham in the suburb of Golden Bay. (Refer to Figure 1 Context Plan)

The study area is Lot 40 of D080615 (Certificate of Title 1925/229) an area of 3,776 m² (0.378 ha). It has the street address of 178 Dampier Drive. The study area is bounded on the west by three lots: Lot 61 (No. 174) and Lot 62 (No. 172) Dampier Drive, and Lot 809 (No 15) Figtree Lane; Dampier Drive to the north; Lot 156 (No. 8) Ayrton Court to the east; and Lot 9000 to the south. (Refer to Figure 2 Location Plan). The lots to the east and west comprise of privately owned residences. The adjacent lot to the south is undeveloped at present; owned by Cape Bouvard Developments Pty Ltd.

The ruins of the 1860s limestone house is the only above-ground structure within the study area. There is the possibility that an underground well exists. (Refer to Figure 3 Site Plan).

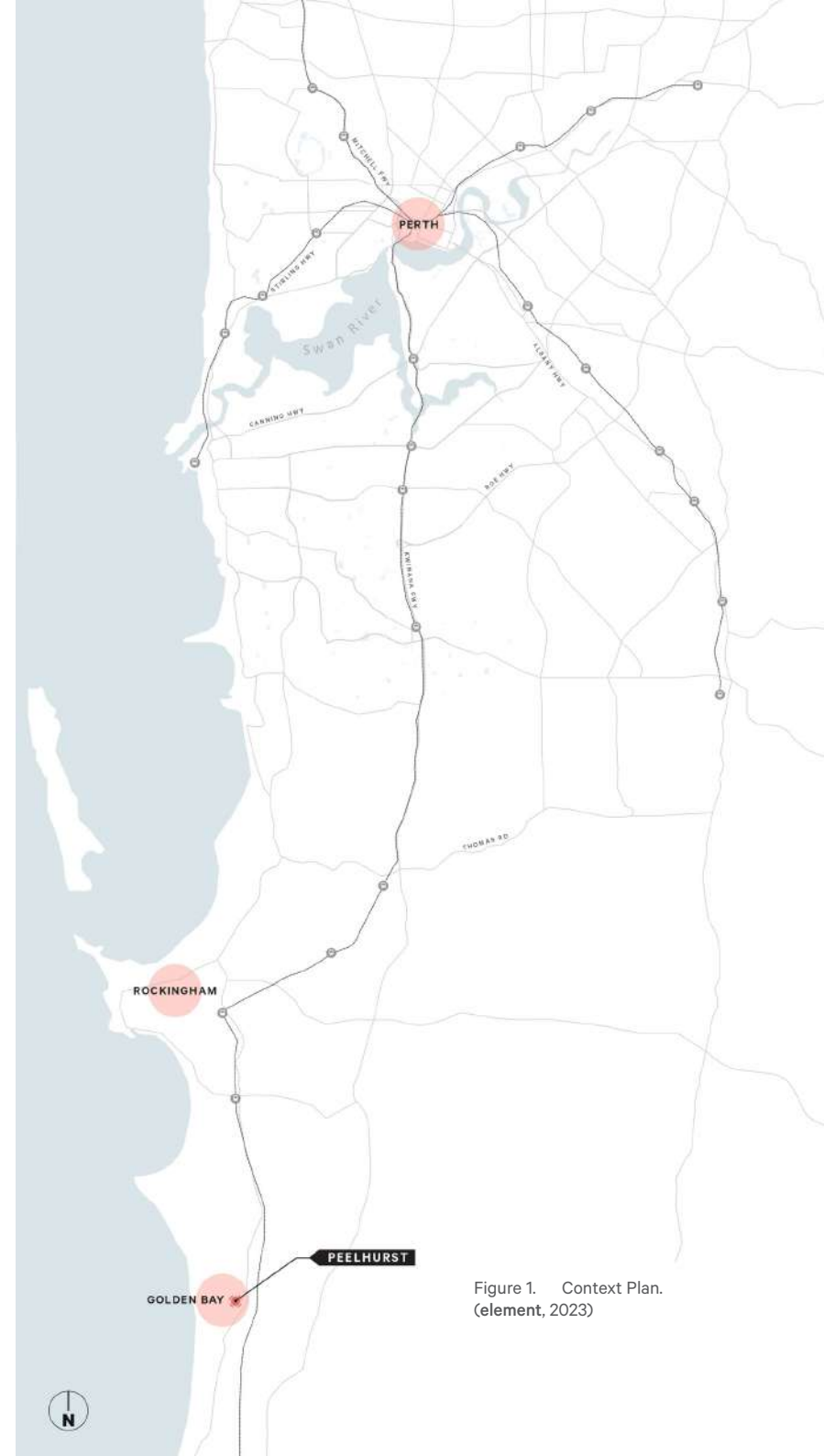


Figure 1. Context Plan.
(element, 2023)



Figure 2. Location Plan. (MNG Access aerial survey with element overlay, 2023)



Figure 3. Site Plan. (element 2023)

1.4 Methodology

1.4.1 Guiding Documents

- 'An Information Guide to Conservation Management Plans,' Heritage Council, 2013.
- The **Burra Charter**: The Australia ICOMOS Charter for Places of Cultural Significance 2013. Australia ICOMOS Incorporated, 2013.
- Australian Heritage Council. **Ruins: A guide to conservation and management.** Commonwealth of Australia 2013.

1.4.2 Key Supporting Documents

- Hocking Planning and Architecture. *Peelhurst (ruins) Conservation Management Plan*. City of Rockingham, March 2011.
- Archaeological Assessment by Earth Imprints Consulting, Dec 2010. (Appendix G to Hocking 2011)
- Horticultural report by John Viska, Horticulturalist, Feb 2011. (Appendix H to Hocking 2011)

1.4.3 Study Team

This report has been prepared by the following **element** staff members:

Name	Position	Role in project
Flavia Kiperman	Director / Principal - Heritage	QA; Conservation policy
Carmel Given	Associate – Heritage	Historical research
Alana Jennings	Associate – Heritage	Site survey / Community dig
Karen Huynh	Consultant - Heritage	Drawings and plans

In collaboration with **Terra Rosa Consulting** (Terra Rosa)

- Danial Monks
- Alex Ariotti
- Sean Liddelow

who have produced the following report, included in full at Appendix 4:

- 'Summary Report on an Excavation at Peelhurst Cottage Ruins for Element Advisory Pty Ltd and City of Rockingham' by Terra Rosa Consulting, June 2023.

1.4.4 Acknowledgements

The project was completed with the assistance of the following people:

Name	Organisation
Mike Ross and David Waller	City of Rockingham
Samantha Tofts	Assistant Manager, Aboriginal Heritage Conservation, DPLH
William McCaskey	Volunteers
Andrew Wilmott	
Heidi Oliver	
Leanne Hogan	
Adam Kennaugh	
Delisa Earl	
Christine Fagan	
Leanne Anderson	

1.5 Heritage Legislation

The following statutory framework is applicable to the Peelhurst (ruins) for this CMP.

1.5.1 Heritage Act 2018

The [Heritage Act 2018](#) (the Act) outlines the functions and responsibilities of the Heritage Council of Western Australia (HCWA). It also provides for a range of regulatory orders that the Heritage Minister may issue to provide special protection for a place.

The Act also requires the City of Rockingham to compile and maintain a record of places (referred to as a Local Heritage Survey; previously Municipal Heritage Inventory) within its municipality which are considered of local heritage significance. The City's first LHS (then called a Municipal Heritage Inventory) was first adopted in 1995 and updated in 2012. Council adopted the latest version on 24 April 2018.

1.5.2 Aboriginal Cultural Heritage Act 2021

The [Aboriginal Cultural Heritage Act 2021](#) (ACH Act) protects all Aboriginal heritage sites in Western Australia, whether or not they are registered with the DPLH. Consent is required from the Minister for Aboriginal Affairs for any activity which will negatively impact Aboriginal heritage sites. The ACH Act also provides protection for Aboriginal objects.

1.5.3 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) sets out the deemed provision which prevail over various provision of the City's local planning scheme.

1.5.4 City of Rockingham Town Planning Scheme No. 2

The Town Planning Scheme No. 2 is a statutory document which sets out the way land is to be used and developed and classifies areas into zones to control land use. Pursuant to Clause 8 (1) of the Deemed Provisions in Town Planning Scheme No. 2, Peelhurst (ruins) is in the statutory Heritage List.

1.6 Heritage Listings

1.6.1 State and Local Heritage

Places of cultural heritage value in Western Australia are identified through a range of different heritage listings. Some of these listings give statutory protection to heritage places through requirements for heritage-related approvals or referrals. Other listings are unofficial or quasi-official designations, often arising from local, community-based or thematic surveys. The following apply for Peelhurst (ruins):

Type of listing	Local Heritage Survey (Place No 22) (City of Rockingham) DPLH inHerit No P03256
Adoption date	March 2008
Statutory Heritage List Yes/No	Yes
Management Category	Category A
Level of significance	Exceptional significance
Description	Essential to the heritage of the locality. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. ***
Required Outcome	The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place).

*** Note: The place was assessed for entry into the State Register of Heritage Places in 2013, and was found to be 'Below Threshold'.

The registered curtilage of the listing is as follows:

Lot/Diagram or Plan	Certificate of Title Vol/Fol	Ownership
Lot 40 Diagram 80615	1925/229	
Part Lot 101 Diagram 97501	2512/705	
Part Lot 808 Deposited Plan 69215	2765/834	
Part Lot 809 Deposited Plan 69215	2765/835	
Part Lot 156 Deposited Plan 36318	2664/933, 2664/977, 2665/433	
Part Lot 9000 Deposited Plan 36318	2664/934, 2664/978, 2665/434	

The curtilage therefore extends beyond the City-owned Lot 40, on which the ruins itself is located. The reason is that the 2011 archaeological survey identified scatter extending to the west into Lot 809, and exotic plantings (Fig and Olive trees) on other adjacent lots. Due to the proximity of the ruins to the lot boundary, portions of Lot 9000 were also included.



Figure 4. State and local heritage registered curtilage. (element 2023)

1.6.2 Aboriginal Heritage Listings

A search of the Aboriginal Heritage Inquiry System database provides details of the sites for which the indicative boundaries cover the study area. There is one record of a place that extends over the study area; however it is recorded as ‘Stored date; Not a site.’ This means no action is required by the City.

Name	Site ID	Status	Type of site
Golden Bay Camp & Swamp	3469	Stored Data. Not a Site.	Ceremonial, Historical, Camp, Hunting Place, Meeting Place, Plant Resource, Water Source

Advice was sought from the DPLH, Aboriginal Heritage Conservation. An officer confirmed that:

a review of the Register of Places and Objects as well as the DPLH Aboriginal heritage database concludes that the location of 178 Dampier Drive, Golden Bay (Lot 40 of D080615, CT 1925/229), intersects with the boundary of Aboriginal heritage place ID 3469 (Golden Bay Camp & Swamp).

The status of Aboriginal heritage place ID 3469 (Golden Bay Camp & Swamp) has been determined to not meet section 5 of the *Aboriginal Heritage Act 1972* (AHA).

Therefore, based on the information held by DPLH, no approvals under the legislation are required.¹

1.6.3 Other Heritage Listings

The *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* provides for the listing of nationally threatened native species and ecological communities, native migratory species and marine species. There are no environmental listings over the site.

¹ Email from S. Tofts (Assistant Manager, Aboriginal Heritage Conservation, Heritage and Property Services, DPLH) to C. Given (Associate Heritage, Element Advisory) and D. Monks (Regional Manager, Terra Rosa Consulting), 28 November 2022.

1.7 Explanatory Notes

1.7.1 Noongar consultation

The site sits in an area that is shared or neutral Country for the Binjareb people and the Whadjuk people of the Noongar nation. Consultation with Noongar Elders has not been undertaken with regard to this project since it is outside the scope. The consultants recommend that engagement with local Knowledge Holders is undertaken by the City as soon as possible.

1.7.2 Structural Condition and Plans

This report has been prepared based on a visual inspection only and has been limited to those areas and sections of the place fully accessible and/or visible to the authors on the date of inspection. Where the condition of building fabric is described, this refers to the condition of significant architectural elements that can be ascertained by visual inspection. It is not a statement of structural condition unless otherwise noted.

This document is in no way a certification of the inspected structure to the requirements of any acts or regulations. It is a reasonable attempt to identify any significant physical defects apparent at the time of the inspection which does not include areas that are concealed or obstructed.

1.7.3 Abbreviations

The Act	<i>Heritage Act 2018</i>
ACHA	<i>Aboriginal Cultural Heritage Act 2021</i>
City	City of Rockingham
CMP	Conservation Management Plan
DPLH	Department of Planning, Lands and Heritage
HCWA	Heritage Council of Western Australia
ICOMOS	International Council on Monuments and Sites
SLWA	State Library of Western Australia
SRO	State Records Office of Western Australia

1.7.4 Terminology: what is a heritage ruin?

The Commonwealth of Australia (2010, 9) defines ruins as: “a place that currently, through abandonment, redundancy or condition, is disused and incomplete, is usually no longer maintained and appears unlikely to regain its original or a substantive use, function or purpose other than interpretation.”

Peelhurst (ruins) was recognised by the City of Rockingham as a place of exceptional cultural significance with aesthetical, historical and scientific values. While the City has been managing it to ensure that its condition will not further deteriorate, it is a place that is unlikely that will ever serve its original purpose. Not all ruins are required to stay in a ruinous state, depending on its capacity to maintain and enhance its cultural values and assigned significance. Some ruins can have a tangible and intangible attributes, and can be serving a symbolic function in its ruinous state.

Overall view of Peelhurst Ruins. Source: element, 2023



2. Documentary Evidence

This section is a summarised history of the place. It sets out the historical context of Peelhurst with reference to the key phases associated with its history.

The information is based on the first edition: Peelhurst (ruins) CMP, 2011, and the consultants acknowledge the work and research by Hocking Planning and Architecture. Updates have been made using available online resources.

The authors take no responsibility for inaccuracies in secondary source material.

2.1 Chronology

Year	Event
60,000 BP	For more than 60,000 years the Bindjareb and Whadjuk people of the Noongar nation lived in the Mandurah region, sustaining themselves through the abundance of food and water available in the area.
1619	19 July, Dutch ships commanded by Frederick de Houtman and Jacob Dedel encountered the Rockingham coastline, anchoring off Safety Bay. They did not come ashore.
1697	Dutch ships commanded by Captain Willem de Vlamingh arrived off the Cottesloe coast. This is when the first known contact occurred between the Noongar people and Europeans. The Dutch chose not to remain or return.
Early 1800s	American whalers and French explorers visited the WA coast but did not remain.
1827	James Stirling led an exploratory party to the Swan River.

Year	Event
1829	June, Captain James Stirling arrived with a fleet of ships off the WA coast. The British established the Swan River Colony. December, Arrival of Thomas Peel Snr aboard the Gilmore.
1830	Peel and his group of aspirational settlers lived on the beach over their first winter. Peel and his group create a new town, '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 trouble for Thomas Peel Snr.
1839	Mary Peel and two daughters return to England.
1840	Serpentine Farm established.
1858	Fire at Serpentine Farm.
1859	Bankruptcy of Tom Peel and forced sale of Serpentine Farm.
c.1860	Construction of Peelhurst cottage commenced.
1863 to 64	Seven Ticket-of-Leave men employed by Tom Peel.
1871	Ticket-of-Leave man employed at Peelhurst by Luke Peel.
1875	Tom has a paddock and run at Peelhurst.



Peelhurst Ruins, view of the south side of the lot. Source: element, 2023

Year	Event
1882	Parcel of land consisting of 7,280 acres and Peelhurst cottage transferred to William Paterson and George Pryde Paterson.
1880s	Tree clearing at Peelhurst. Planting of figs and grasses.
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 1,030 acres.
1960s	Golden Bay residential subdivision commences.
1970	Following death of Cyril Robbins the property transferred to members of the Robbins family.
1998	Peelhurst (ruins) included on the City of Rockingham Municipal Inventory of Heritage Places.
2008	26 June, Peelhurst (ruins) within lot 40 transferred to the City of Rockingham.
2010	Conservation Management Plan (First edition). Conservation action undertaken as a result of the first CMP was the removal of the Tuart tree that was damaging the structure
2020	City of Rockingham Heritage Strategy adopted which supported proposal for public education program around heritage places.
2023	5-7 May, archaeological dig. June, Conservation Management Plan (Second edition).

2.2 Cultural Context

Note: The scope has not allowed for consultation with Whadjuk and Bindjareb Elders to be undertaken with regard to this project.

The Noongar name for the Rockingham Beach and Cockburn Sound is Derbal Nara which means 'on or by the estuary.' The City of Rockingham sits on the boundary of the Whadjuk and Bindjareb Noongar peoples' traditional lands and waters.

The first contact between Noongar people and people from nations outside of the Australian continent began in the 16th Century. Dutch explorers of the 1600s were the first recorded to have unexpectedly encountered the Rockingham coastline on 19 July 1619, when two ships, the 'Dordrecht' commanded by Frederick de Houtman and the 'Amsterdam' commanded by Jacob Dedel, anchored off Safety Bay. Until this time, the 'Terra Australia Incognita' had only been imagined; never sighted or charted. The party did not come ashore, due to heavy winter gales. They stayed a few days, and reported no sign of habitation, before heading north towards what is now Geraldton, where they named the Abrolhos Islands.²

Later in 1697, more Dutch traders led by Willem De Vlamingh went in search of strategic sea routes and came ashore at what is now Mosman Park. This contact was followed by American whalers and French explorers in the 1800s, who explored the coast and some inland rivers.

In 1829, British Captain James Stirling sailed a fleet to Western Australia and established the Swan River Colony. Although the fleet arrived in the area now known as Perth, they soon moved south, exploring the Peel region. The presence of the settlers and competition for essential resources soon led to conflict between the Noongar people and the British settlers.

As a result of this conflict, in 1832 the Aboriginal warrior Yagan, a renowned leader amongst the Noongar, was imprisoned on Ngooloomayup (Carnac Island). Robert Lyon obtained permission from the Lieutenant Governor to go there to acquire the language from him, with the aim of converting the Aboriginal people to Christianity.³

During his time with Yagan, Lyon documented as best he could the names of Aboriginal groups, their territories, and Peelhurst (ruins) within the Derbal. Yagan explained that Derbal referred to the land from the Gyngoorda (Moore River) to Meelon (Murray River) and east as far as Moorda (Darling Scarp). He described that there were four main groups of Whadjuk people who lived close to the river. The Mooro were led by Yellagonga, the Beeliar led by Midgegooroo, Yagan's father, the Beeloo by Munday and, to north-east was Weep's territory. The rivers created natural boundaries of these groups, but they were not part of the land estate and instead belonged to the Waugal.

South of the Whadjuk area was the region occupied by the Bindjareb people, who are centred around the Murray River (Meelon).

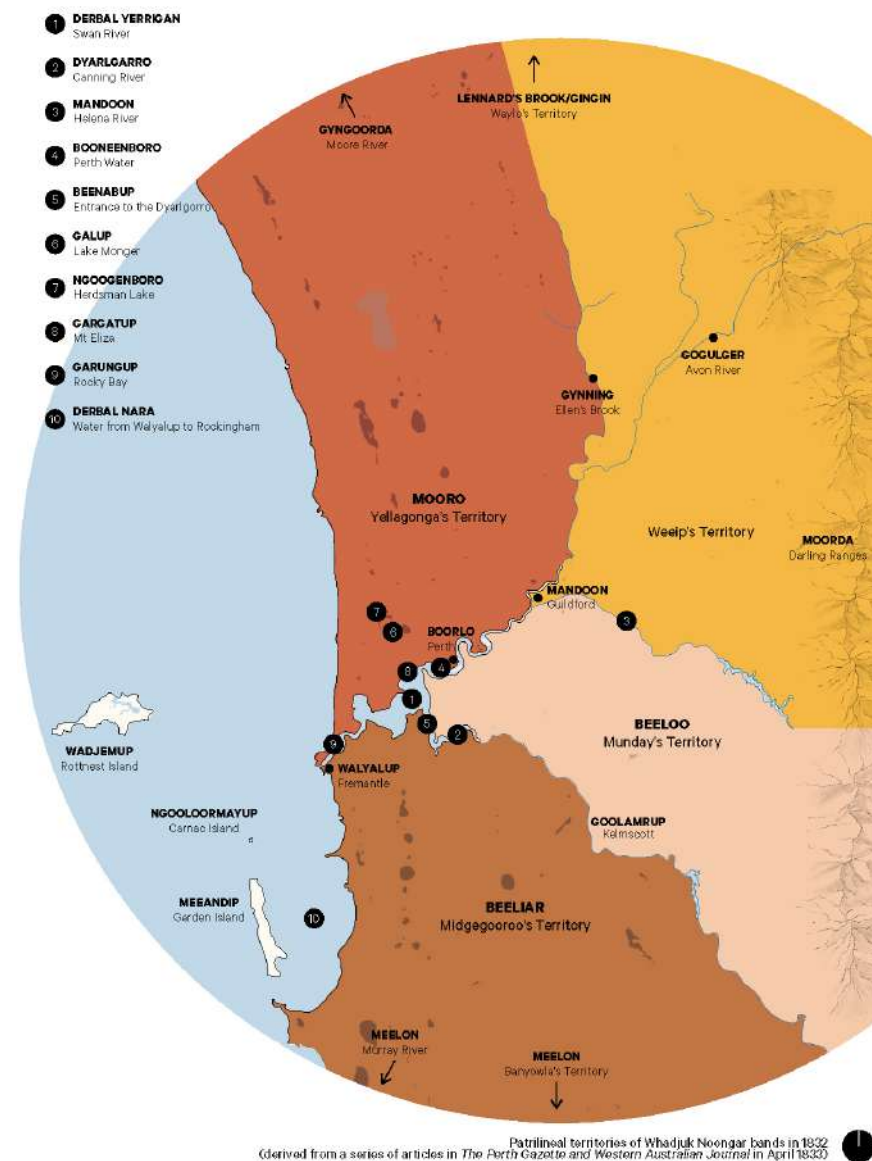


Figure 5. The written interpretation of the language and information that Lyon recorded was published over a series of three issues of *The Perth Gazette and Western Australian Journal* in April 1833 and has informed this map. (© element) The study area is marked.

² Houtman and Dedel Commemorative v - St Ives Cove, Warnbro, "Heritage." City of Rockingham, City of Rockingham, <https://rockingham.wa.gov.au>.

³ *Perth Gazette and Western Australian Journal*, 9 March 1833, p. 39 <http://nla.gov.au/nla.news-article642182>.

2.3 The Peel Settlement

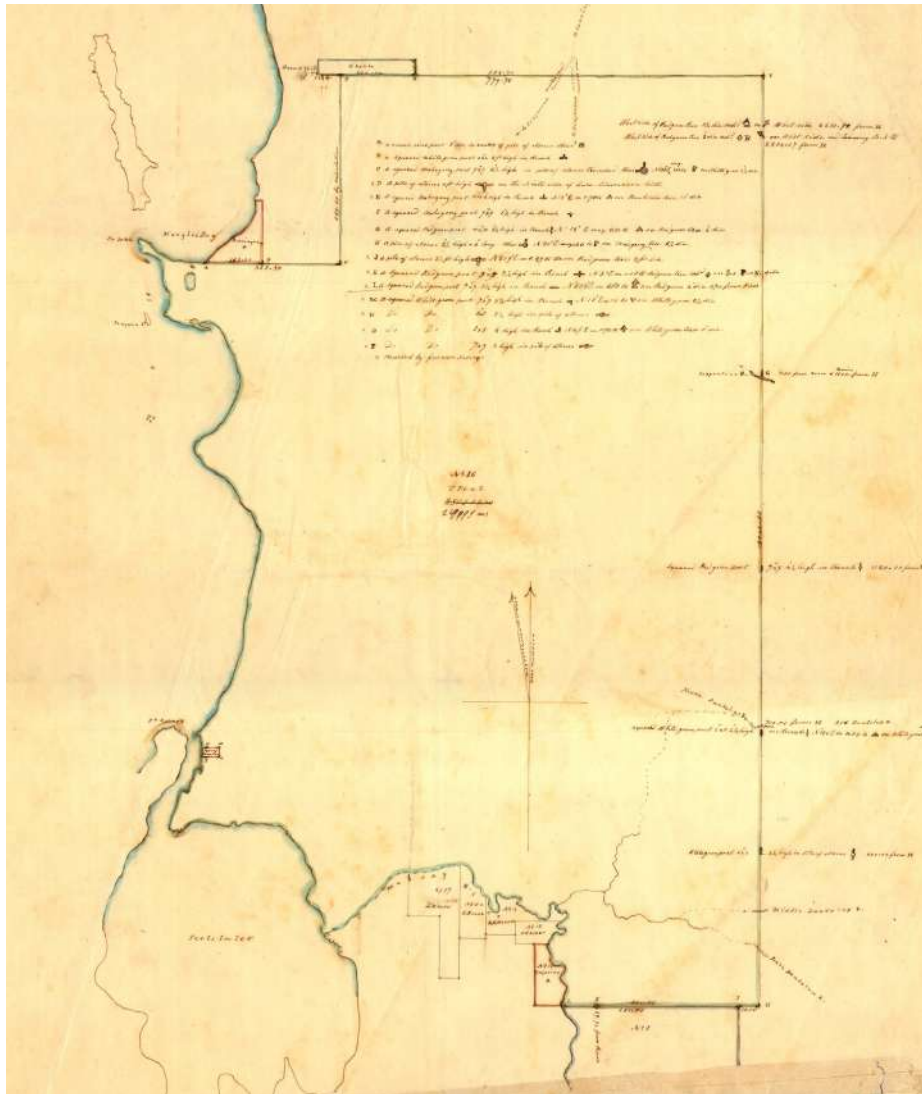


Figure 6. Survey of boundaries of 249,999 acres belonging to Thomas Peel by A.C. Gregory (Peel Inlet to Mangles Bay, Rockingham) (Cons 3844 Item 263 SROWA)

The area which subsequently became known as the Peel Region was completely unknown to Stirling and his group of settlers in 1829 but by the end of that year the rivers which they named the Murray, Serpentine, Dandalup and Harvey rivers had been explored and the rich alluvial plains along their banks had been assessed for settlement.⁴ 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.⁵

Thomas Peel (1793-1865) was one of a four-person syndicate that began negotiating with the Colonial Office in 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 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 in 1831.⁶ Peel was granted 250,000 acres in 1832 and started to develop a farm around his house situated on the Serpentine River.⁷

Members of Thomas Peel's family arrived in the colony in April 1834, aboard the *Quebec Trader*. The group consisted of Thomas Peel's wife Mary Charlotte Dorking (nee Ayrtton) (34), her mother Mrs Ayrtton (75), Thomas and Mary's three children; Julia (13), Thomas [Tom⁸] (9), Dorothy Anne [Dora] (7) and a servant Sarah Scott (30).⁹ The Peel family were settled in Mandurah whilst the farm at Serpentine was being established.

Later in 1834, Peel was linked to an altercation with local Noongar men. On 15 July, Messrs. Barron and Nesbit accompanied several Aboriginal men to find a horse belonging to Peel. Peel, who was not popular with the Noongar people and who was apparently not liked by them, did not go with the two men. Both Nesbit and Barron were speared; Nesbit died from his injuries and Barron recovered.

⁴ Ronald Richards, "Peel Region," in *Historical Encyclopedia of Western Australia*, ed. Jenny Gregory and Jan Gothard, UWA Press, 2010, p. 672.

⁵ There has been considerable research and writings on Thomas Peel and his settlement scheme in Western Australia. It is not the intention of the CMP 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.

⁶ Ian Berryman, "Peel Settlement Scheme," in *Historical Encyclopedia of Western Australia*, p. 674.

⁷ Mandurah Museum Fact Sheet 'Thomas Peel'.

⁸ 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.

⁹ Erickson, Rica (ed). *The Bicentennial Dictionary of Western Australians pre 1829-1888*. Perth: UWA Press, 1979, pp. 2453-2454.

This event was one of the triggers to the Pinjarra Massacre; in which James Stirling, Thomas Peel and J. S. Roe led a party of 20 or so more men on horseback to the banks of the Murray River in Pinjarra and ambushed a large group of people in the early hours of 28 October 1834. It is not known how many Noongar people were killed. Colonial reports state 15; the Noongar oral histories say up to 80. This event aimed and was successful in subduing much of the Binjareb people who were amongst the most active resistance fighters in the Swan River Colony.¹⁰ Peel's involvement in this atrocity has marred his reputation in contemporary times. In 2017, Binjareb Elders called for the Peel district to be renamed. This campaign is ongoing.¹¹

Thomas 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 was a partner for a short term in a whaling operation in 1838. In 1839, Peel was appointed to the Legislative Council and elected to the Pinjarra Road Trustees, but he resigned this position the following year.¹²

In May 1839, Peel sold the best portion of his land to Captain Frances Corbel Singleton and other land to Messrs. Creery, Tate and Montgomery. He received an outstanding account incurred on behalf of his indentured servants, to be paid on completion of survey. He paid a part of the amount and then sent his wife Mary and two daughters, Julia and Dora to Britain in January 1840. Tom junior stayed in the colony.¹³ It was Thomas Peel's intent to also return to England as soon as he could settle his affairs. The years passed, however, without his return. He made no further large sales and the debt was still a burden.¹⁴

By 1840, 'Serpentine Farm' on the Serpentine River was established and Thomas Peel handed it over to his son Tom, who was barely 15 years old. Tom Peel worked hard to establish and make a success of the farm, and built the original homestead. Thomas Peel Senior lived in Mandurah.

In February 1858, Dora Peel returned to the colony from England¹⁵, as her sister Julia and her mother had died. She lived with her brother Tom on his Serpentine farm. Later that same year a disaster was to have a major impact on his life trajectory.

*A few days since a fine crop of wheat — 30 acres — the property of Mr Thos. Peel, jun., of the Serpentine, was entirely destroyed by fire. The fire originated through the carelessness of a man on the farm, who dropped the contents of his pipe near the field. We fear Mr Peel is a heavy loser by this disastrous occurrence.*¹⁶

Tom Peel was declared insolvent and forced to sell the property. He was aged 33. 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 in the *Perth Gazette*.¹⁷

In November 1859, the property was described in more detail:

*THE SERPENTINE FARM, late the property of Mr Thomas Peel, the Younger, and now vested in the Official Assignee. This property, consisting of 5,000 acres of land, and one of the finest properties in the colony, is situated about 25 miles from Fremantle, and about 15 from the sea-beach; thus offering great inducements to a purchaser in proximity to a market and facility for carriage of produce. The Homestead has an excellent Dwelling House, with a large and commodious Barn, and the usual Out-houses for a farming establishment on a large scale. A Bridge has been recently built over the Serpentine, thus ensuring at all seasons communication with both banks of the River, which runs through the property, and affords a never-failing supply of water in the driest weather. The capabilities of the Estate, both with respect to arable land and as a run for cattle and horses, are too well known to require particular description.*¹⁸

The financial state of Tom Peel was noted in the diaries of local resident Henry Hastings Hall. (Dora Peel was to marry Henry Hall in 1867.)

*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.*¹⁹

Tom Peel wrote to the Colonial Secretary's Office inquiring about postal arrangements in Mandurah.²⁰ Presumably he shifted back to Mandurah to live with his father.²¹

10 Colonial Frontiers Massacre website: <https://c21ch.newcastle.edu.au/colonialmassacres/detail.php?r=887>

11 "Traditional Owners campaign to rename Peel region". *Green Left Weekly*. 28 October 2017. Retrieved 27 June 2019.

12 Mandurah Museum Fact Sheet 'Thomas Peel'.

13 Erickson, *The Bicentennial Dictionary of Western Australians*, pp. 2453-2454; Mandurah Museum Fact Sheet 'Thomas Peel'.

14 Alexandra Hasluck, 'Peel, Thomas (1793–1865)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/peel-thomas-2543/text3459>, published first in hardcopy 1967.

15 Erickson, *The Bicentennial Dictionary of Western Australians*, pp. 2453-2454.

16 *The Inquirer and Commercial News*, 16 January 1856: 2. <http://nla.gov.au/nla.news-article66007344>

17 Mandurah Museum Fact Sheet 'Thomas Peel'; *The Perth Gazette and Independent Journal of Politics and News*, 9 September 1859: 2. <http://nla.gov.au/nla.news-article29318101> & 16 September 1859: 2. <http://nla.gov.au/nla.news-article2931826>.

18 *The Perth Gazette and Independent Journal of Politics and News*, 18 November 1859: 1. <http://nla.gov.au/nla.news-article2931975>.

19 Richards, Ronald, *The Murray District of Western Australia: a history*. Pinjarra: Shire of Murray, 1978, p. 329.

20 Jnr, Thomas Peel. "Letter as to postal arrangements at Mandurah." SROWA, 30 August 1859.

21 Richards, *The Murray District of Western Australia: a history*, pp. 329-330.

**In the Civil Court }
In Insolvency }**
**In the Matter of Thomas Peel, Jun.,
an Insolvent.**
TO be sold by Public Auction, at the
United Service Tavern, Perth, on
Wednesday, the 28th September, instant,
at 12 (noon), a number of excellent hor-
ses, 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

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-ter,
and other farm implements.
Also, Furniture, tables, chairs, sofa,
bedstead, looking glasses, mattresses, bol-
sters, and pillows, pictures, clock, glass and
crockery ware, and cooking utensils.
Terms at Time of Sale.
A. H. STONE,
Official Assignee.

Figure 7. Advertisements in the *Perth Gazette*, 9 and 16 September 1859.

2.4 Peelhurst Cottage

Tom was given land for a new farm from the large landholdings of his father. The site he chose, or was given, for his new farm Peelhurst was 14.5 km north of Mandurah. It was a very 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.²²

It is not known whether Tom Peel commenced construction of a cottage at Peelhurst directly after the farm at Serpentine was sold, or whether it was after the land was formally transferred to him upon his father's death.²³

Thomas Peel Snr died in December 1865. His property was divided between Tom, Dora and his illegitimate son, Fred (c.1817-1872) who returned to Western Australia in 1866 from New South Wales to receive his share in his father's estate.

Little is known of Fred Peel, other than that he had accompanied his father to the colony aboard the *Gilmore* aged around 12. He is thought that he joined the mounted police but was dismissed in 1835. He relocated to New South Wales; and briefly assumed the surname of Proctor. In 1867 Fred Peel once again left the colony and went to South Australia. He returned in November 1868 and lived with his father in Mandurah before finally settling at North Dandalup as a pastoralist.²⁴ He died in 1872 aged 55.²⁵

Tom Peel's share of the estate was 42,514 acres and included Peelhurst farm.²⁶ It is recorded that he employed seven ticket-of-leave men in 1863 and 1864.²⁷ (The location of the employment is given as South Perth but this description could refer to any area south of Perth.) It is possible that Tom Peel employed these men at Peelhurst either to assist in the construction of the cottage or as farm hands.

²² Richards, *The Murray District of Western Australia: a history*, pp. 329-330.

²³ Hasluck, Alexandra. *Thomas Peel of Swan River*. Melbourne: Oxford University Press, 1965, p. 234 suggests that Thomas Peel Snr would not have welcomed Tom back to the parental roof at Mandurah and therefore commenced construction of Peelhurst in 1860; Richards, *The Murray District of Western Australia: a history*, pp. 329-330.

²⁴ Erickson, *The Bicentennial Dictionary of Western Australians*, p. 2453.

²⁵ Registry of Births, Deaths and Marriages (BDM) <http://www.bdm.dotag.wa.gov.au/>

²⁶ "Certificate of Title 7/238." 5 April 1881. Smart, *Mandurah and Pinjarrah: history of Thomas Peel and the Peel Estate, 1829-1865*, App 'F', p. 92.

²⁷ Erickson, *The Bicentennial Dictionary of Western Australians*, p. 2454.

The cottage at Peelhurst was built from local materials in a style similar to the buildings at the Serpentine Farm. The following description of the cottage was written 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.²⁸

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 1871.²⁹ 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.³⁰

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'.³¹

It has been speculated that exotic plants that existed on and near the site and still extant in 2010 may have originated in the mid nineteenth century and the occupancy of the site by Tom Peel. It is likely a small vegetable garden was established near the house and the olive tree adjacent to the ruins was likely to date from the period of occupancy by Tom Peel.³²

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 "Peelhurst" with Thomas Peel (Junior) lived 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.³³

In 1880, Tom Peel offered his property for sale and auctioneers James Morrison headed the advertisement 'to Capitalists and Sheep-owners requiring Coast Runs'.³⁴ 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.³⁵

Brothers William and George Pryde Paterson purchased Lot 1 in February 1882.³⁶ Peelhurst was purchased to provide alternative pasture for their stock based in Pinjarra.

28 Hasluck, *Thomas Peel of Swan River*, pp. 234-235.

29 Erickson, *The Bicentennial Dictionary of Western Australians*, p. 2453.

30 A search of the BDM Index does not have any record of Luke Peel.

31 *The Perth Gazette*, 16 July 1875: 3. <http://nla.gov.au/nla.news-article2974496>

32 Hocking Planning and Architecture. *Peelhurst (ruins) Conservation Management Plan*. City of Rockingham, March 2011, Appendix H Horticultural Assessment.

33 Smart, W. C.. *Mandurah and Pinjarrah: history of Thomas Peel and the Peel Estate, 1829-1865*, Perth: Paterson Brokensha, 1956, Appendix F, p. 92.

34 *The West Australian*, 4 June 1880: 2. <http://nla.gov.au/nla.news-article2983128>

35 *The West Australian*, 4 June 1880: 2. <http://nla.gov.au/nla.news-article2983128>

36 Certificate of Title 7/238, 14 February 1882.

2.5 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.³⁷ 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.

*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.*³⁸

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 (as at 2011) were several fig trees which are believed to date from the 19th century. In addition, a single dead fig tree was found on the northwest boundary of the study area. These figs were of more than one variety which may be indicative of an experimental aspect to the orchard.³⁹

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. J. G. Murray secured 4,100 acres, leaving the Peelhurst property of 3,180 acres.⁴⁰ The property was further subdivided in the following years although the Peelhurst landholding and cottage remained within the Paterson family until 1949.

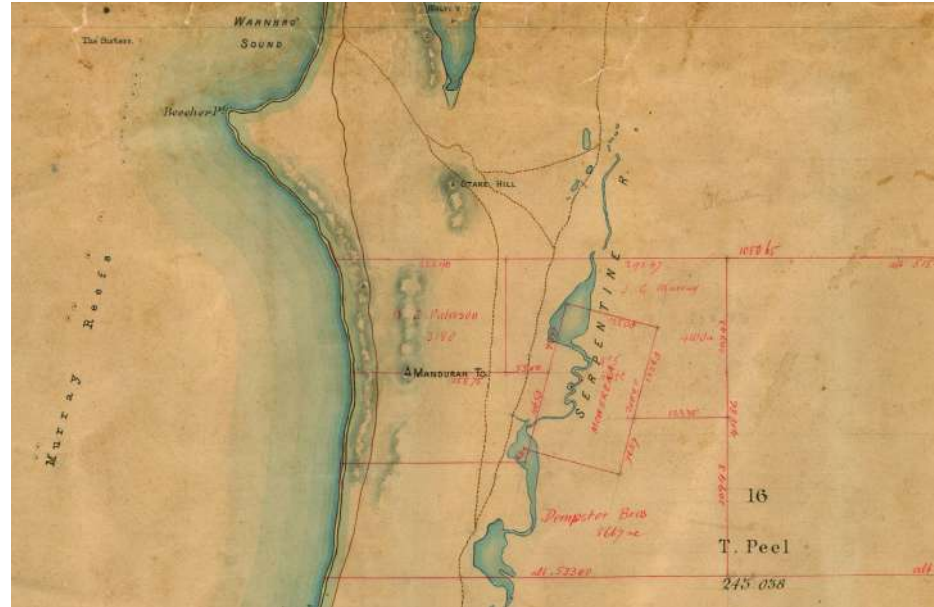


Figure 8. Portion of Cancelled Public Cockburn Sound 4 showing landholding of W. C. Paterson, 1894. (Cons 4900 item S06-O, 510251, SROWA).

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 droving 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 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”.

³⁷ Erickson, *The Bicentennial Dictionary of Western Australians*, p. 2428.

³⁸ *The West Australian*, 20 December 1884: 3. <http://nla.gov.au/nla.news-article2993737>

³⁹ Hocking Planning and Architecture. *Peelhurst (ruins) Conservation Management Plan*. City of Rockingham, March 2011, Appendix H Horticultural Assessment.

⁴⁰ Certificate of Title 8/300, 24 March 1882.

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 its 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 'isselt?"

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-of-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 Patersons 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.⁴¹

The Paterson family were diverse in their farming pursuits. They had pastoral leases in the north of the state and the family was prominent in the local community.⁴²

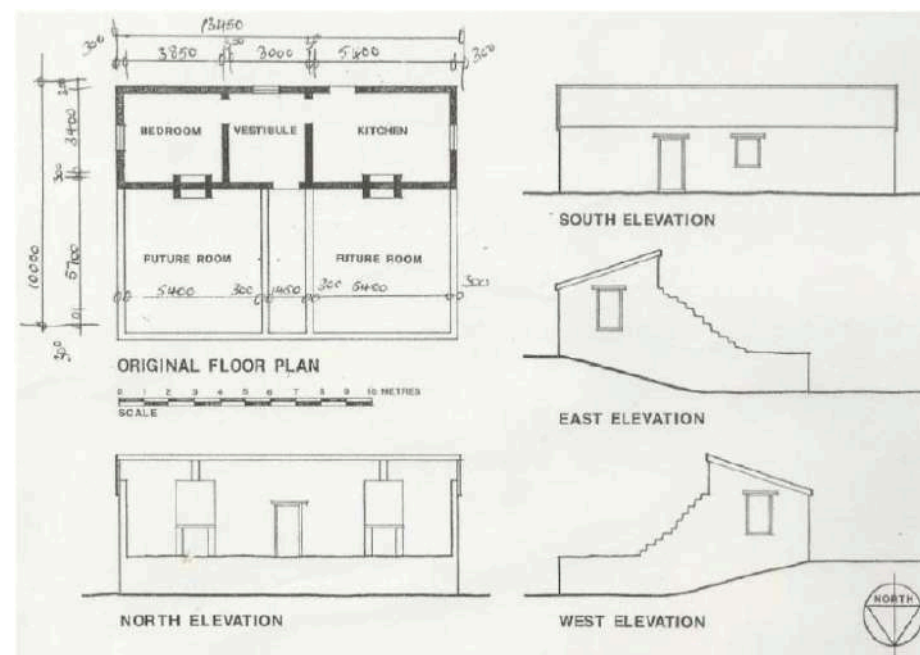


Figure 9. Plan of Peelhurst (ruins) and interpretation of the original form, no date. Courtesy Rockingham Historical Society for first edition CMP.

⁴¹ Paterson, James C. "Copy of a talk given to the Rockingham District Historical Society (Inc)." 29 October 1993.

⁴² Erickson, *The Bicentennial Dictionary of Western Australians*, p. 2428.



Figure 10. Peelhurst (ruins) in c. 1948. The people are the Livingstone family. (Rockingham District Historical Society)



Figure 12. Undated photograph. Note the fig tree in the middle distance. (Mandurah Museum)



Figure 11. Jan 4, 1929 (Miss Jean Forman, Cr Marsh, Miss Alison Nichols) (Mandurah Museum)



Figure 13. Undated photograph, Courtesy Doug Holmes.

2.6 Golden Bay land development

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.⁴³ In 1949, this land was transferred to Cyril Howard Robbins an engineer working at the Shell Company of Australia.⁴⁴

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.⁴⁵

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 rooms. Rewards were also offered for the first residence to have a septic tank and for the first baby born in Golden Bay.⁴⁶

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.⁴⁷

As Golden Bay developed Peelhurst cottage gradually decayed.

During the 20th 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.

The first image from 1929 demonstrates that the cottage was substantially intact. In the 1970s, a Golden Bay resident removed most of the remaining walls to construct a new wall.



Figure 14. 1954, Kildale family, Courtesy Doug Holmes.



Figure 15. 1950s. (Rockingham District Historical Society)

43 "Certificate of Title 1098/123, 10 December 1946.

44 "Certificate of Title 1098/123, 10 August 1949.

45 Gwynne, S. "History of Golden Bay." Golden Bay Progress Association, undated.

46 Gwynne, "History of Golden Bay."

47 Gwynne, "History of Golden Bay."



Figure 16. Undated photograph. Courtesy Doug Holmes.



Figure 18. Peelhurst in the 1950s (SLWA 066113PD)



Figure 17. Peelhurst in the 1950s (SLWA 066112PD)



Figure 19. 1970s. Note the collapse of the door lintel. Courtesy Doug Holmes

2.7 Ownership by City of Rockingham

In 1991, a lot of an area of 3776m² was surveyed around the ruins and designated as Lot 40.⁴⁸ 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 on 26 June 2008.⁴⁹

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.



Figure 20. 1991, unveiling of Plaque Mayor Richard Smith at left, Councilor Brian Warner, President of the Rockingham Historical Society.



Figure 21. 1991, unveiling of Plaque. (Courtesy of Doug Holmes Mayor Richard Smith)

⁴⁸ Landgate, "Diagram 80615," 19 Feb 1992.

⁴⁹ Certificate of Title, 1925/229, registered 7 May 2008.

2.8 Heritage management by the City

On 23 June 2020 the City of Rockingham adopted its Heritage Strategy (2020-2025) which sets the future direction for heritage management within the City of Rockingham. One of the objectives is to embed heritage management in the strategic and statutory planning framework for the City. To that end the City committed to updating the conservation plan for Peelhurst, as one of its heritage assets.

Part of this project involved the City reviewing the 2011 CMP, which in the archaeology report encouraged the City to '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.'⁵⁰

The brief for updating the conservation plan (this report) therefore also specified inclusion of a public archaeological investigation as part of the project.

The dig was set for Friday 5 to Sunday 7 May 2023 inclusive, with Terra Rosa to coordinate the archaeological processes and activities; **element** staff to offer support and answer heritage questions, and the City to be on hand.

The City advertised to the community to seek interested parties to be involved. The community response was very pleasing, with many keen volunteers and people wishing to observe the dig.

element provided insurance and coordinated the volunteer participation. The City provided fencing, signage (parking), and a portable toilet. A coffee van was on site. The event was very successful, with many people engaged in the process, as this post to social media by the Golden Bay Progress Association shows:

Have just come back from the archaeological dig site at Peelhurst cottage Golden Bay. Very, very interesting and informative.

They chose the dig site near the house because there was a circular depression with longer grass here, indicating a possible old well.

They are finding all sorts of things. Circular dry rock wall, old 1880 coin, mother-of-pearl and metal buttons, ceramics and more.⁵¹

⁵⁰ Hocking Planning and Architecture. *Peelhurst (ruins) Conservation Management Plan*. City of Rockingham, March 2011, Appendix G Archaeological Assessment.

⁵¹ Golden Bay Progress Association Facebook page, 6 May 2023: <https://www.facebook.com/GoldenBayPA>

Terra Rosa's report on the detailed methodology, findings and recommendations is at Appendix 4.

A thank you letter to the City from the President of the Golden Bay Progress Association is at Appendix 5.

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.

2.9 Associations

2.9.1 Tom Peel (1826-1892)

Tom Peel 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 left 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 in c. 1860 which was later transferred to him. He lived there with his housekeeper, Mrs Spencer, about whom 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'.⁵²

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

⁵² Hasluck, *Thomas Peel of Swan River*, p. 235.

2.9.2 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 Kimberley, 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.

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.⁵³

2.10 Unresolved questions for further research

There was an Aboriginal camp located in the swamp north of Peelhurst. It may be of interest for the City to undertake some consultation and engagement with the Noongar community to discover more about this period of history.

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 on the site may have their origin with the Patersons.

⁵³ Anne Porter, 'Paterson, William (1847-1920)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/paterson-william-7975/text13889> published first in hardcopy 1988, accessed online 28 November 2022.

Overall view of Peelhurst Ruins. Source: element, 2023.



3. Physical Evidence

The description of the place is set out to articulate the key considerations of place, its site and setting, current function, and the fabric of the building, including a general understanding of the condition.

3.1 Physical description

3.1.1 Current function of the place

Peelhurst (ruins) is all that remains of the former cottage constructed by Tom Peel in c.1860, with the possibility that a well could be discovered in future excavation works. The site is open to the public.

3.1.2 The Site

Peelhurst (ruins), 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 northeast direction to the front of the ruins. The east and western sides abut residential development and bushland to the south. Immediately opposite on the north side of Dampier Drive, bushland predominates with residential developments interspersed.

The ruins are sited to the south of the lot 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.

3.1.3 Peelhurst prior to deterioration into ruins

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

The northern façade was the principal 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 documents.⁵⁴

(Refer to historical images in Section 2)

⁵⁴ Hocking Planning and Architecture. *Peelhurst (ruins) Conservation Management Plan*. City of Rockingham, March 2011, pp. 41-42.

3.1.4 Peelhurst (ruins) description in 2023

The remains of the plan form are not clearly discernible due to incremental infill of plant debris and sand/soil but the elements that remain are the lower courses of limestone rubble stone walls forming the external and internal walls together with foundations. No distinctive architectural elements are discernible within the ruins. Although not much of Peelhurst has been retained, the material that remains appears to be in a stable condition.

3.2 Site survey and archaeological dig, May 2023

3.2.1 Purpose and methodology

Terra Rosa, archaeology consultants, were engaged to undertake a public archaeological excavation and sub-surface investigations at the site of the Peelhurst ruins. The purpose of these investigations was to:

1. Engage members of the community in Rockingham with aspects of the colonial past in the area;
2. Increase public awareness of the history of the site itself;
3. Expose and immerse the community in the practice of archaeological methods and outcomes; and
4. Understand the nature of the archaeological record at Peelhurst Homestead.

The data obtained from the excavation has been analysed against a number of research questions developed for the site:

1. What is the nature of the occupation at Peelhurst?
2. How does this tie in with what we know of the historical record? and
3. What is the nature of the circular feature previously identified at the site?

The survey was undertaken between 05 to 07 May 2023 by three heritage consultants from Terra Rosa, two **element** participants, three City of Rockingham representatives and a number of volunteers from the local community.

3.2.2 Summary of events

Prior to the excavation, the heritage consultants and the City of Rockingham officers visited Peelhurst in order to assess the likely location of the test pits. It was decided that a trench would be placed over a circular feature, possibly a well, located to the northeast of the ruins.

The test pits were initially excavated with the aid of a mechanical excavator, which dug to a depth of approximately 50 cm. Subsequent to this, the remainder of the trench was excavated by hand at approximately 10 cm spits, with each spit being photographed and the levels recorded against a datum. The Munsell and pH were also taken for each spit.

A more detailed description of the Public Archaeological Dig can be found as appendices of this report. (Appendices 4 & 5)

3.2.3 Summary recommendations

Based on the results of the excavation, the following recommendations were made:

- There is likely archaeological material remaining at Peelhurst.
- The archaeological material recovered during the excavations at Peelhurst should be handed over to the City of Rockingham.
- The excavation of Test Pit 1 did not fully recover all the archaeological material present.
- The material excavated from Peelhurst should be made available for research purposes.



Overall view of the Archaeological community tours at Peelhurst Ruins, led by TRCO's team. Source: element, 2023



Overall view of the Archaeological dig open day, organised by the City of Rockingham. Source: element, 2023



Overall view of the Archaeological dig open day at Peelhurst Ruins, led by Daniel Monks from TRCO. Source: element, 2023



Daniel Monks from TRCO burying a time-capsule in the archaeological pit. Source: element, 2023

Overall view of Peelhurst Ruins. Source: element, 2023



4. Analysis of Evidence

This section provides a comparative analysis between Peelhurst and other similar places at the local, State and national level based on heritage values and thematic associations.

4.1 Sequence of development

Year	Event
1860s	Construction of uncompleted cottage by Tom Peel. Cottage constructed of locally sourced stone, shingles and timber. Olive tree planted and probably some kitchen 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.
2011	Removal of Tuart tree impacting the ruins.

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 now removed Tuart tree that grew in the middle of the ruins, 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 considerably.

4.2 Comparative analysis

4.2.1 Heritage Themes ⁵⁵

Comparative analysis primarily considers other places with similar use, period, region, style and/or associations to the subject place. In order to determine the basis for the selection of comparable places, it is useful to identify the principal historic themes associated with the place. The following themes are the most relevant to Peelhurst (ruins):

Themes	
HCWA Heritage Themes (2022)	
Economy	Workers and Working
	Rural Occupations
Cultural Life	Domestic Life
Peopling WA	Colonisation
Australian Historic Themes Framework	
5.8	Working on the land
8.12	Living in and around Australian homes

The HCWA database lists a total of 159 stone cottages relating to farming/pastoral use. It is therefore of more use to compare Peelhurst (ruins) for its ruinous state and its archaeological potential, than it is for its architectural period or original use. The search has been limited to those places in the State Register of Heritage Places.

It is also relevant to compare Peelhurst (ruins) with other similar places in the vicinity of the City of Rockingham; and those places associated in some way with the former occupants.

4.2.2 Ruinous places in Western Australia of the same era

The inHerit HCWA database shows six limestone ruins dating from a similar era to Peelhurst, 1850-1880:

inHerit No.	Peelhurst (ruins)	Location	Year	State Register
P02329	Bell Cottage (ruin), Rockingham	Rockingham	1868	Yes
P01915	Lynton Convict Hiring Depot (Ruins)	Yallabatharra (Shire of Northampton)	1853	Yes
P03212	Point King Lighthouse Ruin	Albany	1858	Yes
P01245	Yardarino School (ruin)	Yardarino (Shire of Irwin)	1878	Yes
P03540	Moir Homestead Ruins	Esperance	1873	Yes

Bell Cottage (ruin) (P02329) 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, dating from 1868.

Lynton Convict Hiring Depot (Ruins) (P01915) is a complex of seven buildings dating from 1853 in the Shire of Northampton and built of limestone quarried on the site. It is a dominant feature of the landscape, having a landmark quality and the place has scientific value as a research site, especially for archaeology. The place is a stabilised ruin, with some of the buildings ruins and others restored and reroofed.

Point King Lighthouse Ruin (P03212) was built in 1858, and abandoned after WWII. The building was four rooms with a central hallway of random stone construction. A conservation plan was prepared in 1995 in order to restore and stabilise the building and work to preserve the remaining structure was carried out.

Yardarino School (ruin) (P012145) in the Shire of Irwin was built in 1878. It was a single-roomed school constructed of limestone and timber, in a rural setting. It is a simple vernacular example of the Victorian Georgian Style of architecture.

⁵⁵ Menck, Clare. *A Thematic History of Western Australia*. Heritage Council of Western Australia, 2022.

Moir Homestead Ruins (P03540) comprises four structures (ruins) which are remnants of a homestead (c.1873/1880), blacksmith's workshop (c.1873), shepherd's camp (c.1873) and woolshed and stables (c.1880). The homestead ruins is a tangible reminder of a simple structure built c.1880s, based on a Victorian Georgian model adapted to local conditions and built of local materials.



Port King Lighthouse Ruin, 2009. (HCWA inHerit database)



Moir Homestead Ruins, 2011. (HCWA inHerit database)

4.2.3 Regional comparisons

inHerit No.	Peelhurst (ruins)	Location	Year	State Register
P02327	Mead Homestead	East Rockingham	1850s	Yes
P02325	Chesterfield Inn (fmr)	Rockingham	1855	Yes
P02329	Bell Cottage (ruin), Rockingham	Rockingham	1868	Yes
P04015	Day Cottage	Rockingham	1882	Yes
P02320	Hymus House and outbuildings	East Rockingham	1895	Yes

Bell Cottage (ruin) (P02329) as above.

Mead Homestead (P02327) East Rockingham built c. 1850 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) (P02325) 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 (P04015) built 1882 is a colonial vernacular cottage with limestone masonry walls and shingle clad roof covered in corrugated iron, together with two outbuildings, windmill, tank stand and several 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 it is still standing, but in a poor condition.

Hymus House and outbuildings (P02320) 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.'



Bell Cottage, Rockingham in 1973. (HCWA inHerit database)



Creaton ruins, Pinjarra in 2010. (HCWA inHerit database)

4.2.4 Associated Ownership

inHerit No.	Peelhurst (ruins)	Location	Year	State Register
P03307	Lowlands, Serpentine	Serpentine	1840	No
P01757	Creaton ruins	Pinjarra	1856	Yes

Creaton ruins (P01757), 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 (P03307) dating from 1840 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. Tom Peel built the second homestead in the 1840s. 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.

4.3 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 recent archaeological dig has shown.

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.

5. Assessment of Significance

The assessment of significance outlines the heritage values of the place, which are derived from the evidence and analysis presented in the previous sections.

The values are drawn from those identified in the Heritage Council of Western Australia assessment (draft, 2013), the Conservation Plan (2011) and by further research.

The values are assessed using the Burra Charter.

5.1 Burra Charter Criteria

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

5.1.1 Aesthetic Significance

Peelhurst (ruins), Golden Bay, situated in a remnant bushland setting with associated exotic plantings, presents an aesthetically pleasing setting reminiscent of its formerly isolated nature. (Criterion 1.3)

5.1.2 Historic Significance

Peelhurst (ruins), Golden Bay the place is associated with the prominent Peel family, who were some of the earliest settlers in Western Australia, and the successful Paterson family, who had extensive landholdings south of Perth. (Criterion 2.3)

Peelhurst (ruins), Golden Bay, provides valuable knowledge about the small vernacular cottages constructed by early settlers, many of which utilised ticket-of-leave labour. (Criterion 2.4)

Peelhurst (ruins), Golden Bay was one of the first locations occupied in this region. (Criterion 2.1)

5.1.3 Scientific Significance

The cottage site, and its immediate surrounds, represents an intact c.1860 archaeological site with the potential to reveal valuable information about its occupants and the lives of early Western Australian settlers. (Criterion 3.2)

Peelhurst (ruins), Golden Bay has the potential to reveal information about construction methods used by early settlers including the possible use of ticket-of-leave labour. (Criterion 3.1)

The continued occupation of Peelhurst (ruins), Golden Bay by the Paterson family and their employees, including Aboriginal stockmen, into the twentieth-century may provide a unique opportunity to understand the use of the place essentially as a pastoral run in the metropolitan area through archaeological investigation. (Criterion 3.2)

5.1.4 Social Significance

Peelhurst (ruins), Golden Bay holds a high degree of significance for the local community as evidenced by its inclusion in the City of Rockingham Municipal Inventory. The erection of a plaque in 1991 commemorating the site of the first settler in the area, and the numerous photographs used in the Conservation Plan indicating continued visitation throughout the twentieth-century. (Criterion 4.2)

5.1.5 Rarity

Peelhurst (ruins), Golden Bay is rare as an intact archaeological site dating to the 1860's in the Metropolitan area. (Criterion 5.2)

5.1.6 Representativeness

Peelhurst (ruins), Golden Bay is representative of the small simple vernacular dwellings constructed by early settlers from locally available materials often utilising ticket-of-leave labour. (Criterion 6.2)

Peelhurst (ruins), Golden Bay is an intact archaeological site providing an example of a domestic dwelling, occupied by members of the upper middle class from c.1860, and as such provides a representative example of life during this period that may be revealed through archaeological investigation. (Criterion 6.2)

Peelhurst Ruins, view of the north side of the lot. Please note the detail of the Tuart tree recently removed. Source: element, 2023



6. Statement of Cultural Heritage Significance

The statement of significance defines the cultural heritage significance of Peelhurst (ruins) in a succinct statement and forms the basis for the conservation management policies. This statement is extracted from the draft assessment documentation (2013). (Appendix 3)

Peelhurst (ruins), Golden Bay, comprising the ruins of a limestone cottage constructed by Thomas Peel Jnr. c.1860, associated landscape elements and archaeological deposits, and a circular depression that may indicate the presence of a well, has cultural heritage significance for the following reasons:

the cottage site, and its immediate surrounds, is rare as an intact archaeological site dating from the 1860s in the metropolitan area, with the potential to reveal valuable information about its occupants, the lives of early Western Australian settlers, and the small vernacular cottages constructed by those settlers, many of which utilised ticket-of-leave labour; and,

the place is associated with the prominent Peel family, who were some of the earliest settlers in Western Australia, and the successful Paterson family, who had extensive landholdings south of Perth.

Overall view of Peelhurst Ruins. Source: element, 2023



7. Graded Zones and Elements of Significance

The Heritage Council's 'An [Information Guide](#) to Conservation Management Plans' Heritage Council (2013) outlines a five-tier grading system to identify zones, sections and elements of significance within a heritage place as a means to assist in management. It should be noted that:

- These grades are considered in a State context and all five tiers may not apply to each place. This will depend on the nature of the place and the assessment of significance.
- All parts of the study area, including landscape, archaeological potential, setting, buildings, physical features and elements are assessed.
- Areas and elements within each grading are managed differently. In general, the higher the level of significance of the place or element, the greater care needs to be taken in determining actions which may affect its heritage values.

The significance levels are:

Level	Explanation
Exceptional significance	Places or items of exceptional significance would warrant inclusion on any register of heritage places. Conservation is essential. This ranking is within a National context.
Considerable significance	Places or items of considerable significance have a high sensitivity to change and conservation is essential with 'like for like' repairs if required. Minimal aesthetic alteration is recommended to sustain the fabric. Places of this level warrant inclusion for entry in the State Register of Heritage Places.
Some significance	Items of some significance are important in terms of the place as a whole and conservation is recommended. There is the ability to accept some sympathetic alteration to suit contemporary requirements. Places of this level are at the threshold for entry into the State Register of Heritage Places or the LGA's Statutory Heritage List.
Little significance	Items of little significance can include additions and alterations made to accommodate changing requirements. Where necessary, they can be removed or altered for adaptive or other conservation works. Conservation is not essential. Places of this level are below threshold for any heritage list. They neither contributes nor detract from the significance of the place.
Intrusive elements	Intrusive elements are those that visually detract from or have an adverse effect on the significance of the place. It is important to note that an element of significance in its own right may detract from another element of significance and thus be both significant and intrusive.

7.1 Overall Significance of the Place

Peelhurst (ruins), Golden Bay retains a high degree of authenticity having had no additions or alterations since its construction c.1860.

As an archaeological site the place retains a high degree of integrity comprising largely undisturbed archaeological deposits.

7.2 Zones and Elements of Significance

Peelhurst (ruins), Golden Bay demonstrates various phases of change, and there is a varied relationship between the historic and contemporary built fabric and the tangible and intangible heritage values. It is therefore useful to further grade the elements of the building in accordance with their sensitivity to change.

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.

7.2.1 Exceptional Significance

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

7.2.2 Considerable Significance

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

- Remaining stonework in situ
- Olive tree
- Buried limestone remnants (or only limestone remnants)

7.2.3 Some Significance

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

7.2.4 Little Significance

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

7.2.5 Intrusive

There are no intrusive elements within lot 40.



Figure 22. Levels of Significance (element, 2023)

Overall view of Peelhurst Ruins. Source: element, 2023



8. Considerations for Policy Development

The purpose of the conservation policy is to provide a guide for the management, care and use of the place. It should be sufficiently flexible to recognise constraints and requirements on the site, accommodate compatible development and, at the same time, ensure the significance of the place is retained and even elevated.

Based on the Evidence (Sections 2, 3 and 4), the Assessment and Statement of Significance (Sections 5 and 6) and the Graded Zones and Elements of Significance (Section 7), together with an understanding of the owners' requirements and resources, this section explores the potential opportunities and constraints of the place.

This exercise ensures that the development of the conservation policies to follow (Section 9) are based on a sound appreciation of the opportunities and constraints of the place.

8.1 Considerations

There are a number of considerations that define how and why policies are developed, such as:

- The significance of the place
- The stories associated with the place.
- The inherent physical constraints
- The requirements of the owner/s and users
- Any potential or proposed changes in use
- The condition of the place
- Statutory requirements
- Requirements of current heritage listings

The following table explores the flexibility of use, change and development against the recognised constraints and requirements.

8.2 Opportunities and Constraints

Place element	Opportunities	Constraints
Significance	Peelhurst (ruins) is a place that can assist with more information on early colonial settlers in WA and contribute to historical education.	The significance of Peelhurst (ruins) as an archaeological site has limitations for reconstruction or adaptive re-use.
Conservation approach	By emphasising heritage interpretation, community engagement, adaptive re-use, tourism, and sustainability, the ruin can be transformed into a valued educational resource, a vibrant community space, and a sustainable tourist attraction.	The stigma attached to the term 'ruin' implies that the place has no future. This may be difficult to convey to the community when the management regime for a ruin is to simply maintain it.
Stories	Layers of significance have been identified and current emphasis is on Tom Peel's era.	Ruins are difficult to read and understand.
Inherent physical constraints	The site is considered a ruin, not a building, and the key attraction of the site is its authenticity. Conservation works should be proposed and delivered by heritage specialists.	Maintenance budgets can be perceived as costly.
Further research	Significant research and investigative projects have been prepared to date, however, there remains areas of potential for further research such as the interaction between users of the place and original Aboriginal locals, and the Paterson family horticultural practices. There is the opportunity to prepare a Cultural Context report outlining Aboriginal cultural stories. Descendants of the Peel and Paterson families could be approached as part of an oral history project for the City.	Thomas Peel snr and by association Tom Peel have a poor reputation with Aboriginal people due to the Pinjarra Massacre, and exploring the place and its relationship in this context may cause pain and distress. The history of private homes is difficult to find, and even living relatives may not be able to assist with filling in gaps in the history.
User requirements	The open space in front of the ruin is an important area for markets, performances, etc and should remain mostly open.	Any proposed use should be self-sufficient, remove all rubbish and leave no trace behind.
Adaptive re-use	Adaptive re-use may be considered within the broader site, particularly if the new use will contribute to the activation of the precinct. As a ruin, the function of the place is limited. It is recognised that any major change within the site will have some negative impact. It is anticipated that the place will be activated as a tourist destination.	The significance of the place as a ruin and archaeological site place constraints on adaptive re-use and development. The place is of exceptional significance and any proposals for the place must be accompanied by a Heritage Impact Statement prepared by a suitably qualified heritage architect or archaeologist. There is need to prepare an Interpretation Strategy and tourism plan for the place.
Potential or proposed changes	Reconstruction at Peelhurst (ruins) should contribute to its stability and conservation of the existing fabric to prevent deterioration. Conservation best practice can assist in the interpretation of the place.	There were no other buildings on site, and remoteness of early settlers is a story to be interpreted. Any new constructions on site must not obstruct views and vistas to the ruins.
Physical condition	Structural stability should continue to be regularly monitored and remedial works implemented if necessary. There is an opportunity to prepare a feature survey scanner or a point cloud survey to assist with identifying significant changes throughout time, recording today's condition, preparation of accurate plans/model and assisting with the virtual reconstruction of the place.	Peelhurst (ruins) aesthetic value is significant, and change should be managed carefully with assistance of a heritage architect and an archaeologist. Feature surveys and associated works may not be seen as a priority.

Place element	Opportunities	Constraints
Statutory requirements	As a City asset, any approvals can be taken in-house ideally with an assistance of a heritage specialist.	A development approval should be sought for any development proposals on site.
Heritage listings	<p>The site is only listed locally at the City of Rockingham and consultation is only necessary at a local level.</p> <p>There is opportunity for inclusion in the Heritage Council of Western Australia Register of Heritage Places for its archaeological significance.</p>	The place is of exceptional significance and any proposals to the place must be accompanied by a Heritage Impact Statement. prepared by a suitably qualified heritage architect or archaeologist.
Interpretation	There is no current interpretation of the site, except for a plaque, and there is opportunity to deliver an outstanding interpretation outcome to the place through augmented reality and other media.	Maintenance of virtual interpretation can be considered costly and visitation levels might be low.
Accessibility	It is readily seen from the road/street and there is enough area for parking.	<p>It is not wheelchair accessible, access is not fair and equitable, and there are no road/street plaques to inform drivers or parking signs.</p> <p>The site is currently exposed to accidents that might happen on-site.</p>

The management of ruins presents several challenges to site managers. These challenges include preserving and conserving the structures to prevent further deterioration, ensuring visitor safety and accessibility in unstable environments, and providing meaningful interpretation to enhance the visitor experience. Additionally, securing funding and resources for ongoing maintenance, engaging with local communities, and complying with legal and regulatory requirements are important aspects of managing ruins. Balancing preservation with ecological considerations and addressing the lack of historical context can further complicate the management process. These challenges require a multidisciplinary approach that balances the preservation of historical and cultural significance with visitor experience, stakeholder involvement, and sustainability efforts.

As seen above, the management of Peelhurst (ruins), Golden Bay also presents a range of opportunities for the City of Rockingham to explore. These include the chance to provide historical and cultural education, offering visitors a tangible connection to the past and deepening their understanding of the site's significance. Well-managed ruins can also contribute to tourism and economic development, attracting visitors and generating revenue for local businesses. Furthermore, these ruins serve as valuable resources for research and archaeological exploration, allowing for continuing discoveries and the advancement of academic knowledge.

Engaging local communities in the management and interpretation of Peelhurst (ruins), Golden Bay fosters a sense of pride and ownership to locals at the City of Rockingham, while cultural exchange and understanding can be promoted through interactions among diverse visitors. Additionally, sustainable practices in managing ruins contribute to both conservation efforts and the overall sustainable development of the surrounding environment. By harnessing these opportunities, the City of Rockingham can create a rich heritage experience that benefits visitors, community, researchers, and the preservation of cultural heritage for future generations.

In the next chapter, this report presents further guidance in the management of this site.



Overall view of Peelhurst Ruins. Source: element 20/20

9. Conservation Policy

This section provides an overall guiding framework for the conservation and retention of the cultural significance of Peelhurst (ruins). The policies in this section establish courses of action in consideration of care, change, development and cultural management of the site.

9.1 Key Policy Statements

When managing ruins at heritage sites, site managers should respect and understand the heritage values and remaining fabric of the site. They should involve communities and cultural groups, use the best knowledge and standards, and follow a logical process for decision-making. Documentation, transparency, and monitoring are important for effective management. By adhering to these principles, site managers can responsibly preserve and appreciate the heritage values of the ruins.

Policy 1. This Conservation Management Plan should be adopted by the City of Rockingham and applied as a guide to future management.

9.1.1 Overarching Principles

Peelhurst (ruins), Golden Bay has a high degree of heritage significance to the people of Western Australia. The following overarching principles will apply:

- The management and implementation of the policies set out in this plan is the responsibility of the City of Rockingham.
- Where further change might occur, it must be in accordance with this document and policies and be sympathetic to the heritage values of the place.

9.1.2 Acceptance of Approach

The following conservation policies are guided by the assessment of significance of the place as outlined in this CMP.

Policy 2. The assessment of significance for the place as outlined in this document should be accepted as the basis for the conservation and planning for Peelhurst (ruins), Golden Bay.

Policy 3. All future decisions relating to use or any other matters likely to affect the heritage value of Peelhurst (ruins), Golden Bay should be made with reference to this CMP.

9.1.3 General Approaches to Zones and Levels of Significance

The levels of significance as outlined earlier in this document provide a guide to conservation actions. Greater care is to be taken for fabric and elements of more significance. Adaption, and in some cases, change is possible for elements of lesser significance.

Policy 4. The greater the significance of a fabric or a feature of a place, the more care should be taken in actions which may affect it.

Policy 5. Items identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overarching principles of the conservation policy.

Policy 6. Items identified as having some significance should be retained and conserved where possible. If removed, their significance should be recognised through an archival record.

Policy 7. Items identified as having little significance may be modified or removed.

9.1.4 Use of the Burra Charter

The *Burra Charter* sets out the principles for the conservation of heritage places in Australia. It forms an important reference document for the present and future custodians of Peelhurst (ruins) and may assist in resolving any issues relating to the conservation of the place that are not explicitly dealt with in this CMP.

Policy 8. In addition to this CMP, the principles and processes set out in the Burra Charter should be used to inform decisions relating to the conservation of the place.

Policy 9. Article 3.1 of the Burra Charter (AICOMOS 2013) states that 'conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.'

9.1.5 Expert Advice

Caring for a culturally significant place requires expert skills. The input of people with expertise in specialised areas of conservation may also be needed from time to time.

Policy 10. Any proposed works to the significant elements of the place should be considered with the input of a recognised heritage practitioner and appropriate specialist advice should be sought as required.

Policy 11. The preparation of any reports, guidelines, or technical management plans for Peelhurst (ruins) should be informed by this CMP, and an integrated approach is recommended.

9.1.6 Records

The need to keep publicly available records about places of cultural significance is guided by the *Burra Charter*. It is recommended that a record of the building containing relevant documentation and places is kept by the City of Rockingham. If maintained and added to over time, the records will continue to be of use to future generations.

Policy 12. A record of actions that have affected the place should be maintained by the City of Rockingham.

Policy 13. The preparation of archival records prior to any major change provides an invaluable research tool for future generations and should be undertaken with care.

Policy 14. In accordance with the WA Legal Deposit Act 2012, a copy of this CMP should be placed in the State Library of Western Australia, the City of Rockingham local history centre and/or local historical society, and the Heritage Council of Western Australia's library. This document should also be made freely available and accessible from the City of Rockingham website in a downloadable format, and a digital copy should be submitted to the National Library of Australia via the National e-deposit (<https://ned.gov.au/ned/>).

9.1.7 Review of Conservation Management Plan

New documentary and physical evidence may come to light after the development of this CMP. This may afford a different interpretation of the place, its significance and the way it should be managed. Circumstances relating to the custody, management and conservation of the place are also likely to change over time. For this reason, the periodic updating of the CMP for Peelhurst (ruins) will be necessary.

Policy 15. The CMP should be reviewed every ten years to take into account the effects of the passage of time, conservation and adaption works, the applicability of the Conservation Policies and to assess the manner in which they have been implemented.

9.1.8 Land Management

This CMP should be adopted by the owner and leaseholders. The owner should be committed to ensure management arrangements and resources to the extent that they are available and provide support and processes to facilitate the effective implementation of this CMP.

Policy 16. A clear management and implementation framework for the City of Rockingham at Peelhurst (ruins), Golden Bay is important for the co-operative long-term management of the site and to ensure effective implementation of this CMP.

Policy 17. The management of Peelhurst (ruins), Golden Bay should be holistic towards its individual components and the broader Golden Bay, to include previous, existing and subsequent layers of history.

9.1.9 Ruins Management

The order of steps to be followed during any intervention on the place is the Burra Charter Process. Particularly respecting that change is common in ruins and before any works to the place, change should be documented to confirm a current condition assessment.

Peelhurst (ruins), Golden Bay play a crucial part on the promotion of Rockingham colonial history and the understanding of the relationship between early settlers and local Aboriginals. Cultural heritage plays an instrumental role in tourism, activation and a crucial part of the sustainability of the place.

The Ruins guidelines (Australian Heritage Council. Ruins: A guide to conservation and management. Commonwealth of Australia 2013) suggest approaches for heritage ruins. They are:

- (1) Coming alive again.
- (2) Retuning it to its former state.
- (3) Simply maintain.
- (4) Letting nature takes its course.
- (5) When removal is inevitable.

For Peelhurst (ruins), the approach taken by the City from now on should be to 'Simply maintain'. (Refer to pp. 32-34 of the Ruins guidelines for the approach and actions to take). For specifics on how to stop further deterioration, refer to the Ruins guidelines and Policy Implementation (Section 10 of this report). The City can also contact a heritage architect or archaeologist specialised in buildings conservation for advice if the rate of deterioration increases.

Policy 18. The preferred management approach is the Simply Maintain approach. It means keeping the place as it is, and stopping further deterioration with minimal reconstruction involving regular protective care of the place and its setting.

9.2 Compatible Future Use

9.2.1 Future Development

The *Burra Charter* does not seek to prevent new development. The goal of the *Burra Charter* is to set out the way in which new work 'should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material'.⁵⁶ Archaeology 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.

Policy 19. Any future proposals to Peelhurst (ruins), Golden Bay must be informed by this CMP and have due regard for the relevant statutory planning and heritage framework.

Policy 20. Any proposed changes should be accompanied by a Heritage Impact Statement and an Archival Record in a manner that is consistent with the HCWA guidelines.

9.2.2 Tourism

Peelhurst (ruins), Golden Bay is a recognised tourist site within the *City of Rockingham*. As it has been vacant for many decades, site activation has the potential to enhance the amenity of the place, increase activities and attract more visitors to the place.

Policy 21. Future use of the site should look to engage with the broader City of Rockingham and provide opportunities to incorporate cross-cultural interpretations of the place.

Policy 22. Encourage the growth of the site as a tourism destination by enhancing connections to wider cultural and environmental values, whilst reflecting contemporary practices and expectations.

Policy 23. Digital presence of the Peelhurst (ruins), Golden Bay or low impact activation of the site should be encouraged for tourism opportunities.

⁵⁶ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, ICOMOS Australia, 2013, p.7.

9.3 Policies Relating to the Physical Setting

The heritage significance of Peelhurst (ruins) involves a range of responsibilities to ensure that the heritage values of the place are conserved, managed and interpreted for current and future generations. There is a need to manage the relationship between the historic and contemporary built fabric of the place and the tangible and intangible heritage values, so cultural values are understood, celebrated and cared for by site managers, users and all stakeholders involved. As guiding principles, the following conservation policies relate to conserving the setting, the buildings and associated infrastructure.

9.3.1 Site and Surrounds

Peelhurst (ruins), Golden Bay is part of a combination of components within the landscape that represent man-made features redeveloped over time and it should be protected from development because it holds significant historical, cultural, and archaeological values. It serves as a tangible link to the past, offering insights into our shared human history and has the opportunity to contribute to the cultural identity of the City of Rockingham.

Policy 24. Peelhurst (ruins), Golden Bay is valued today for its rare and intact archaeological site. If new development is recommended, it should be located at an appropriate distance away from the area of considerable archaeological significance so as not to impact on any archaeological deposits.

Policy 25. The Peelhurst (ruins), Golden Bay is a significant landscape, and any proposal should be assessed for its heritage impact.

9.3.2 Views

The Peelhurst (ruins) is a significant landmark of the many views that are available from vantage points around the wider area. Its prominence is particularly notable when viewed from Dampier Drive.

Policy 26. Peelhurst (ruins), Golden Bay is a landmark historic structure within the suburb of Golden Bay and the wider community of Rockingham. The setting in a predominantly open landscape when viewed from Dampier Drive should be maintained.

9.3.3 Landscaping

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.

Policy 27. Any future or additional street furniture/signage/etc should consider the cultural heritage significance of Peelhurst (ruins), Golden Bay, ensuring that additional elements are not intrusive and do not obscure sightlines to and from the place.

Policy 28. Pedestrian and vehicle access should be considered with an overarching masterplan to the site, including public parking and an area for temporary food trucks and coffee vans.

9.4 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 29. The remaining fabric of Peelhurst (ruins), Golden Bay is minimal and future works should be focused on consolidation of the fabric and prevention of further deterioration.

9.4.1 Signage

Policy 30. Signage on Peelhurst (ruins), Golden Bay should speak to the history of the place.

Policy 31. New signs should be readily removeable. Fixings for new signs should not damage the significant fabric of Peelhurst (ruins), Golden Bay.

Policy 32. All new and temporary signage is to be designed and located in accordance with a purpose-written signage strategy for the place.

9.4.2 Security

Heritage places were often developed without particular consideration for security, which can present challenges when trying to retrospectively address these issues. Security measures are important for protecting the significant fabric from vandalism, however intrusive security elements should be avoided where possible as they can detract from the significance of a place.

Policy 33. Should security features be necessary at Peelhurst (ruins), Golden Bay they should be specified to minimise the visual intrusion on the landmark values of the place.

9.4.3 Maintenance

As noted in this report the condition of the place is considered to be stable overall. Maintenance is crucial for the preservation and longevity of ruins at heritage sites. Regular upkeep prevents further deterioration and damage caused by weathering and human activities, safeguarding the structural integrity of the ruins. By monitoring and addressing minor issues promptly, maintenance prevents them from escalating into major problems that are costlier and more challenging to repair. It also ensures the safety of visitors by identifying and mitigating potential hazards associated with unstable structures or decayed materials.

Policy 34. Monitoring should be regular and maintenance of the place should be designed to conserve the place in its current state for as long as possible.

9.5 Policies relating to Archaeological Potential

There is the potential for subsurface archaeological deposits to be located within the vicinity of the ruins. Not only from the Peel and Patterson eras, but also given the many thousands of years of occupation of Noongar people, there is the potential, albeit low, for Aboriginal artefacts and archaeological items to be found from this period.

Policy 35. All archaeological work including the use of both invasive and non-invasive techniques should be conducted by a suitably qualified and experienced historical archaeologist, within an archaeological research framework, which focuses on answering specific research questions or problems.

Policy 36. The advice of an archaeologist should be sought if footings of early buildings or clusters of artefacts are uncovered.

Policy 37. Artefacts recovered from the site (previously or during future investigations) should be curated as a collection and be catalogued in a database of archaeological artefacts, and the records and artefacts stored in a suitable keeping place e.g. the Rockingham Historical Society.

9.6 Policies Arising from External Requirements

All current heritage listings are noted in Section 1.6 of this report. Policies relating to the implications of these listing are discussed below.

9.6.1 Heritage Listings

While the place has previously been assessed by the Heritage Council and deemed to be Below Threshold for entry in the Register, the archaeological dig and this updated conservation management plan may lead to the Council considering a reassessment of the place, in particular for its archaeological significance. The City should submit a request to the Heritage Council for the place to be reassessed, and include a copy of this CMP as supporting evidence.

The place is owned by the City of Rockingham. Therefore, any proposed change or work considered as 'development,' i.e. work that is not maintenance⁵⁷, will require planning and/or building permit approvals from the City of Rockingham.

Policy 38. Peelhurst (ruins), Golden Bay should be recommended for inclusion in the Heritage Council of Western Australia Register of Heritage Places.

Policy 39. Any proposal concerning Peelhurst (ruins), Golden Bay is to be accompanied by a Heritage Impact Statement prepared by an experience heritage archaeologist or architect.

9.6.2 Other Statutory Requirements

The provisions of health and fire regulations, the Building Code of Australia, and all other relevant Acts, Regulations and Local Laws, including the provision of access and facilities for people of all abilities will influence any future use of Peelhurst (ruins). Where compliance with a regulation or by-law would compromise the heritage value of the building, the advice of a heritage professional should be sought.

Policy 40. Where elements have been assessed as having heritage significance, any works arising from requirements to comply with statutory regulations should be evaluated against this CMP to ensure minimum impact on significant fabric. Professional advice should be sought to ensure that both safety and conservation issues are fully assessed.

⁵⁷ Maintenance is defined under the Burra Charter as 'the continuous protective care of a place and its setting, distinguished from repair which involves restoration or reconstruction.' Generally, it is considered to be work that does not involve the removal of, or damage to, the existing fabric of the building or the use of new materials. If in doubt with regard to what constitutes maintenance, contact the Department of Planning, Lands and Heritage.

9.7 Policies Relating to Services and Renewable Energy Systems

9.7.1 Services

Any works to the Peelhurst (ruins), Golden Bay such as landscaping and amenities to the ruins, should be limited to areas of Little significance and care should be taken to minimise the potential impact to surrounding significant fabric.

Policy 41. Any required new services or renewable energy systems should be installed sympathetically and should not have an adverse visual impact upon the landmark values of the place.

Policy 42. Future works should be cognisant of environmentally sustainable design to reduce greenhouse gas emissions, decrease main water demands, maximise waste recycling and improve waste management procedures.

9.8 Policies Relating to Interpretation

It is important to provide visitors and the local and wider community with an appreciation of the history of Peelhurst (ruins), Golden Bay so that they can understand, respect, appreciate, and enjoy its heritage values and the role the place has played in the development of the area.

Policy 43. The history and significance of Peelhurst (ruins), Golden Bay should be conveyed to a wider audience. Key messages to disseminate include: the history of the building, associations, farming and people connected to the place.

Policy 44. The potential for new Aboriginal archaeology finds is low in the site of Peelhurst (ruins), Golden Bay. However, the right of Aboriginal people to preserve and promote their cultural heritage should be acknowledged and site-specific Aboriginal stories promoted.

Policy 45. When funding opportunities arise, an Interpretation Strategy should be prepared to inform the design, content and location of interpretation initiatives to be installed in and around Peelhurst (ruins), Golden Bay. This CMP provides a valuable source for interpretation of the place and should be used to inform future interpretation.

Policy 46. Digital presence of the existing building should be encouraged though a digital strategy that would encourage the place to continue its positive online impression through content, websites, search engine optimisation, social media and other digital platforms.

9.9 Policies Relating to Climate Change

One of the objectives at Peelhurst (ruins), Golden Bay is raising public awareness about the impacts of climate change on heritage sites and the need for their preservation. This involves educating visitors, local communities, and stakeholders about sustainable behaviors, including responsible tourism practices, waste reduction, and the conservation of natural resources. By implementing climate change policies, Peelhurst (ruins), Golden Bay can enhance the knowledge of resilience to climate impacts, help mitigate the carbon footprint and contribute to global efforts in addressing climate change. For example, a vulnerability assessment will document future climatic issues that could impact on the ruins, such as torrential rain, erosion or landslide.

Currently, the site has no power, water, bins or parking. If any development or activation is proposed for the site, consider the following policies:

- Policy 47. Conduct vulnerability assessment, identifying risks and implementing measures to protect Peelhurst (ruins), Golden Bay from extreme weather events, increased temperatures, and other climate-related impacts.*
- Policy 48. Encourage and promote sustainable practices in the management of Peelhurst (ruins), Golden Bay. This includes implementing energy-efficient measures, promoting renewable energy sources, reducing water consumption, managing waste effectively, and adopting sustainable transportation options.*

Overall view of Peelhurst Ruins. Source: element, 2023



10. Policy Implementation

This section is concerned with the implementation of the conservation policy, primarily relating to the conservation and maintenance works to be undertaken by the current and future users of the place.

The City of Rockingham is responsible for carrying out the schedule of works outlined below, and all works should be carried out in accordance with the Conservation Policies outlined in this CMP. The maintenance regime needs to be revisited as a priority by the City and maintained by it as the responsible party. Works to the fabric may vary in nature, depending on the future use of the place; however, they should generally be undertaken in order of priority.

The works are divided into five types:

- **Urgent Works** - Works required to prevent serious disruption of activities and/or may incur higher costs if not addressed within one year.
- **Short-Term Works** - Works that need to be addressed between one to two years to prevent serious deterioration.
- **Medium-Term Works** - Works likely to require rectification within five years.
- **Long-Term Works** - Works that can be safely and economically deferred beyond three years.
- **Desirable Works** - These items address desirable actions that will assist in enhancing the heritage values of the place and its ongoing use. While they could be carried out at any time, they are more likely to be achieved as part of redevelopment proposals for the site.

Following the Conservation Works Schedule is a Maintenance Works Schedule, which sets out the ongoing works that should be undertaken, as the title suggests, as part of a maintenance regime.

10.1 Recommended Works

The purpose of this schedule is to identify conservation and activation works that are essential for the retention of the heritage values of the place. The ruin as it is today appears to be in good condition, with no recommended urgent works. Conservation works 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.

Short-term works

- Vegetation growing within the rubble remains 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 re-mortaring, however there is no requirement for all loose pieces of masonry to be re-mortared.
- Engage with local Knowledge Holders to collect Noongar stories of the place and prepare a Cultural Context report.
- The place should be recommended to be included on the Heritage Council of Western Australia Register of Heritage places.

Medium-term works

- Prepare an Interpretation strategy and plan for the place.

Long-term works

- Prepare a masterplan for the place inspired by this report.
- Implement Interpretation plan.

10.2 Management Guidelines

All works should be undertaken in accordance with the CMP which should be adopted by the City of Rockingham. Long term management of the cultural heritage significance of this site should commence on acceptance of this report.

The City of Rockingham is primarily responsible for the implementation of the CMP. It is recommended that the management and maintenance programs should be developed between the City of Rockingham 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.

10.2.1 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.

Monthly schedule

The structure should be checked for its general presentation and cleanliness.

- Clearing of litter and vegetation

Maintenance of areas that may be affected by wear and tear and/or may be a risk to the occupants and/or public.

- Evidence of activity by pests
- Signage should be secure, up-to-date and clean.

Annual schedule

Tasks should include the overall inspection for evidence of change to the structure and should plan for onward maintenance.

- Check if stonework has come loose and plan appropriate remedial action. (See Policy 18)
- Check for signs of water damage and arrange remedial works.
- Regularly monitor the structure for deterioration.

Long term

- Review the conservation plan every ten years or sooner if circumstances change.
- Implement an interpretation plan.

Appendices

Appendix 1 – References

Primary sources

- Peel, Thomas Jnr. "Letter as to postal arrangements at Mandurah." 30 August 1859. Cons 4807 35/803, SROWA.

Certificates of Title

- Landgate. "Certificate of Title 1098/123."
- Landgate. "Certificate of Title 7/238."
- Landgate. "Diagram 80615." 19 2 1992.

Secondary Sources

- Alexandra Hasluck, 'Peel, Thomas (1793–1865)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/peel-thomas-2543/text3459>, published first in hardcopy 1967.
- Anne Porter, 'Paterson, William (1847–1920)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/paterson-william-7975/text13889>, published first in hardcopy 1988.
- Cross, Hannah. 'Archaeological dig at Peelhurst ruins reveals 19th century artefacts from Rockingham settlement.' *Sound Telegraph*, Fri 12 May 2023.
- Golden Bay Progress Association Facebook page: <https://www.facebook.com/GoldenBayPA>
- Gregory, Jenny and Jan Gothard (Eds), *Historical Encyclopedia of Western Australia*, Perth, WA: UWA Press, 2010.
- Gwynne, S. "History of Golden Bay." Golden Bay Progress Association, undated.
- Hasluck, Alexandra. *Thomas Peel of Swan River*. Melbourne: Oxford University Press, 1965.

- Mandurah Museum Fact Sheet 'Thomas Peel'. <https://www.mandurah.wa.gov.au/explore/mandurah-museum>
- Paterson, James C. "Copy of a talk given to the Rockingham District Historical Society (Inc)." 29 October 1993.
- Richards, Ronald. *The Murray District of Western Australia: a history*. Pinjarra: Shire of Murray, 1978.
- Smart, W. C., *Mandurah and Pinjarrah: history of Thomas Peel and the Peel Estate, 1829-1865*. Perth: Paterson Brokensha, 1956.

Online resources and websites

- Births Deaths Marriages (BDM) Index: <https://www.wa.gov.au/organisation/departments-of-justice/online-index-search-tool>
- Colonial Frontiers Massacre website: <https://c21ch.newcastle.edu.au/colonialmassacres/detail.php?r=887>
- Erickson, Rica (ed). *The Bicentennial Dictionary of Western Australians pre 1829-1888*. Perth: UWA Press, 1979. Available online: <https://www.friendsofbattylibrary.org.au/bicentennial-dictionary>

Appendix 2 – Certificates of Title

WESTERN



AUSTRALIA

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

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

VOLUME **1925** FOLIO **229**

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.

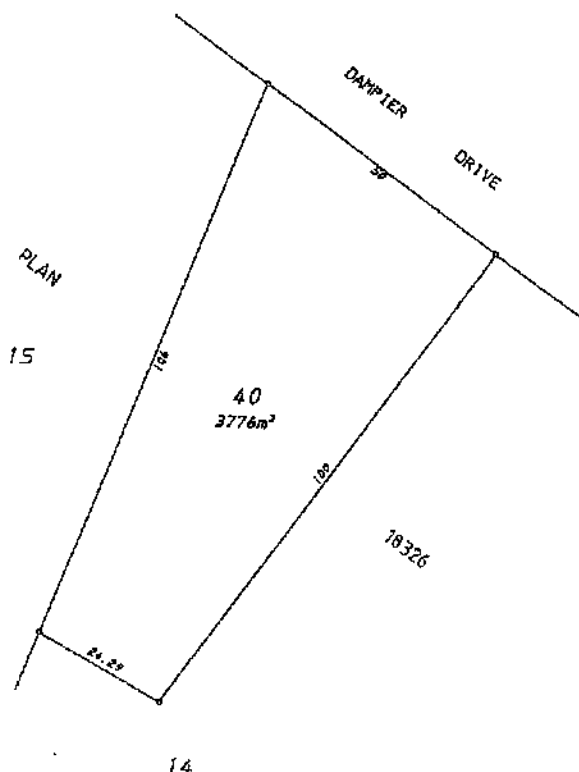
FIRST SCHEDULE (continued overleaf)

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

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1925 229

Superseded - Copy for Sketch Only

Page 2 (of 2 pages)

FIRST SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

Superseded - Copy for Sketch Only

REGISTERED PROPRIETOR

INSTRUMENT
NATURE

NUMBER

REGISTERED

TIME

SEAL

CERT. OFFICER

[illegible]

CERTIFICATE OF TITLE VOL1925 FOL229

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF TIT

CT 1648 0177 F



Application G596850

WESTERN

AUSTRALIA

Volume 1648 Folio 176



1648 177

D. 80614

D. 80615

P. 18326



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.

CANCELLED

Dated 4th August, 1983


 REGISTRAR OF TITLES


ESTATE AND LAND REFERRED TO

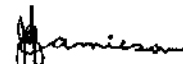
Estate in fee simple in portion of Cockburn Sound Location 16 and being Lot 950 on Diagram 63426, delineated and coloured green on the map in the Third Schedule hereto.

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 G.P.A. Pty. Ltd., of 21 Lake Street, Perth, of one undivided half share, as tenants in common.

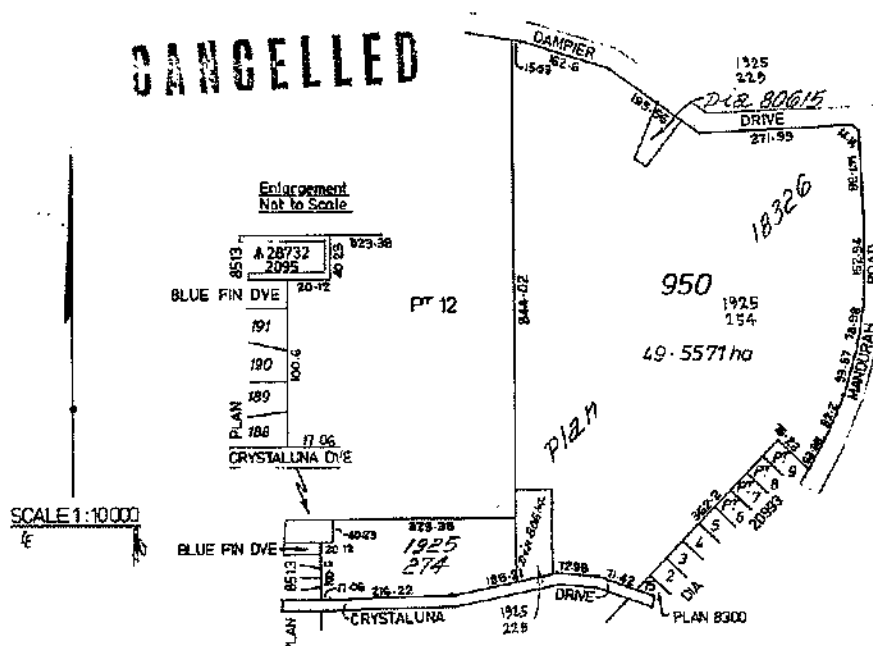
SECOND SCHEDULE (continued overleaf)

NIL


 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.

72009/12/77-45M-S/2860

LANDGATE COPY OF ORIGINAL NOT TO SCALE Thu Aug 12 10:25:28 2010 JOB 35015024

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





Page 1 (of 2 pages) 1648 177








FOL.

VOL.

Cancelled

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
		NATURE	NUMBER			INITIALS
<p>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)</p> <p>One undivided half share of <u>C.P.A. Pty Ltd</u> is transferred to <u>F & G Nominees Pty Ltd</u>.</p> <p>The registered proprietors are now <u>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.</u></p> <p>Lot 38 the subject of Diagram 80614 to Vol 1925 Fol 228, Lot 40 the subject of Diagram 80615 to Vol 1925 Fol 229.</p> <p>The portion of Plan 18325 herein included in to Vol 1925 Fol 254 & Cancelled: Balance to Vol 1925 Fol 275.</p>		Application	E486512	13.11.90	8.13	 J
		Transfer	E816152	22.4.92	12.20	 J
		Application	E816157	22.4.92	12.20	 J
		Application	E816158	22.4.92	12.20	 J

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 & 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> As to P.A.W. on Plan 18326 only:	13.11.90	8.13			Discharged	E816151	22.4.92		J
Surrender Mortgage	E862804 E816154	The rights created in Transfer E716603 are now surrendered.	22.4.92	12.20							
Discharge	E842817	to <u>Australia & New Zealand Banking Group Ltd.</u> As to P.A.W. on Plan 18326 only: of Mortgage E816154.	22.4.92	12.20							

CERTIFICATE OF TITLE VOL.

1648

177



ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF T
NO DUPLICATE ISSUED

LT. 37

CT 1648 0176 F



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.

Jameson



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

Jameson

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/2800

LANDGATE COPY OF ORIGINAL NOT TO SCALE - THE AUG 12 10 51 57 2010 JOB 55015117

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		UJ	

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 (73368)
Volume 1232 Folio 24



WESTERN AUSTRALIA.

REGISTER BOOK

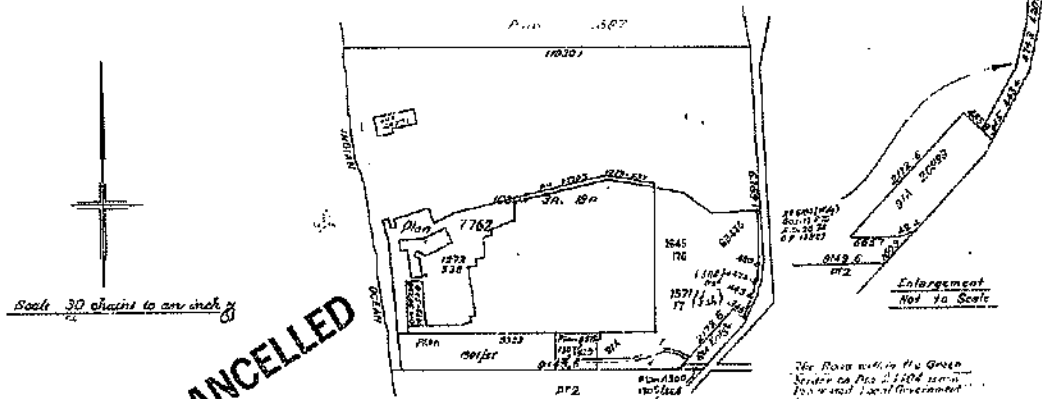
Vol. 1273 Fol. N° 535

Diagram 27703 0 3202 8
Plan 28294 0 63426
7762
7907
7875
8053
8121
8300
8323
8515

Certificate of Title

under "The Transfer of Land Act, 1893" (43 Vict. 14, Sec. 2).

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.

Alfred James
Registrar of Titles.

Application 8982766. 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, Widows, Diane Mary Coxon of 18 Cranford Road, Bayswater Married Woman and Gordon Howard Robbins of 26 Avonmore Terrace, Marmion Park, Finance Officer, the Executors named in the Will.

7th March 1975.

Transfer 8769659. One undivided half share of Ethel Mary Robbins, Diane Mary Coxon and Gordon Howard Robbins as Executors to C.F.A. Pty. Ltd. and a separate certificate issued. Registered 7th August 1975 at 3.550c.

1/2 Share to Vol. 1571 Fol. 17

CT 1273 0535 F



TOTALLY CANCELLED
APPLICATION C596850
Registered 24th August 1983 at 3.240c
Balance. The portion the subject of
diagram 63426 included in
Vol. 1648 Fol. 176



CANCELLED

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO

Have and except Lot 13; the portion the subject of Plan 7762; the portion the subject of diagram 28294; the portion the subject of diagram 27783 only.
 Mortgage 44425/1955 to ~~James Eric Shaw of Henley Park Road, Leamington, Warwickshire~~ to secure £1500.
 Registered 27th April 1955 at H 150.

Transfer 1709/1954 of Mortgage 44425/1955 to Eric William Bickell of 33 Lind Street, Leamington, Warwickshire.
 Registered 28th November 1954 at H 150.

Have 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 27783 only.
 Mortgage 16564/1960 to ~~James Eric Shaw of Henley Park Road, Leamington, Warwickshire~~ to secure £1500.
 Registered 22nd November 1960 at H 340.

Have 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 27783 only.
 Mortgage 16564/1960 to ~~James Eric Shaw of Henley Park Road, Leamington, Warwickshire~~ to secure £1500.
 Registered 22nd November 1960 at H 340.

J. Blackmore
 REGISTRAR OF TITLES

TRANSFER 37096/63 Lot 13
 to Her Majesty Queen Elizabeth the Second
 Registered 27th June 1963 at H 535
 1273-536
J. Blackmore
 REGISTRAR OF TITLES

TRANSFER 37097/63 the portion the subject of diagram 27783
 to Her Majesty Queen Elizabeth the Second.
 Registered 27th June 1963 at H 535
 1273-537
J. Blackmore
 REGISTRAR OF TITLES

APPLICATION 37698/63 a separate certificate
 issued for the portion the subject of plan 7762.
 Registered 27th June 1963 at H 535
 1273-538
J. Blackmore
 REGISTRAR OF TITLES

APPLICATION 37100/63 a separate certificate
 issued for the portion the subject of diagram 28294.
 Registered 27th June 1963 at H 535
 1273-539
J. Blackmore
 REGISTRAR OF TITLES

Discharge 69840/63 of Mortgage 16564/1960
 Registered 22nd November 1963 at H 340
J. Blackmore
 REGISTRAR OF TITLES

Discharge 69841/63 of Mortgage 44425/1955
 and 16564/1960. Registered 22nd November 1963 at H 340
J. Blackmore
 REGISTRAR OF TITLES

TRANSFER 69842/63 Portion
 Norman James Edward Butler and Donald
 Smithborne Station
 Registered 22nd November 1963 at H 340
 1273-360
J. Blackmore
 REGISTRAR OF TITLES

APPLICATION 49595/65 a separate certificate
 issued for the portion the subject of Plan 8323
 Registered 15th July 1965 at H 10 80
 1301-51
J. Blackmore
 REGISTRAR OF TITLES

APPLICATION 67820/65 a separate certificate
 issued for Lot 11
 Registered 1st October 1965 at H 450
 1303-513
J. Blackmore
 REGISTRAR OF TITLES

APPLICATION 77384/65 a separate certificate
 issued for the portion of plan 8300 comprised therein
 Registered 11th November 1965 at H 500
 Included in 1305-468
J. Blackmore
 REGISTRAR OF TITLES

APPLICATION 3490/66 a separate certificate
 issued for the subject of plan 8513
 Registered 21st January 1966 at H 11
 1307-529
J. Blackmore
 REGISTRAR OF TITLES

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

As to one undivided half only.
 Convey 113412, dated 29.11.1975 at H 316 000.
C. J. Blackmore
 REGISTRAR OF TITLES

Discharge 816958 of Convey 8124402
 lodged 7-8-1980 at H 353 000.
C. J. Blackmore
 REGISTRAR OF TITLES



CERTIFICATE OF TITLE

Vol. 1273 Fol. N° 535

10370/60 Application 5217/1959 (27270)

3928/61 Volume 1098 Folio 123.

32558/63



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1232 Fol. No 24

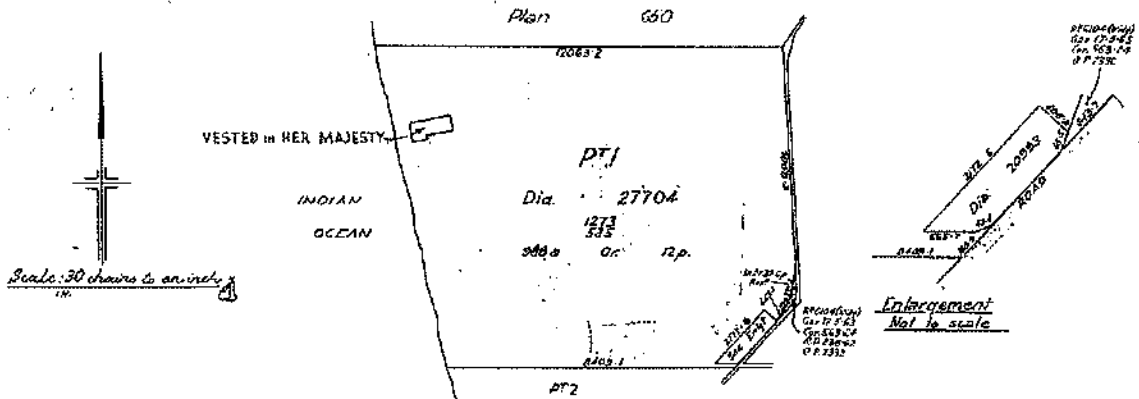
Plan 7762 Dia 27703
" 7875 27704
" 7907 28294
" 8518 28721

Certificate of Title

CANCELLED

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

Cyril Howard Robbing, Engineer, of care of Barboursline, 111/113 & 115, 117 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.



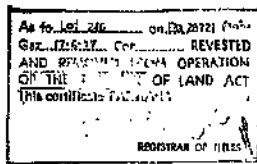
Dated the fourth day of December One thousand nine hundred and fifty-nine.

TOWN PLANNING AND DEVELOPMENT
ACT 1928-62 SECTION 20A

Lot 246 on Diagram 28721
vested in Her Majesty.

Dated 22.2.69
Cor. 28/43

P. JOHNSON
REGISTER OF TITLES



Portion vested and resumed alone remain

CT 1232 0024 P



For encumbrances and other matters affecting the land see back.

2240312119-24100-110

EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage 4445/1955 Cyril Howard Robbins to Amelia Hine Shaw of Bentley Park West Linn, Widow, to secure her
Registered 27th August 1955 at 11.15 a.m.

Transfer 17000/1959 of mortgage 4445/1955 to Eric William Gilbert of 42 St. George's Terrace Perth, Solicitor
Registered 20th November 1959 at 11.50 a.m.

Mortgage 16564/1960 Cyril Howard Robbins to Eric William Gilbert of 42 St. George's Terrace, Perth, Solicitor, to secure £850-0-0 Registered 22nd December 1960 at 12.39 a.m.

Mortgage 16565/1960 Cyril Howard Robbins to Miss Anne Rachel Fisher of 22nd Street, Southey, Widow, to secure £150-0-0 Registered 22nd December 1960 at 12.39 a.m.

As to portion only
Transfer 274/1962 of 274/1962 vol 10-11-00

As to portion only
 RD 238/1962 Public Works Act 1901 (Sec. 17 (3))
 NOTICE OF DEDICATION
 CON. DAY 2-11-1962 1962
 10-11-1962 10-11-1962

As to portion only
Transfer 274/1962 of 274/1962
Registered 10-11-1962 at 9.22 a.m.

As to portion only
Transfer 274/1962 of 274/1962
Registered 10-11-1962 at 9.22 a.m.

As to portion only
Transfer 274/1962 of 274/1962
Registered 10-11-1962 at 9.22 a.m.

As to portion only
Transfer 274/1962 of 274/1962
Registered 10-11-1962 at 9.22 a.m.

REGISTRAR 11-11-1962
 Application 37095/63
 Issued for the unvested and unsecured portions.
 Registered 27th June 1963 at 10-02 a.m.
 1963-11-11



CERTIFICATE OF TITLE

Vol. 1232 Fol.

Application 4448/47 31574/50
Transfer 17268/1946
From Volume Folio
1040 328
20051 49
12056 55



REGISTER BOOK.

Vol. 1098

Fol. 123

Diagram 20993.

Certificate of Title

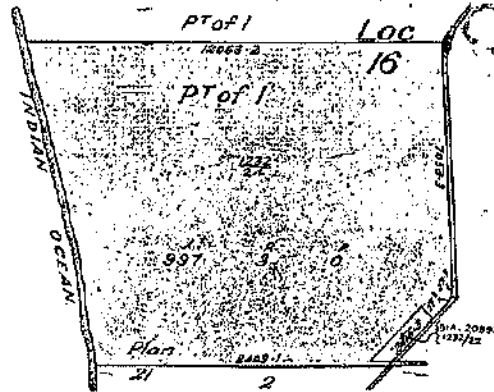
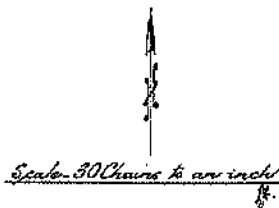
under "The Transfer of Land Act, 1893" (56 Vic. 14, Sec. 5).

CT 1098 0123 F



Frank Cecil Pryds Paterson of Creaton, Pinjarra, Farmer and Grazier, is
now the proprietor of an estate in fee simple subject to the 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

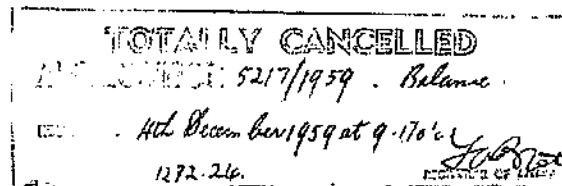


CANCELLED

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

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 10th August 1949 at 2225 ac. Sub lot 1
5



CANCELLED

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO.

Mortgage 6453/1950 by Edith Winifred Robbins to Frank, Carl, Lyda, Peterson of Greentown, Plymouth Farmer
 to secure 4/100's Registered 10th August 1950 at 2.25%
F. B. Lott
 ASSISTANT REGISTRAR OF TITLES

TRANSFER 17504/1950 of Mortgage 6453/1950.
 to Edward Robert Evans of Goodup and Bantock House
North of Huddersfield Householder
 Registered this 20th September 1950.
 at 12.40. 0%
A. Blackmore
 Assistant Registrar of Titles

DISCHARGE 3022/1950 of Mortgage 6453/1950.
 Registered 27th April 1950 at 11.15%
P. J. Shaw
 Assistant Registrar of Titles

MORTGAGE 4445/1955 by Edith Winifred Robbins to
Amelia Elsie Shaw of Hanley Park, West
Shaw Widow
 to secure £ 1500
 Registered 27th April 1955 at 11.15%
P. J. Shaw
 Assistant Registrar of Titles

Re: Lab 4 and 5 in diagram 20993 only
cancelled 1791/1959 Registered 4th December 1959 at 9.17%
P. J. Shaw
 ASSISTANT REGISTRAR OF TITLES

Cancelled 1799/1959 of Mortgage 4445/1955 to
Edith Winifred Robbins of 42, Old George's Terrace
South Solicitor Registered 20th November 1959
 at 11.5%
F. B. Lott
 REGISTRAR OF TITLES

Cancelled 1124/1959 of Mortgage 4445/1955.
 Registered 4th December 1959 at 9.17%
P. J. Shaw
 REGISTRAR OF TITLES

Cancelled APPLICATION 5216/1959.
 for the portion comprised in Diagram 20993 only.
 Registered 4th December 1959 at 9.17%
P. J. Shaw
 REGISTRAR OF TITLES

CT 1098 D123 B



CERTIFICATE OF TITLE

Registered Vol. Fol.

Appl. 5225 Vol. 676 Fol. 151.
TRANSFER 1934.

Includes part of closed road (1640)
Road District Act 1919-33 Sec 151(2)
Rev. 14/1934.

14/13/46



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 Queenstown, Kingman's River, Tasmania and Georgia.

are now the proprietors, as tenants in common in unequal shares

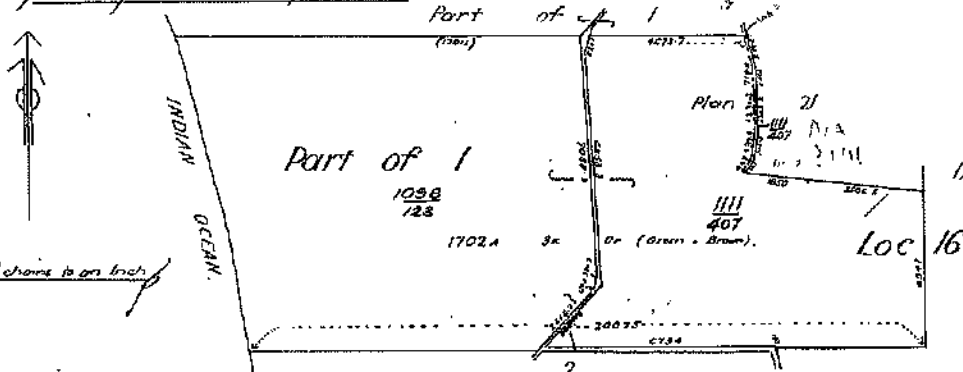
of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in ALL

that piece of land delineated and coloured, 23.55 acres 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

1948

1948

[Signature]

Registrar of Titles

Transfer 8729/1948. Totally cancelled, balance, to Alfred Paganoni.
Registered 15th July 1948 at 10.30 a.m.

111 407

CANCELLED

REGISTRAR OF TITLES.

EASEMENTS AND ENCUMBRANCES REFERRED TO.

Instrument stamped: Pl. 59
 Mortgage 7598/1925. James Beal, Clyde Patterson and James Douglas Clyde Patterson
 The National Bank of Canada Limited to secure advances with interest on
 the same registered 9th October 1925 at 10.50 a.m.
 Wm. H. B. 1925
 J. R. J. Dastall

Discharge 8861/1946 of Mortgage 7598/1925. Registered 10th July 1946 at 10.50 a.m.

Land 7598/1925. 1. Land 7598/1925. Registered 10th July 1946 at 10.50 a.m.
 J. R. J. Dastall

1/4 of the balance of the within land.
 Land 7598/1925. Registered 10th July 1946 at 10.50 a.m.

Withdrawal 915/1948 of Mortgage 846/1946. Registered 15th July 1948 at 10.30 a.m.
 J. R. J. Dastall

Cancelled



CT 1040 0928 B

CERTIFICATE OF TITLE

Registered Vol. Fol.

TRANSFER *1217* Vol. 200 Fol. 12
11115/19 12541/10
21115

INDEXED

REGISTER BOOK.

Vol. 676 Fol. 151

WESTERN AUSTRALIA.

Certificate of Title



under "The Transfer of Land Act, 1893."

(Sect. 5, 5B Vic., 1A.)

Frank Cecil Pryde Paterson and James Douglas Pryde Paterson
of Exton, Brijarrack, Farmers and Storekeepers

are now the proprietors and owners in common in equal shares

of an estate in fee simple in possession subject to the encumbrances notified hereunder, in All

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

containing *approximately one thousand seven hundred and eleven acres*

more or less being portion of Cockburn Sound Location 16 and being

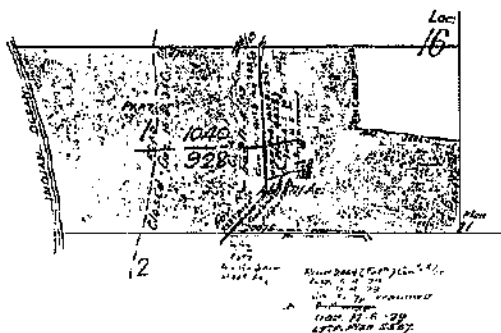
part of Lot Location 21

Cancelled

CANCELLED

Portion reserved together with all mines of coal and
other minerals therein in terms of Section 15 of the
Public Works Act, 1902, always remains

CANCELLED



Scale 50 Chains to an Inch

CANCELLED

Dated the *two hundred* day of *September* One thousand nine
hundred and *eight*

Alfred Pryde
Registrar of Titles

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO.

*Primary Mortgage 353/1900 Mortgage of 10.00
 Mortgage of 10.00 secured by George Payde & Co. Ltd.
 National Bank of Australia Limited, to secure 10.00
 interest and principal and interest on the same*

DEPUTY REGISTRAR OF DEEDS

*George Payde & Co. Ltd. (1) Collateral to Mortgage 353/1900
 Payde & Co. Ltd. to the National Bank of Australia Limited, to
 secure 10.00 interest and interest on the same as aforesaid
 dated 12.11.1900.*

10.00

(10) 12.11.1900

289/19 10.00 4.19 10.00 3.19 4.28

Portion for the purpose of Rockingham-Mandurah Road

And the said land is to be used for the purpose of a road and

ascertained from the plan attached to the mortgage

By proclamation dated 2nd day of April 1913

Applying to Vol 978 Fol 188

10.00 10.00 10.00

*Discharge 3379/1913 of Mortgage 1190/1900
 and 841/1906. Registered 27th August
 1913 at 2.20*

Abraham

Less Portion Reserved

Instrument stamped 11.5.0

Mortgage 1895/1905 Bank of New South Wales

and James Douglas Bruce Patterson to the

National Bank of Australia Limited

to secure advances and interest on the same

Registered 9th October 1905 at 2.50

Abraham

Application 2225/1924 (A new certificate issued for the unreserved portion including closed

road under Section 151 (3) of Road Districts Act 1919-33) Registered 8th November

1934 at 10.40.00

10.40.00 928

Cancelled

CT 0676 0151 B

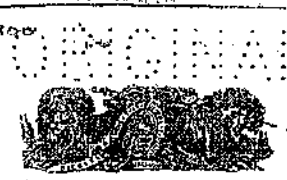


Registered Vol. Fol

764

8934
26
7483/09
8126/17

Transfer 1075 Nov VIII J-1300
1900



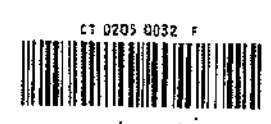
REGISTER BOOK
Vol CCV, Fol. 32

CANCELLED

WESTERN AUSTRALIA.

Certificate of Title

under "The Transfer of Land Act, 1893."

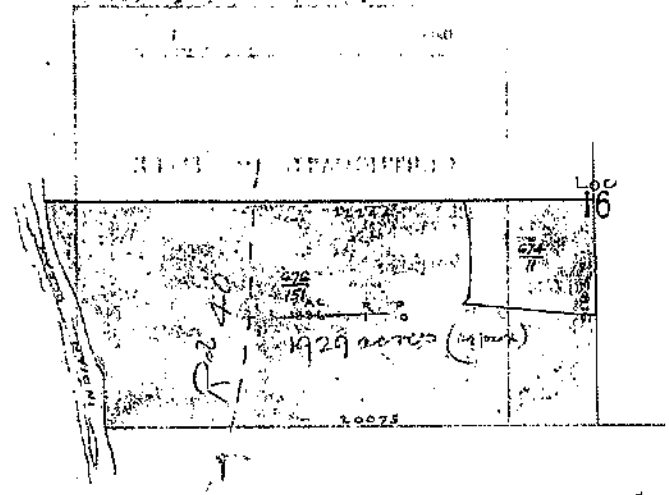


George Hyde Paterson & *William Thomas and George*

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

*Transfer 1427/1907 Partly Cancelled balance to Peter Ellis
Hyde Paterson, and James Douglas Hyde Paterson (as
heirs in possession in equal shares) Registered 1427
September 1907 at 12.30 A.M. 676-157*

Cancelled



Scale 1 inch = 40 chains to an inch

Dated the twentieth day of November One thousand nine
hundred and
Asst. Registrar
Registrar of Titles.

ENCUMBRANCES REFERRED TO.

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

- (1) Mortgage 84/1894 mortgaged by William Paterson and George Pryde Paterson to William Dalgety, Merchant to secure the sum of £1000 and interest at the rate of seven per cent per annum, dated 27th November 1893. Produced for registration at 3.30 p.m. 7th January 1894 and registered same time. F. A. Moser, Registrar.

- (2) Primary document Mortgage 553/1900 dated 26.6.1900. Mortgage 1100/1900 mortgaged by George Pryde Paterson to the National Bank of Australasia Ltd. to secure £3871.4.1 and further monies and interest as charged. Instrument dated 15th November 1900. Witnessed 10th November 1900 at 3 p.m. Alfred Burd, Deputy Regr.

- (3) Transfer of Mortgage (No. 84) dated 29th December 1893 from William Dalgety to the National Bank of Australasia in the Colony of Victoria, with consideration of 1000 pounds. Instrument dated 29th December 1893 produced at 10.15 p.m. 1894 and registered same time. Alfred Burd, Deputy Regr.

Discharge 1000 produced 10 September 1902. The instrument is obtained 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 monies and interest as charged. Registered 2.40 p.m. 11th April 1906. Alfred Burd, Deputy Regr.

And the subject of discharge 3496 only. Discharge 1453/1917 of Mortgage 1100/1900 and 84/1906 - Registered 2nd August 1917 at 11.40 a.m. Alfred Burd, Deputy Regr.

Discharge 3496/1917 The subject of discharge 3496 to William Paterson registered 2nd August 1917 at 11.40 a.m. Alfred Burd, Deputy Regr.

CERTIFICATE OF TITLE.

Registered Vol. 205, Fol. 32



ENCUMBRANCES REFERRED TO.

Mortgage N^o 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 29th December 1883. Produced for registration at 3.30 p.m. 4th January 1884 and registered same time.

F. G. Moresby Reg. Office

Transfer of Mortgage (N^o 511) dated 29 December 1883 from William Walcott Moore to Messrs. J. & C. Moresby of Melbourne in the Colony of Victoria under Consideration of £1000. Instrument Dated 29 April 1889. Produced at 10.05 1st November 1889 and registered same time.

Approved by Reg. Office

Recharge of N^o 511 produced at 3.30 p.m. 4th January 1884

is this day discharged from the whole of specified encumbrances created by the above mortgage.

Approved by Reg. Office

Cancelled

CT 0003 0300 B



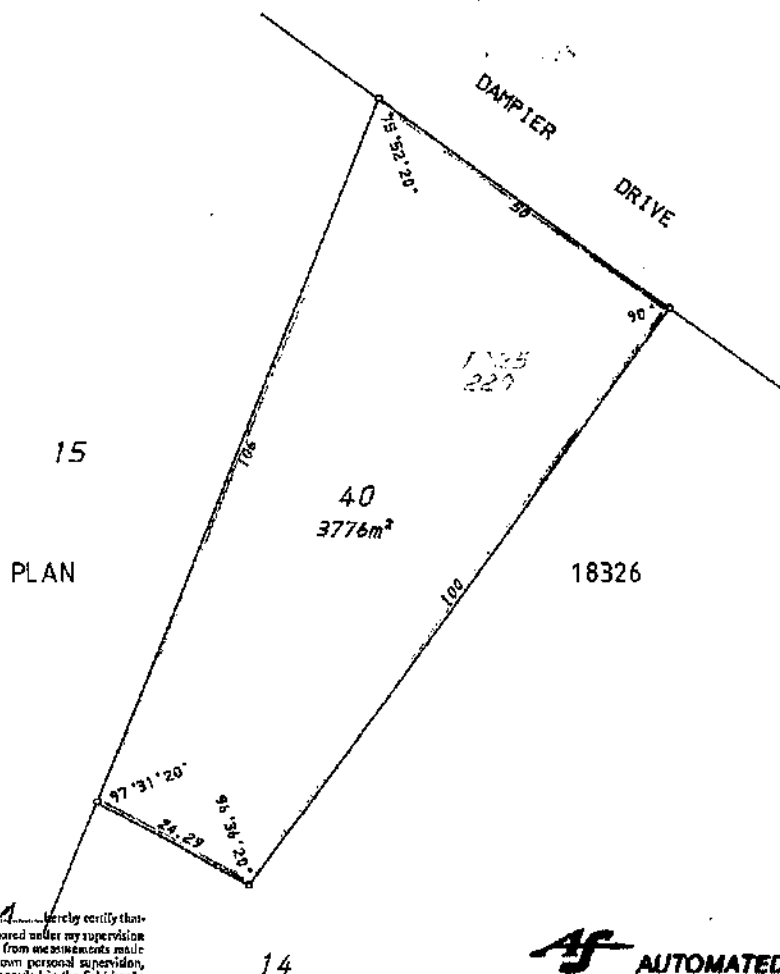
ENCUMBRANCES REFERRED TO.

Cancelled

CT 0007 0238 8



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. 177	3776 m ² TOTAL



I, CARY 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 24 of those regulations; and

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

AS **AUTOMATED SURVEYS**
LICENSED SURVEYORS

3 Ord Street, West Perth Western Australia 6008
 Postal Address: P.O. Box 618, Willemston 6155
 Telephone (09) 481 7500 Facsimile (09) 321 7647

SURVEYOR'S CERTIFICATE I, <u>CARY 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 B633 (2) 8-12... EXAMINED... <u>A. Scullin 12/4/92</u> ... DOCKET... DIA... 79153 CERTIFIED CORRECT FOR INSPECTOR OF PLANS & SURVEYS DATE	IN ORDER FOR DEALINGS SUBJECT TO FOR INSPECTOR OF PLANS & SURVEYS DATE APPROVED <u>[Signature]</u> 12/3/92 INSPECTOR OF PLANS & SURVEYS DATE OFFICE OF TITLES DIAGRAM 80615
APPROVED BY STATE PLANNING COMMISSION FILE... <u>9.110</u> ... <u>[Signature]</u> DATE: <u>6-12-91</u> ... 82410	REGISTERED <u>5141 \$147</u> <u>10-12-91 LP</u>		

DIA 80615



1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

2. Once the problem is identified, the next step is to define the objectives and goals of the project. This helps to clarify what needs to be achieved and provides a clear direction for the team.

3. The third step is to develop a plan or strategy to address the problem. This involves breaking down the problem into smaller, manageable tasks and determining the resources needed to complete each task.

4. The fourth step is to implement the plan. This involves putting the strategy into action and monitoring progress regularly to ensure that the project is on track.

5. Finally, the fifth step is to evaluate the results of the project. This involves assessing the outcomes against the objectives and goals and identifying any areas for improvement.

072-524

PLAN 21

SEE OVER

INDEX	PEEL	10,000	4.3, 3.3, 4.2	2.2, 3.2, 2.3
10-15	"	2000	07.06	
	"		07.09	

C/T 7-238

07-07
08.11

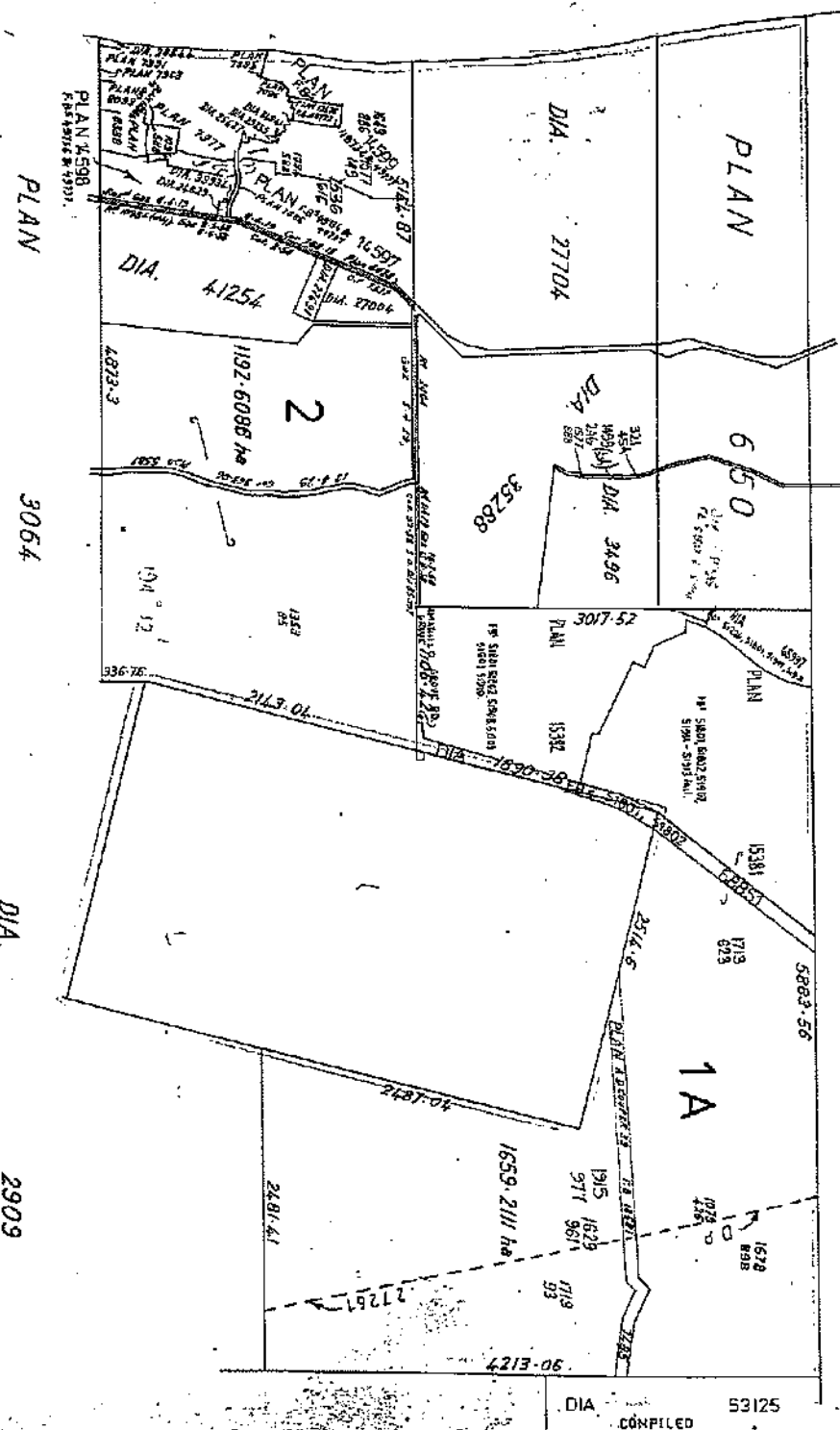
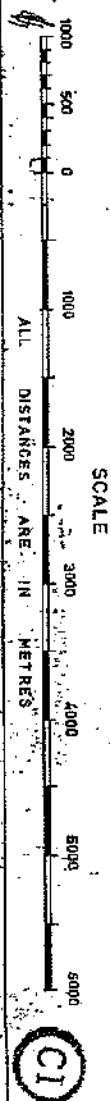
85

PLAN 21
SEE OVER

⑤

PLAN 21

PLAN 21



PLAN 650

PT OF COCKBURN SOUND LOC.16

F.B. 188

PLAN 21

INDEX PLANS PEEL 10000 2-3

C/T 8 - 300

PLAN 4330

F.B. 31, 75, 54, 22, 54, 24, 6374, 6730.

At 6104 (mudg)

Cor 28-5-31

Cor 563/24

157 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

1.5 m

PLAN

4.01-4205 ha
(inc. closed road)

F. B.

20232

3400.54

1107.7 m²

35288

DIA

3496

5157

DIA

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

SCALE



PLAN 650



5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

5190

Appendix 3 – Draft assessment documentation 2013



STATE
HERITAGE
OFFICE

Working on behalf of the Heritage Council to recognise, conserve, adapt and celebrate our State's unique cultural heritage

16 April 2013

YOUR REF
OUR REF P3256
ENQUIRIES Kelly Fleming / 6552 4000

Mr Andrew Hammond
Chief Executive Officer
City of Rockingham
PO Box 2142 DC
ROCKINGHAM WA 6967

Attention: Mike Ross, Manager Statutory Planning

Dear Mr Hammond

CITY OF ROCKINGHAM	
RECORDED CORRESPONDENCE	
RECEIVED	
18 APR 2013	
RECORDS OFFICE	
FILE	A CARD
OFFICER	COPY

P3256 PEELHURST (RUINS), 178 Dampier Drive, Golden Bay

Lot 40 on Diagram 80615 being all of the land contained in Certificate of Title Volume 1925 Folio 229; Part Lot 101 Diagram 97501 being part of the land contained in Certificate of Title Volume 2512 Folio 705; Part Lot 808 Deposited Plan 69215 being part of the land contained in Certificate of Title Volume 2765 Folio 834; Part Lot 809 Deposited Plan 69215 being part of the land contained in Certificate of Title Volume 2765 Folio 835; Part Lot 156 Deposited Plan 36318 being part of the land contained in The Share Certificates of Title Volume 2664 Folio 933, Volume 2664 Folio 977 and Volume 2665 Folio 433; Part Lot 9000 Deposited Plan 36318 being part of the land contained in the Share Certificates of Title Volume 2664 Folio 934, Volume 2664 Folio 978 and Volume 2665 Folio 434

Further to our previous correspondence and discussions, this is to advise you that, after careful consideration of the evidence available, the Register Committee decided at its meeting on 22 February 2013, that *Peelhurst (Ruins)* does not have sufficient cultural heritage significance at the State level for inclusion onto the State Register of Heritage Places.

Although *Peelhurst (Ruins)* is not considered to be of State significance, the Heritage Council believes it is important to the history and development of the City of Rockingham and may be worthy of recognition as a place of local significance.

The Heritage Council would like to stress that its decision has no bearing on the status of the place with regards to the City of Rockingham's Local Government Inventory of Heritage Places. If further information becomes available in the future, the Heritage Council may reconsider this decision.

I would like to thank you for your assistance in the evaluation process.

I enclose a copy of the documentation for your information.

Yours sincerely

Penny O'Connor
MANAGER ASSESSMENTS & REGISTRATION

www.stateheritage.wa.gov.au
info@stateheritage.wa.gov.au



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES BELOW THRESHOLD

1. **DATA BASE No.** 3256
2. **NAME** *Peelhurst (ruins), Golden Bay*
OTHER NAMES Thomas Peel Junior's Homestead; Thomas Peel Reserve
3. **LOCATION** 178 Dampier Terrace, Golden Bay
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
 1. Lot 40 on Diagram 80615 being all of the land contained in Certificate of Title Volume 1925 Folio 229
 2. Part Lot 101 Diagram 97501 being part of the land contained in Certificate of Title Volume 2512 Folio 705
 3. Part Lot 808 Deposited Plan 69215 being part of the land contained in Certificate of Title Volume 2765 Folio 834
 4. Part Lot 809 Deposited Plan 69215 being part of the land contained in Certificate of Title Volume 2765 Folio 835
 5. Part Lot 156 Deposited Plan 36318 being part of the land contained in The Share Certificates of Title Volume 2664 Folio 933, Volume 2664 Folio 977 and Volume 2665 Folio 433
 6. Part Lot 9000 Deposited Plan 36318 being part of the land contained in the Share Certificates of Title Volume 2664 Folio 934, Volume 2664 Folio 978 and Volume 2665 Folio 434
5. **LOCAL GOVERNMENT AREA** City of Rockingham
6. **OWNER AT INTERIM REGISTRATION**
 1. City of Rockingham
 2. Nathan Conan George Peart and Esther Peart
 3. Raymond Kudakwashe Musiwa and Lydia Robyn Kovacevich
 4. Patrick John Conway
 - 5 & 6. Cape Bouvard Developments Pty Ltd.
7. **HERITAGE LISTINGS**

<ul style="list-style-type: none">• Register of Heritage Places:• National Trust Classification:• Town Planning Scheme:	<div>Below Threshold</div> <div>-----</div> <div>-----</div>	<div>22/02/2013</div> <div>-----</div> <div>-----</div>
---	--	---

- Municipal Inventory:
- Register of the National Estate:

Recommend RHP

27/4/2011

8. **ORDERS UNDER SECTION 38 OR 59 OF THE ACT**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Peelhurst (ruins), Golden Bay, comprising the ruins of a limestone cottage constructed by Thomas Peel Jnr. c.1860, associated landscape elements and archaeological deposits, and a circular depression that may indicate the presence of a well, has cultural heritage significance for the following reasons:

the cottage site, and its immediate surrounds, is rare as an intact archaeological site dating from the 1860s in the metropolitan area, with the potential to reveal valuable information about its occupants, the lives of early Western Australian settlers, and the small vernacular cottages constructed by these settlers, many of which utilised ticket-of-leave labour; and,

the place is associated with the prominent Peel family, who were some of the earliest settlers in Western Australia, and the successful Paterson family, who had extensive landholdings south of Perth.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 5.8 Working on the land
- 8.12 Living in and around Australian homes

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 106 Workers (including Aboriginal, convict)
- 301 Grazing, pastoralism and dairying
- 306 Domestic activities
- 602 Early settlers

11.1 AESTHETIC VALUE*

Peelhurst (ruins), Golden Bay, situated in a remnant bushland setting with associated exotic plantings, presents an aesthetically pleasing setting reminiscent of its formerly isolated nature. (Criterion 1.3)

11.2 HISTORIC VALUE

Peelhurst (ruins), Golden Bay the place is associated with the prominent Peel family, who were some of the earliest settlers in Western Australia, and the successful Paterson family, who had extensive landholdings south of Perth. (Criterion 2.3)

Peelhurst (ruins), Golden Bay provides valuable knowledge about the small vernacular cottages constructed by early settlers, many of which utilised ticket-of-leave labour. (Criterion 2.4)

Peelhurst (ruins), Golden Bay was one of the first locations occupied in this region. (Criterion 2.1)

11.3. SCIENTIFIC VALUE

The cottage site, and its immediate surrounds, represents an intact c.1860 archaeological site with the potential to reveal valuable information about its occupants and the lives of early Western Australian settlers. (Criterion 3.2)

Peelhurst (ruins), Golden Bay has the potential to reveal information about construction methods used by early settlers including the possible use of ticket-of-leave labour. (Criterion 3.1)

The continued occupation of *Peelhurst (ruins), Golden Bay* by the Paterson family and their employees, including Aboriginal stockmen, into the twentieth-century may provide a unique opportunity to understand the use of the place

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

essentially as a pastoral run in the metropolitan area through archaeological investigation. (Criterion 3.2)

11. 4. SOCIAL VALUE

Peelhurst (ruins), Golden Bay holds a high degree of significance for the local community as evidenced by its inclusion in the City of Rockingham Municipal Inventory, the erection of a plaque in 1991 commemorating the site of the first settler in the area, and the numerous photographs used in the Conservation Plan indicating continued visitation throughout the twentieth-century. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Peelhurst (ruins), Golden Bay is rare as an intact archaeological site dating to the 1860s in the metropolitan area. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Peelhurst (ruins), Golden Bay is representative of the small simple vernacular dwellings constructed by early settlers from locally available materials often utilising ticket-of-leave labour. (Criterion 6.2)

Peelhurst (ruins), Golden Bay is an intact archaeological site providing an example of a domestic dwelling, occupied by members of the upper middle class from c.1860, and as such provides a representative example of life during this period that may be revealed through archaeological investigation. (Criterion 6.2)

12. 3 CONDITION

The structure is in a ruinous state with only the lower courses and foundations still standing.

12. 4 INTEGRITY

As an archaeological site the place retains a high degree of integrity comprising largely undisturbed archaeological deposits.

12. 5 AUTHENTICITY

The place retains a high degree of authenticity having had no additions or alterations since its construction c.1860.

13. SUPPORTING EVIDENCE

This document has been based on 'Peelhurst Ruins Conservation Plan' prepared by Hocking Planning and Architecture for the City of Rockingham in March 2011 with amendments and/or additions by State Heritage Office staff and the Register Committee.

The Conservation Plan notes that Tom Peel Jnr. had a relatively large land holding surrounding the cottage but that much of it remained uncultivated so the proposed curtilage was the cottage and its immediate surrounds. Although the cottage ruin is situated on Lot 40 DP80615 the archaeological survey identified artefact scatters extending to the west into Lot 809 P69215 as well as exotic plantings (Fig and Olive Trees) on other adjacent lots. Due to the proximity of the cottage to the lot boundary, portions of the southern lot (Lot 9000 P36318) were recommended for inclusion, as were portions of adjacent lots with associated plantings.

13.1 DOCUMENTARY EVIDENCE

The region where the City of Rockingham is situated comprises the traditional lands of the Wajuk Noongar people¹ who lived a hunter gatherer lifestyle prior to European settlement. Explored throughout the end of 1829, the Peel Region saw scattered settlement during the early nineteenth-century and, although the townsite of Rockingham was surveyed in 1847, only limited occupation of the area followed.² By 1868 a small group of families were practicing small-scale mixed farming until the establishment of the timber industry at Jarrahdale in the 1870s resulted in the opening up of the port of Rockingham and the growth of the region.³

Thomas Peel Snr., a well known early Western Australian settler, was promised a land grant of 250,000 acres under a system established by the Colonial government to encourage settlement if he arrived with 400 people before 1 November 1829. Peel's was a large sponsored syndicate and made a significant contribution to the Swan River's population but their late arrival in the Colony meant they lost access to the original grant and instead settled south of Perth.⁴ Although the exact location of this initial settlement is debated,⁵ archaeological excavations in the area east of Cockburn Sound, below Mount Brown in the present-day Beeliar National Park, have provided evidence that it was here.⁶ The settlement was ultimately a failure and, not before many lives were lost, Captain Stirling released Peel's indentures and the site was largely deserted by the

¹ 'Aboriginal Benchbook for Western Australian Courts (AJJA Model Indigenous Benchbook Project)' by Stephanie Fryer-Smith (2002). Australian Institute of Judicial Administration Incorporated, Carlton, Victoria. p. 4-3.

² City of Rockingham Municipal Inventory (1995), Rockingham Thematic Framework 1864-1900, by Jack Phillimore. p. 8.

³ *ibid.* p. 8-9.

⁴ Burke, S, Di Marco, P & Meath, S (2010) The land 'flow[ing] with milk and honey': Cultural landscape changes at Peel town, Western Australia, 1829-1830. *Australasian Historical Archaeology* 28, p. 6.
Statham Drew, P & R. Marchant James. 'The Enigma of Clarence: Woodman Point or Mount Brown?' Paper presented to the Royal Western Australia Historical Society, 18 June 2008.

⁶ Burke, S, Di Marco, P & Meath, S (2010) The land 'flow[ing] with milk and honey': Cultural landscape changes at Peel town, Western Australia, 1829-1830. *Australasian Historical Archaeology* 28.

beginning of 1831.⁷ Peel moved to Mandurah with his family later establishing a farm at Serpentine and, despite ongoing financial problems and a poor relationship with the Colonial government, was appointed to the Legislative Council and was elected to the Pinjarra Road Trustees in 1839.⁸ The Serpentine property was given to Tom Peel Jnr. but despite his best efforts he was declared insolvent in 1859 aged 33 and sold the property.⁹

It is unclear exactly when Tom Peel Jnr moved to Peelhurst and built the cottage but it was around c.1860. The land was given to him by his father from his land holdings but the transfer was not finalised until the death of Thomas Peel Snr. in 1865. Tom Peel Jnr. employed seven ticket-of-leave men between 1863-64 so it is possible they assisted with the construction of the cottage.¹⁰

Only limited information about the life of Tom Peel Jnr. from this point exists. It is believed he lived at Peelhurst with his housekeeper, Mrs Spencer, until at least the 1880s and it is suggested they lived as husband and wife but were unmarried. In 1880 the property was advertised for sale and in 1882 Peel's lot, and those adjacent, were purchased by William and George Paterson.¹¹ Thomas Peel Jnr. is believed to have moved to Perth and died in 1892 aged 67.¹²

The Paterson brothers were from a successful farming family and used the land for pasture while also planting fig trees. The cottage was used by the Paterson's, and the Aboriginal stockmen from Creaton in Pinjarra, for accommodation when they ran stock through the area. Wild pigs were also hunted and confined within the cellar until they could be transported to Fremantle for slaughter. A caretaker, Joe Brown, lived at the property and an account by a member of the Paterson family suggests that escaped convicts, ship deserters, 'ticket-of-leave men', and tramps also may have called at the property.¹³

Although they subdivided the property in the 1890s, the area where the Peelhurst cottage was situated remained in the Paterson family until 1949 and accounts suggest the cottage was never completed, with external walls constructed for rooms that were never built. The cottage deteriorated over the twentieth-century and the area around the cottage developed slowly during the mid to late twentieth-century. In the 1960s it became known as Golden Bay.¹⁴

In 1991 the area was subdivided and Lot 40 was created. A plaque was placed at the site to commemorate the cottage of the first settler in the area, Tom Peel Jnr. Since this time the area has received little attention besides the establishment of fire breaks and some land clearing and weed control.¹⁵

7 *ibid.*

8 'Peelhurst Ruins Conservation Plan' prepared by Hocking Planning and Architecture for the City of Rockingham in March 2011. p. 23.

9 *ibid.* p. 23.

10 *ibid.* p. 25.

11 *ibid.* p. 26.

12 *ibid.* p. 39.

13 *ibid.* p. 28-29.

14 *ibid.* p. 30.

15 *ibid.* p. 34-35.

13.2 PHYSICAL EVIDENCE

Peelhurst (ruins), Golden Bay, situated within the City of Rockingham, comprises the ruins of a cottage constructed by Thomas Peel Jnr., possibly assisted by ticket-of-leave labour, in the early 1860s. The area is bounded by Dampier Road to the north, bushland to the east, a sand dune to the south, and residential housing to the west. The ruinous cottage, constructed from locally sourced limestone and lime mortar, was a single-story dwelling of random rubble construction. It is understood to have had three rooms, though ground cover makes these difficult to discern, and was approximately 12 x 10 metres in floor area. Additional room spaces were laid out towards the front of the cottage but are believed to have never been completed.¹⁶

All that remains (2012) are the lower courses and foundations of the walls which range from 10cm and 160cm in height and are surrounded by limestone rubble from collapsed walls. One segment of structural timber remains *in situ* on the east side of the ruin, and along the western wall is a scatter of red-orange bricks. The interior of the structure is covered with limestone rubble and some vegetation growth including the stump of a tuart tree.¹⁷

An artefact scatter, dating to the nineteenth-century, was observed along a track 10-15 metres west of the ruin, east of Figtree Lane. A circular depression, approximately 3 metres to the north of the ruin, may indicate the presence of a well. Remnant exotic vegetation is in evidence around the ruin including olive and fig trees. These form part of the wider site landscape and relate to the occupation of the site during the nineteenth-century. The cottage site and its surrounds remain relatively undisturbed and are likely to contain substantial intact archaeological deposits dating to the occupation of the cottage by Peel and the Patersons.¹⁸

13.3 COMPARATIVE INFORMATION

The State Heritage Office database lists 36 places with the keyword 'ruin' and a construction date between 1855 and 1870. Of these two places are 'domestic' dwellings and are included in the State Register of Heritage Places as ruins in their entirety as opposed to those that contain some ruinous elements.

- *P1757 Creaton Ruins, Pinjarra* (1856) – ruin of stone cottage and outbuildings, former residence and farm of the Paterson family.
- *P2329 Bell Cottage (ruin), Rockingham* (1868) – ruin of stone cottage and outbuildings, former residence and farm of the Bell family.

In addition the ruins of other early settlers' cottages are known to remain extant at P17868 *Peel Town Archaeological Sites* (Conservation Order issued 2008) and at P0533 *Manning Estate, Hamilton Hill* (RHP; Davilak Homestead ruins, associated with the Manning family) which are also discussed below, while a number of other precincts comprise numerous ruinous elements.

¹⁶ 'Peelhurst Ruins Conservation Plan' prepared by Hocking Planning and Architecture for the City of Rockingham in March 2011. Appendix G – Peelhurst (ruins) Conservation Plan Archaeological Assessment, Final Report, Prepared for Hocking Planning and Architecture December 2010, pp. 12-13.

¹⁷ *ibid.*

¹⁸ *ibid.*

A search of the State Heritage Office database for the keyword 'archaeological' returns 8 entries dated to between 1855 and 1870, four of which are on the State Register:

- P0533 Manning Estate, Hamilton Hill (c.1850), Cockburn (RHP 1992)
- P3239 Cossack Town Site Precinct (c.1870), Roebourne (RHP 1992)
- P4226 Gwalla Precinct (1859), Northampton (Assessment Program 2002)
- P4604 Yowangup Homestead Group (1860), Katanning (RHP 2010)
- P4625 Gwalla Mine Site (1859; Assessment Program 2002)
- P4658 Wanerenooka Mine Site (1855), Northampton (RHP 1998)
- P9004 Gwalla Stone Ruins (1860), Northampton (Assessment Program 2002)
- P12089 Pine Cottage (1855) in Kwinana (Town of Kwinana MI)

The database does not have a field that specifically identifies places as archaeological sites and the above search will only return entries where the presence of 'archaeological' sites have been noted in the descriptor for the place. For many entries this is not the case though they may have an archaeological component. Of the above places only the following are comparable:

- P0533 Manning Estate, Hamilton Hill, Cockburn (RHP 1992)
- P12089 Pine Cottage in Kwinana (Town of Kwinana MI)

These places are intact archaeological sites representing small-scale domestic dwellings in the metropolitan area dating to a similar period.

A search of the State Heritage Office database returns three entries with an association with Thomas Peel though these are primarily related to Peel Snr. and his status as the former owner of many of these land holdings.

- P1434 Sloan's Cottage, Leda (Below Threshold 2009)
- P3307 Lowlands Homestead [Serpentine Farm], Serpentine (Assessment Program 2003)
- P3309 Barragup House and Outbuildings, Mandurah (Assessment Program 2005)

In addition P17868 Peel Town Archaeological Sites is associated with Thomas Peel Snr., the location of his party's settlement site.

Peelhurst (ruins), Golden Bay is the only property with a listed association with Thomas Peel Jnr. but it has been established that he was the primary person responsible for the farm at Serpentine (P3307 Lowlands Homestead).

The State Heritage Office database lists five places associated with the Paterson family though many of these are due to their business associations as opposed to residences. All of the following are on the State Register.

- P0871 Port Flour Mill, Fremantle
- P1002 Sail and Anchor Hotel, Fremantle
- P3097 Pinjarra Railway Yards
- P8604 Whitby Falls Hostel, Serpentine-Jarrahdale

P1757 Creaton Ruins, Pinjarra, the former residence and farm of the Paterson family as mentioned above, is also on the State Register of Heritage Places.

The above would suggest that *Peelhurst (ruins), Golden Bay* is a relatively rare example of the ruin of an early settler cottage, including intact archaeological deposits, dating to this period in the metropolitan area. The place is also rare as the only location known to have been constructed and occupied by Thomas Peel Jnr. for the majority of his life in Western Australia. As little is known about Peel Jnr. the intactness of the archaeological resource at *Peelhurst (ruins), Golden Bay* makes this a valuable resource in understanding the life of this early settler. In addition, extant places occupied by the Paterson family are rare.

13.4 KEY REFERENCES

'Peelhurst Ruins Conservation Plan' prepared by Hocking Planning and Architecture for the City of Rockingham in March 2011.

13.5 FURTHER RESEARCH

Archaeological excavation of the ruin is likely to reveal further details about the layout and construction of the cottage, as well as the extent and nature of adjacent and associated deposits/structural elements, for example the depression that may represent a well.

Appendix 4 – TRCO Report 2023



Summary Report on an Excavation at Peelhurst Cottage Ruins for Element Advisory Pty Ltd and City of Rockingham

REPORT

June 2023



Acknowledgement of Country

Terra Rosa acknowledge the Whadjuk Noongar people, who are the Traditional Custodians of the Country on which Terra Rosa's office is situated.

We pay our respects to their Elders past, present, and emerging. We recognise their continuing cultural and spiritual connections to their lands, and their intrinsic responsibility to care for Country.

TRCo ref

COR2301



Historic Excavation

Peelhurst Cottage Ruins

Survey dates

05 – 07 May 2023

EXECUTIVE SUMMARY

Terra Rosa Consulting (Terra Rosa) were engaged by Element Advisory Pty Ltd (Element) on behalf of the City of Rockingham (COR) to undertake a public archaeological excavation and sub-surface investigations at the site of the Peelhurst Homestead ruins at 178 Dampier Drive, Golden Bay. The purpose of these investigations is:

1. Engage members of the community in Rockingham with aspects of the colonial past in the area;
2. Increase public awareness of the history of the site itself;
3. Expose and immerse the community in the practise of archaeological methods and outcomes; and
4. Understand the nature of the archaeological record at Peelhurst Homestead.

In line with these aims Terra Rosa worked collaboratively with Element and the City of Rockingham to plan a public archaeological event at the Peelhurst Homestead site. The data obtained from the excavation will be analysed against a number of research questions developed for the site:

1. What is the nature of the occupation at Peelhurst?
2. How does this tie in with what we know of the historical record? and
3. What is the nature of the circular feature previously identified at the site?

The survey was undertaken between 05 to 07 May 2023 by three heritage consultants from Terra Rosa, two Element participants, three City of Rockingham representatives and a number of volunteers from the local community.

Based on the results of the excavation, the following recommendations are made:

- 1** The City of Rockingham and Element are advised that there is likely archaeological material remaining at Peelhurst.
- 2** The archaeological material recovered during the excavations at Peelhurst should be handed over to the City of Rockingham.
- 3** The excavation of Test Pit 1 did not fully recover all the archaeological material present.
- 4** The material excavated from Peelhurst should be made available for research purposes.

CONTENTS

Executive summary	1
Project introduction	4
Survey participants	5
Project method	9
Desktop method	9
Excavation method	9
Coordinate capture	11
Report review	11
Excavation outcomes	12
Data	12
Peelhurst excavation results	16
Artefact Analysis	20
Dateable material	21
Heritage management recommendations	29
Bibliography	30
Appendices	31
Appendix A – Project contacts	32
Appendix B – Acronyms and definitions	33
Appendix C – Archaeological excavation methods	34
Copyright	36
Disclaimer	36
Version Control	36

PROJECT INTRODUCTION

Terra Rosa Consulting (Terra Rosa) have been endorsed by the Element on behalf of the City of Rockingham (COR) to undertake preliminary research for proposed sub-surface investigations.

The purpose of these investigations is:

1. Engage members of the community in Rockingham with aspects of the colonial past in the area;
2. Increase public awareness of the history of the site itself;
3. Expose and immerse the community in the practise of archaeological methods and outcomes; and
4. Understand the nature of the archaeological record at Peelhurst Homestead.

In order to address these, Terra Rosa undertook a public archaeological excavation with volunteers from the City of Rockingham.

The Peelhurst Cottage Ruins are located within the City of Rockingham, along Lot 40, Dampier Drive, Golden Bay. The ruins are located approximately 100 m south-southwest of Dampier drive and 390 m west of Mandurah Road.

Peelhurst was first occupied by Thomas Peel Jnr in the early 1860s. Convict labour was used during this period, including possibly for the construction of the cottage (Hocking Planning and Architecture 2011:25). From 1882 to 1949 the area was owned by the Paterson family, who used the cottage as a stock camp and employed Aboriginal stockmen (Hocking Planning and Architecture 2011:28). Peelhurst was gradually subdivided into smaller lots, with the cottage being transferred to Cyril Robbins. In 1991 the Robbins family sold the cottage to the City of Rockingham, who have retained the lot since (Hocking Planning and Architecture 2011:30).



The heritage survey was conducted between

05 - 07 May 2023

by 3 Terra Rosa consultants, 2 Element participants and 2 City of Rockingham representatives.

Survey participants

The excavation was carried out by the following people between 05 and 07 May 2023:

Terra Rosa Consulting

- Daniel Monks
- Sean Liddelow
- Alex Ariotti

City of Rockingham

- Mike Ross
- David Waller

Element

- Flavia Kiperman (present 5th and 7th of May 2023)
- Alana Jennings (present 6th of May 2023)

Volunteers

- William McCaskey
- Andrew Wilmott
- Heidi Oliver
- Leanne Hogan
- Adam Kennaugh
- Delisa Earl
- Christine Fagan
- Leanne Anderson

Contact details for the survey participants are provided in Appendix A of this report.

The heritage survey team on the 7th of May:

(L to R): Sean Liddelow, Daniel Monks, Leanne Hogan, Alex Ariotti, Christine Fagan, Flavia Kiperman, Mike Ross, and William McCaskey.

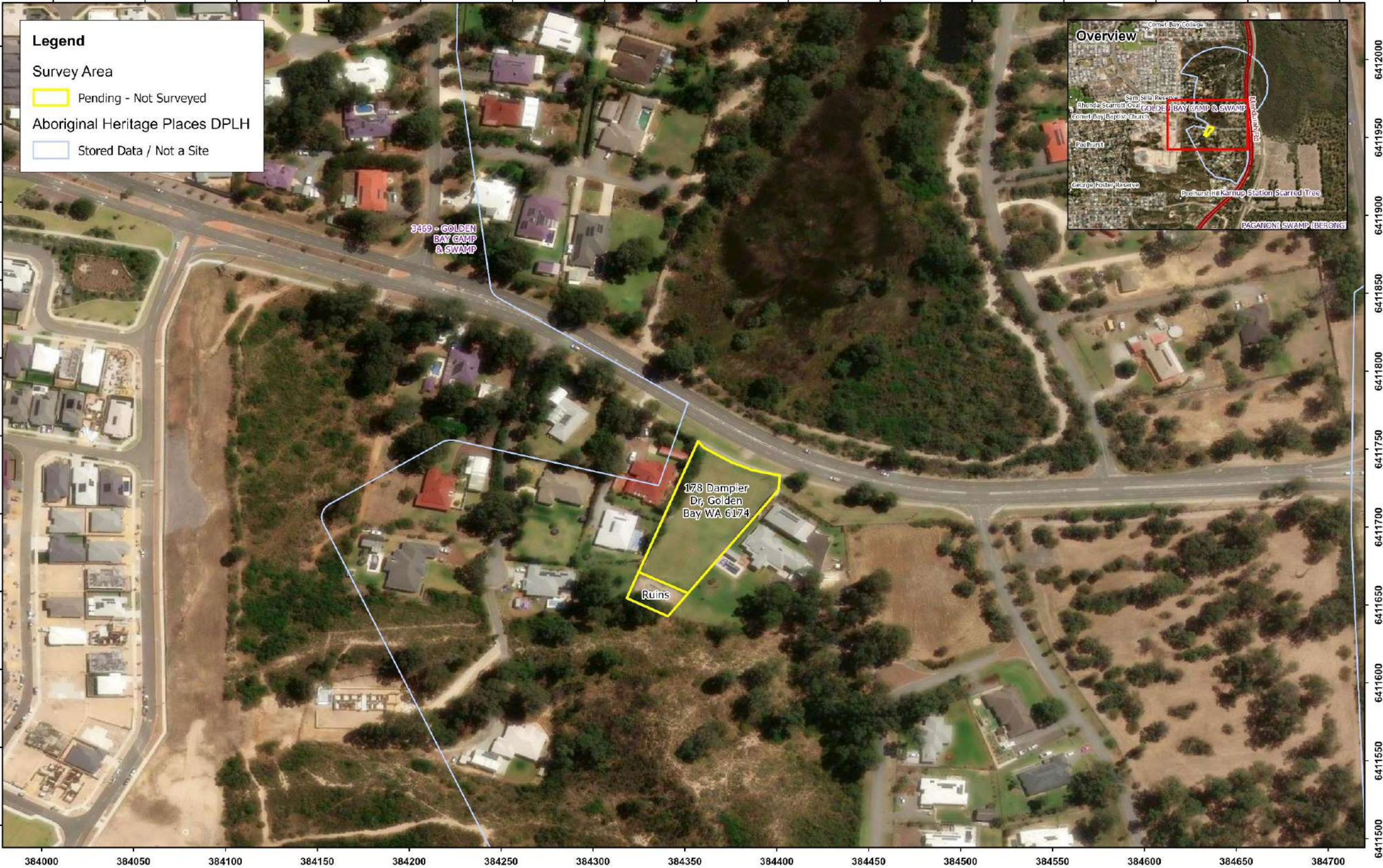
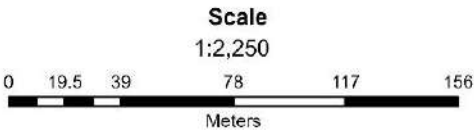


The volunteers sieving through the soil from Test Pit 1 with Terra Rosa consultant Alex Ariotti.

Field Map: Ruins Excavation

Job No: COR2301 Coordinate System: GDA94 MGA Zone 50
Date: 1/05/2023 Author: MAspinal

Disclaimer: The information in this map is accurate as at the date of issue. Spatial accuracy level of +/- 15m unless otherwise noted.





*Terra Rosa consultant Daniel Monks
excavating Test Pit 1.*

PROJECT METHOD

Desktop method

A desktop assessment was completed before the start of the excavation to understand the extent of historical research and assessment undertaken to date at Peelhurst. This included the previous conservation management plan (Hocking Planning and Architecture, 2011).

Any relevant unpublished material was also reviewed prior to field work and included in the heritage assessment results where relevant.

Excavation method

Prior to the excavation Terra Rosa's heritage consultants visited Peelhurst in order to assess the likely location of the test pits. It was decided that a trench would be placed over a circular feature, possibly a well, located to the northeast of the ruins.

The test pits were initially excavated with the aid of a mechanical excavator, which dug to a depth of approximately 50 cm. Subsequent to this, the remainder of the trench was excavated by hand at approximately 10 cm spits, with each spit being photographed and the levels recorded against a datum. The Munsell and pH were also taken for each spit.

A photo log and bag log were also kept, in addition to a form for each spit.

*Terra Rosa consultant
Daniel Monks excavating
Test Pit 1.*



*The excavation team at
Test Pit 1.*



*The volunteers sieving
through the spoil of Test
Pit 1.*



Coordinate capture



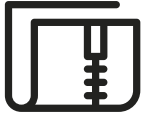
MGA Zone 50

All coordinates provided in this report and in the spatial data package accompanying it (Attachment 1) were obtained with a Garmin hand-held GPS and a Samsung Galaxy tablet, using the GDA94 datum. All grid references are projected in MGA Zone 50, unless otherwise stated. Dependent on external conditions, these units afford an optimal spatial accuracy of ± 5 m.

Report review

A draft version of this report was reviewed by Element before it was provided to COR. This process provides Terra Rosa with feedback which is considered during the final edit of the report.

EXCAVATION OUTCOMES



Data

The survey results presented below are also provided in the spatial data pack (Attachment 1) that accompanies this report.

Attachment 1:


COR2301 Spatial Data

Summary of the desktop and heritage survey results


Survey area	Fieldwork standard	Survey status	Notes
Peelhurst Cottage Ruins	Excavation	Complete	Two test pits were excavated. Historical material was uncovered in Test Pit 1 dating to approximately the 1880s and 1890s, and further historical material was found within Test Pit 2.

Heritage Survey Results - Peelhurst College Excavation

Job №: COR2301 Coordinate System: GDA94 MGA Zone 50
Date: 16/05/2023 Author: MAspinall
Disclaimer: The information in this map is accurate as at the date of issue. Spatial accuracy level of +/- 15m unless otherwise noted.



Scale
1:225
0 1.93 3.85 7.7 11.55 15.4
Meters



TERRA ROSA
CONSULTING





Top left – An 1889 shilling found within Test Pit 1



Right – A Rosella bottle dating from approximately 1900 to 1920, found within Test Pit 1.



Bottom left – Feature 1, the possible well or cesspit (scale = 2 m).



Peelhurst excavation results

Excavation of Test Pit 1

Historical archaeological
excavation

Test Pit 1

Complete

Spits: 5

Average Depth: 70 cm

Test Pit 2

Complete

Spits: N/A

Discontinued

The placement of Test Pit 1 (TP01) was chosen because it coincided with the location of a circular depression with green grass several metres to the northeast of the ruins of Peelhurst cottage. This circular feature was identified during fieldwork undertaken in 2011 (Hocking Planning and Architecture 2011:57).

TP01 was initially excavated with the aid of a mechanical excavator, removing approximately the first 50 cm of deposit. The following spits were dug by hand, with the aid of volunteers, at approximately 10 cm intervals. Photographs were taken at the start and end of each spit, as were the heights below datum. Each spit had an associated recording form where details of soil, artefact finds, pH and Munsell colour were recording. Artefacts were bagged and a bag log maintained. A photo log was also kept.

After mechanical and hand excavation revealed few artefacts in the eastern portion of the trench, it was decided to focus on Feature 1 in the west, a north-south oriented wall with associated limestone blocks. This feature, possibly a well or rubbish pit, contained artefacts that dated roughly from the 1880s to 1900s. This coincides with the use of the site as a stock camp by the Paterson family.

By the third day digging had progressed to Spit 5, with artefactual material still being found. However, due to time constraints the excavation wrapped up around midday. Section drawings were done (see section plans below), and heights and photographs taken. Drone footage was also obtained of the two test pits. The nature of the Feature 1 was therefore not ascertained. Further excavation to the southwest of TP01 may be able to further define the extent of the Feature, and whether it is a well, cesspit or rubbish dump.

Summary of contents within Test Pit 1

Spits 1 and 2 were found to contain bottle glass, window glass, metal, mother of pearl and metal buttons, animal bones and household ceramics. An 1889 shilling and some shell fragments were also recovered. In Spit 3, ceramics, metal fragments, buttons and glass.

This spit also contained several large pieces of wood which were likely structural or used for fencing posts. These were photographed in-situ and removed. An intact glass bottle, possibly once holding beer or wine, was found in this spit.

Further large pieces of wood were found in Spit 4. Large metal fragments were also found, which were possible part of a pipe. Less domestic artefacts were found in this spit; however, an animal bone was recovered. Another intact bottle was found. This was a Rosella bottle, possibly dating from c.1900. A large wooden plank with nails was found in Spit 5. This was possibly associated with a fence that feature in historical photos of the site. A hand-made brick was also found, as was the neck and rim of a dark green glass bottle. It is quite likely that more artefacts remain below Spit 5.

A dark olive flaked glass bottle base was found on the surface in the ruins of Peelhurst cottage. This was bagged and included with the material from Test Pits 1 and 2. The bottle would have been flaked by Aboriginal people to create glass flakes which were used for cutting and scraping. This may be associated with the Aboriginal stockman who were occupying the cottage when it was used as stockyard by the Paterson family (Hocking Planning and Architecture 2011:29).

Summation of spits in Test Pit 1

Spit 1 and 2 (Context 1)

These spits comprise a loose sandy silt containing moderate grass root and plant matter inclusions, with some limestone also. This context was likely disturbed, and contains modern fill mixed with older artefacts. This layer is approximately 50 cm thick. The top of the limestone wall surrounding Feature 1 is exposed at the bottom of this context. The context has a Munsell colour of 10R 3/1 and a pH of 7.5. the excavation of the eastern half of Test Pit 1

Spit 3 (Context 2)

This spit comprises a 10 cm layer of post-occupation fill within Feature 1. This fill is a moderately loose medium to dark brown sandy silt. This context has less roots than Context 1. During the excavation of this spit limestone blocks were uncovered in a roughly circular arrangement, which were possibly associated with the limestone wall in the east of the Feature. The context has a Munsell colour of 7.5 YR 3/1 and a pH of 7.

Spit 4 (Context 3)

Spit 4 is a layer of dark brown sandy silt within Feature 1 which contains few roots. It coincides with Context 3. More limestone rubble and artefactual material were found within Feature 1, including large pieces of wood which may have been fence posts. The context has a Munsell colour of 7.5 YR 4 and a pH of 7.5.

Spit 5 (Context 3, top of Context 4)

Spit 5 comprises a medium to dark brown sandy silt within Feature 1, containing small to medium sized limestone rubble. This spit contained a medium amount of grass roots. This soil overlies Context 4, which is natural yellowish Spearwood Dune sand. This context has a Munsell colour of 7.5 YR 5/3, and a pH of 9.

Excavation of Test Pit 2

Test Pit 2 (TP02), like TP01, was initially excavated with the mechanical excavator. TP02 was chosen due to the location's proximity to the Peelhurst cottage ruin, which is located roughly 3 m

south. Initial sieving of the spoils from the mechanical excavator found few artefacts. The mechanical excavator dug down deeper, however no further features or artefacts were uncovered. Limestone bedrock was reached in the western portion of the test pit, which gradually descended towards the north wall. Close out photographs were taken and the heights below datum recorded.

Summary of contents within Test Pit 2

Most artefacts found within TP02 were domestic in nature, and included ceramic plate fragments and glass bottle fragments. These came predominantly from the uppermost strata below the surface grass layer. No obvious cultural contexts other than the refuse near surface were identified and the test pit quickly revealed the culturally sterile Spearwood Dune sand.

Research Questions

The following research questions were posed prior to undertaking fieldwork:

- What is the nature of the occupation at Peelhurst?
- How does this tie in with what we know of the historical record? and
- What is the nature of the circular feature previously identified at the site?

An analysis of the artefacts confirms that the nature of occupation at Peelhurst to be largely domestic. This is supported by the large amounts of ceramic plate and glass bottle fragments. Some structural material also survives, including large pieces of wood and nails. This ties in with the historical evidence that the site was first lived in by the Peels, then Aboriginal stockmen.



Artefact analysis

Pending

Artefact Analysis

A detailed tally and analysis of the artefacts recovered from Test Pits 1 and 2 was not undertaken. A cursory assessment of particular items uncovered was done to provide guidance on dates of manufacture. A catalogue of the artefacts will be provided in Excel format for use by the City of Rockingham in any future works they may undertake on the artefactual material.



Dateable material

Dateable material

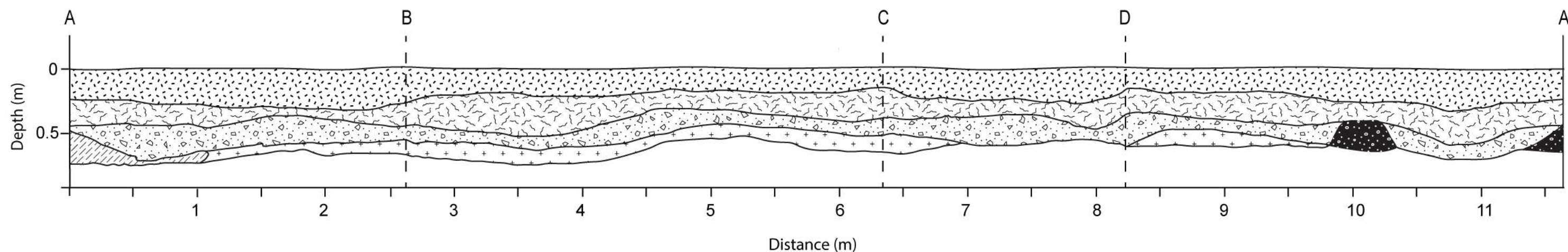
Several artefacts within Test Pit 1 provided approximate dates for Feature 1. Firstly, an 1889 shilling was found within Context 1. Second, two pieces of ceramic were found, together they include the inscription 'J. Cromie Hall of Commerce Raymond St Sale'. Trove newspaper advertisements date this artefact to approximately the 1880s (*Gippsland Mercury* 10 August 1886, Page 3).

One of the buttons found within Feature 1 contained the inscription 'R. Balderson Melbourne'. Newspaper advertisements mention a Robert Balderson as Mayor of St Kilda in 1884, but it is not known if this is the same individual (*The Telegraph, St Kilda, Prahran and South Yarra Guardian* 31 May 1884, page 5). A Rosella bottle was found in-situ. This was dated to between 1900 and 1920 and was manufactured by the Melbourne Glass Bottle Works Co (eHive 2023).



Left – Ceramic fragments with inscription 'J. Cromie Hall of Commerce Raymond St Sale'. Dated by newspaper advertisements to approximately 1886 (below).

Mr J. Cromie, of the Hall of Commerce, Raymond-street, Sale, announces that he is now clearing out the balance of his stock of winter goods at greatly reduced prices, in order to make room for large importations of Spring and Summer goods. Particulars of some specially cheap lines appear in our advertising columns.



Contest 1- Dark humic brown layer with frequent amount of grass roots. 10 R 3/1 - PH 7.5.



Contest 4- yellow sand spearwood dune 7.5YR 5/3 - PH 9.



Contest 2- Dark brown moderate quantity of grass roots. 7.5 YR 3/1 - PH 7



Limestone



Contest 3- light gray sandy-silt with few grass roots 7.5YR 4 - PH 7.5.



Wall

0 0.5 1m



JOB# COR2301

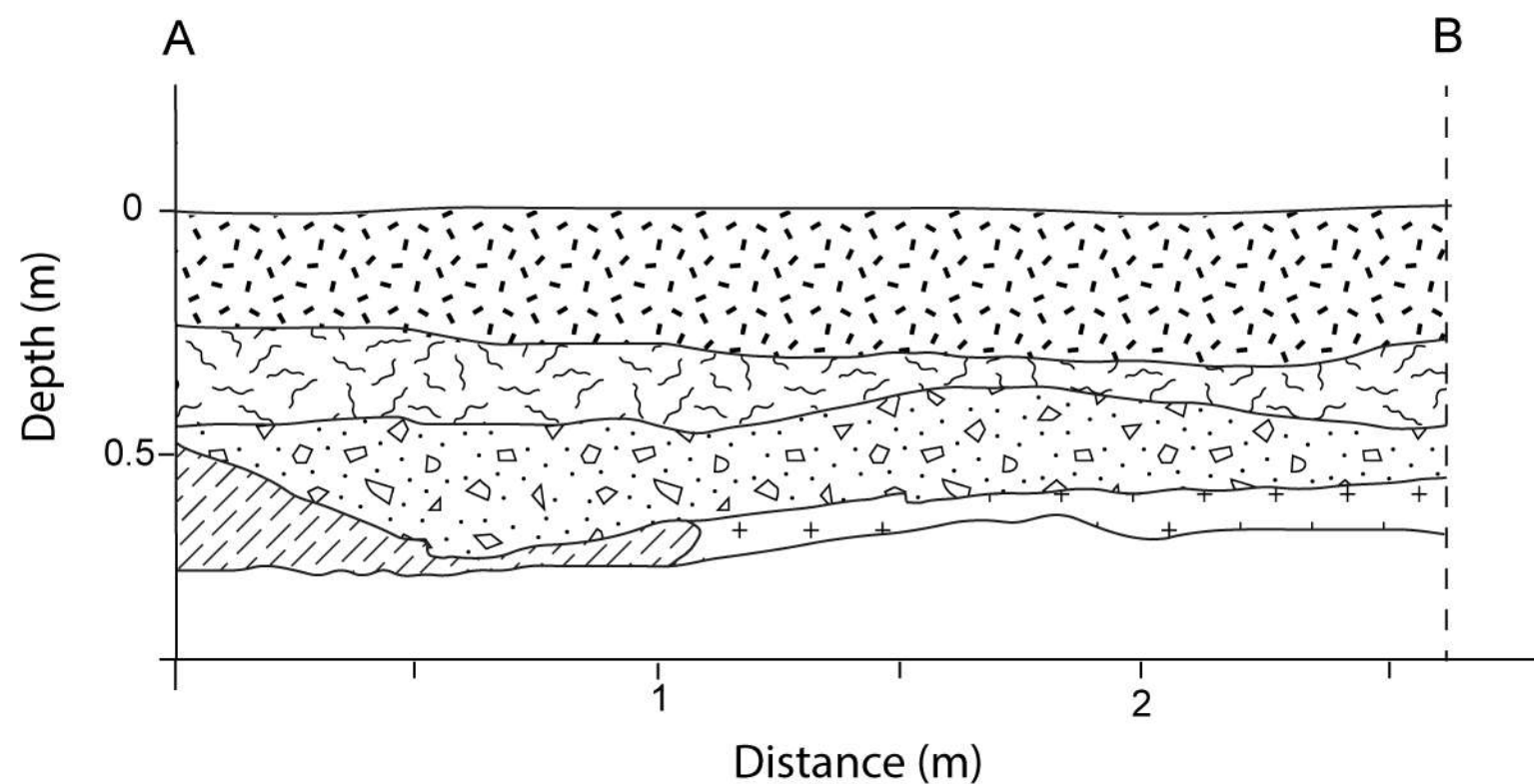
Map# S5

Date: 20/05/2023

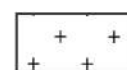
Author: S. Riebel

TP01 Context Section

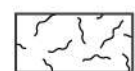
Peelhurst Cottage



Contest 1- Dark humic brown layer with frequent amount of grass roots. 10 R 3/1 - PH 7.5.



Contest 4- yellow sand spearwood dune 7.5YR 5/3 - PH 9.



Contest 2- Dark brown moderate quantity of grass roots. 7.5 YR 3/1 - PH 7.



Limestone



Contest 3- light gray sandy-silt with few grass roots 7.5YR 4 - PH 7.5.



Wall



TERRA ROSA
CONSULTING

JOB# COR2301

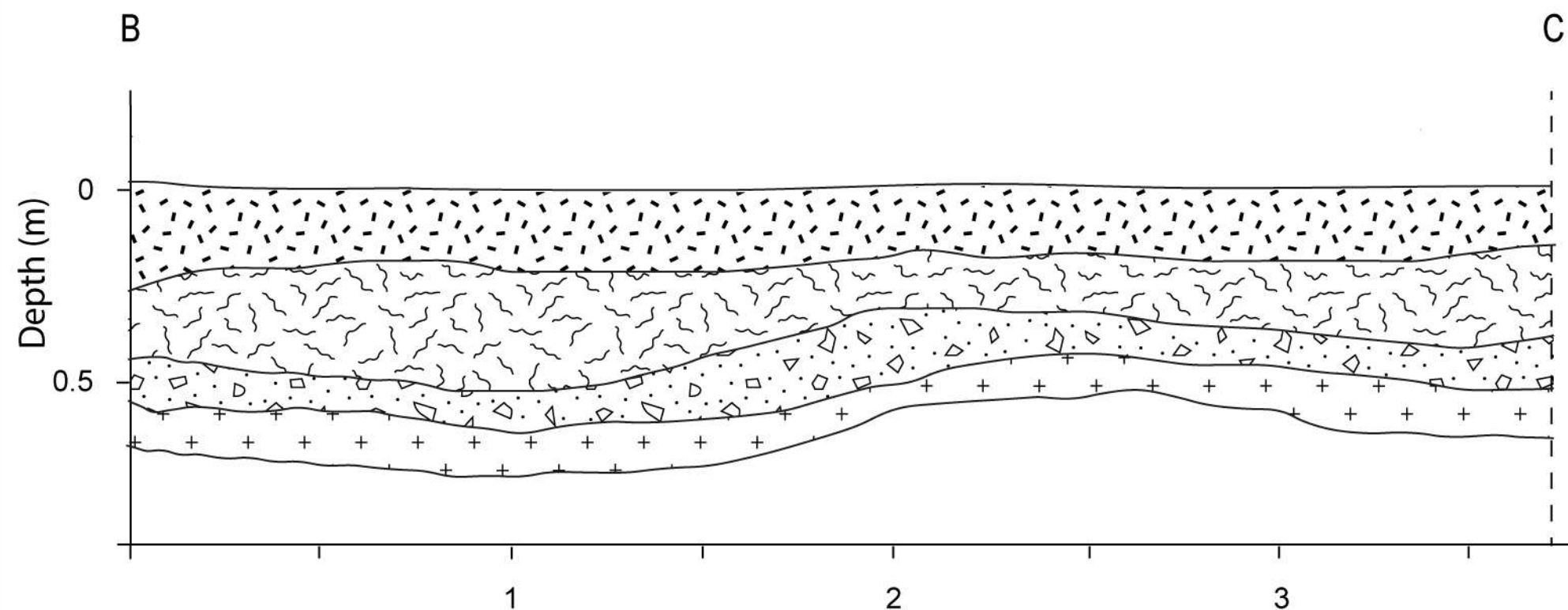
Map# 28

Date: 20/05/2023

Author: S. Riebel

TP01 A-B Section

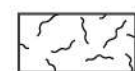
Peelhurst Cottage



Section B-C 3.7M 95°



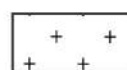
Contest 1- Dark humic brown layer with frequent amount of grass roots. 10 R 3/1 - PH 7.5.



Contest 2- Dark brown moderate quantity of grass roots. 7.5 YR 3/1 - PH 7



Contest 3- light gray sandy-silt with few grass roots 7.5YR 4 - PH 7.5.



Contest 4- yellow sand spearwood dune 7.5YR 5/3 - PH 9.

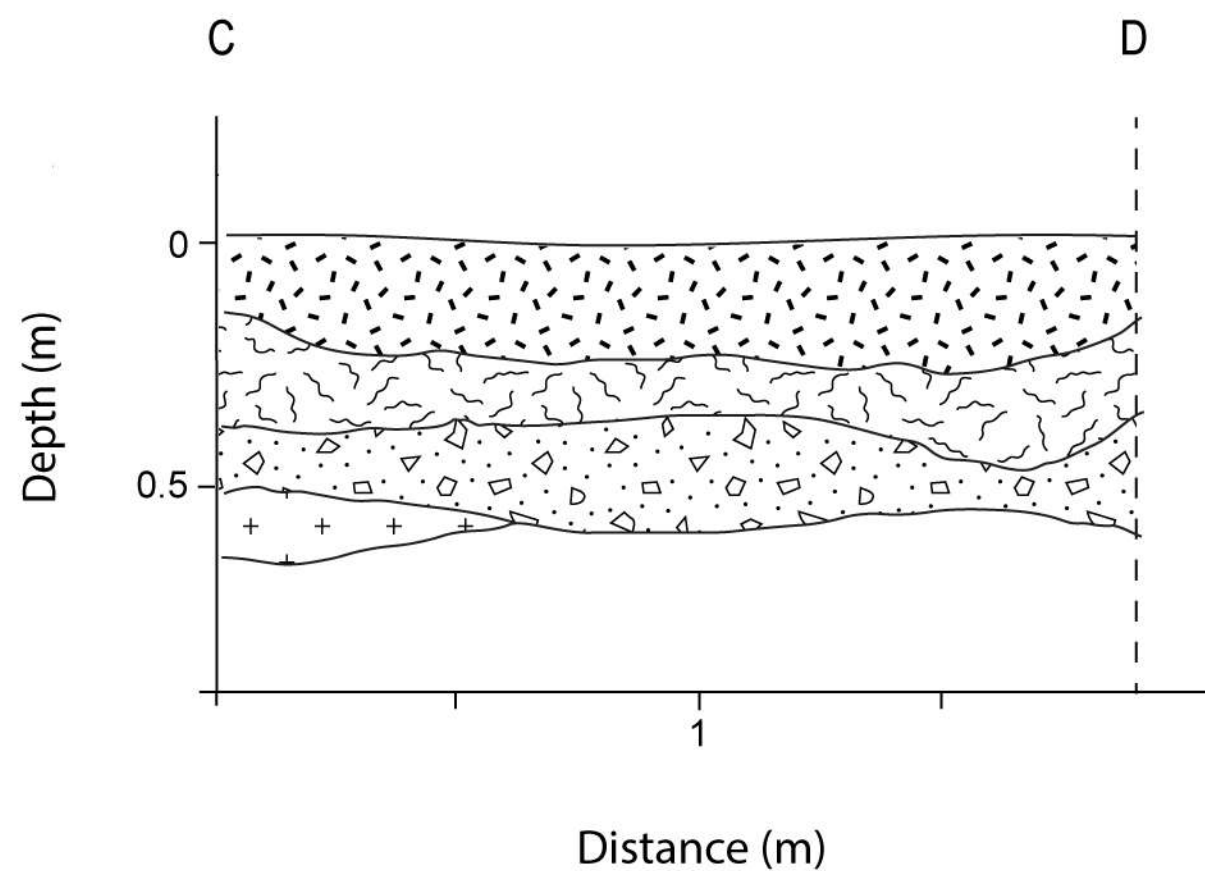


Limestone



Wall

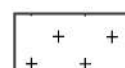




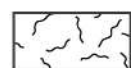
Section C-D 1.9M 153°



Contest 1- Dark humic brown layer with frequent amount of grass roots. 10 R 3/1 - PH 7.5.



Contest 4- yellow sand spearwood dune 7.5YR 5/3 - PH 9.



Contest 2- Dark brown moderate quantity of grass roots. 7.5 YR 3/1 - PH 7.



Limestone

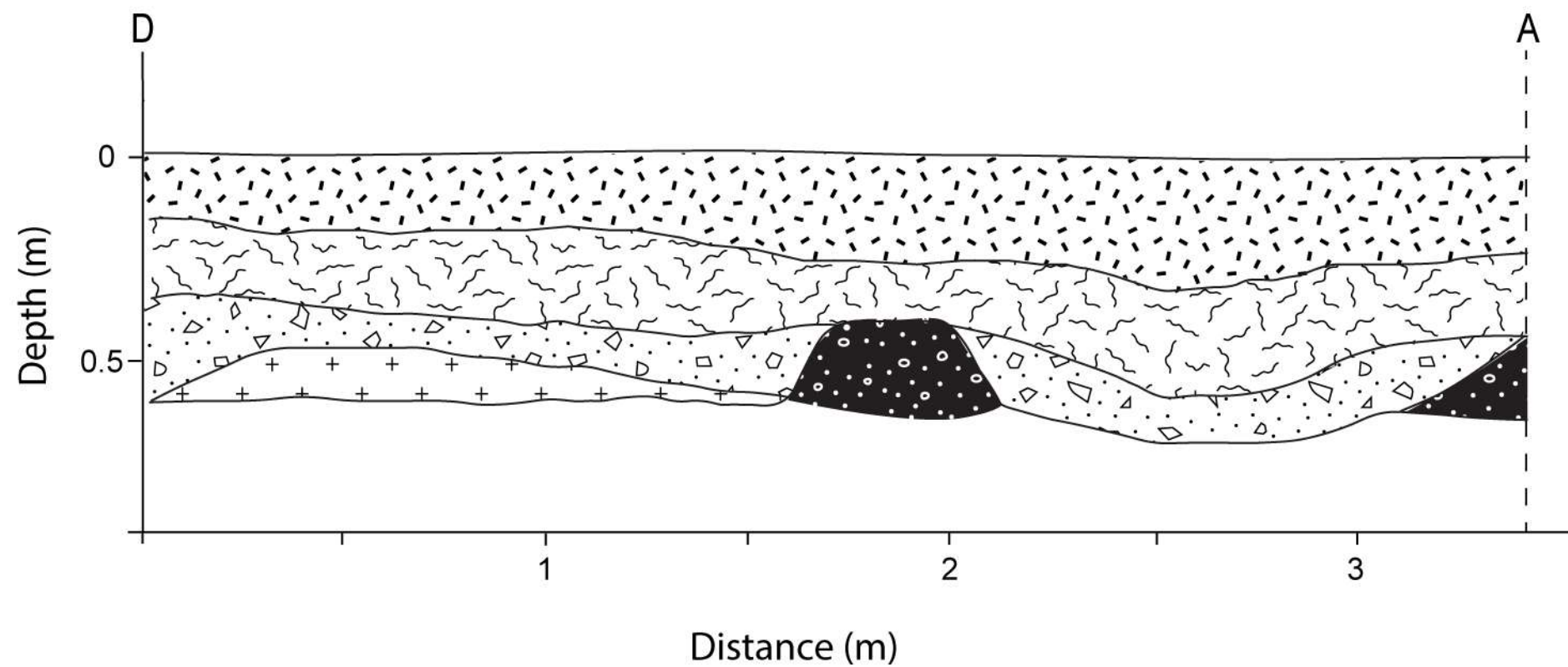


Contest 3- light gray sandy-silt with few grass roots 7.5YR 4 - PH 7.5.



Wall

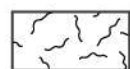




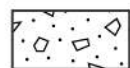
Section D-A 3.5M 240°



Contest 1- Dark humic brown layer with frequent amount of grass roots. 10 R 3/1 - PH 7.5.



Contest 2- Dark brown moderate quantity of grass roots. 7.5 YR 3/1 - PH 7



Contest 3- light gray sandy-silt with few grass roots 7.5YR 4 - PH 7.5.



Contest 4- yellow sand spearwood dune 7.5YR 5/3 - PH 9.

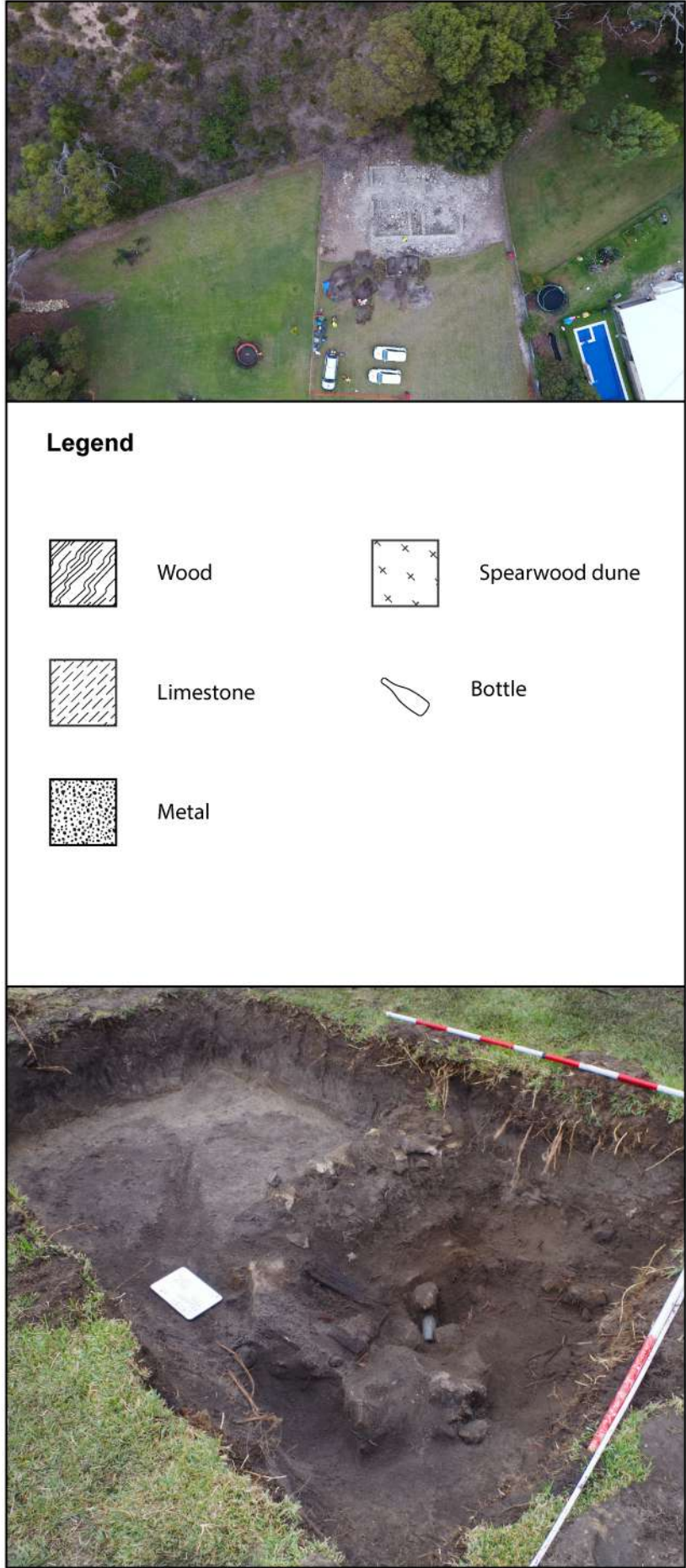
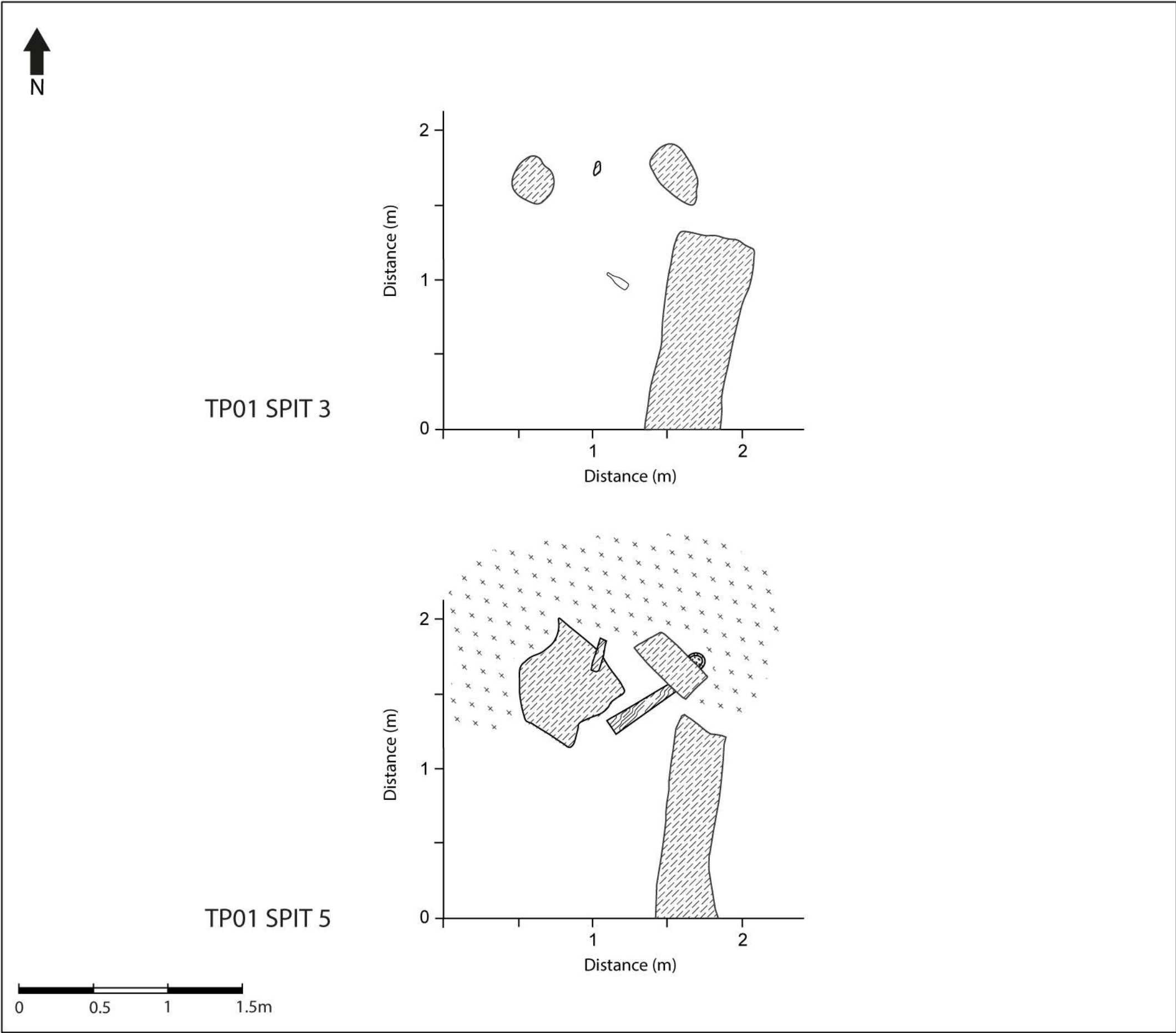


Limestone



Wall





*Test Pit 1 End of Spit 1
(looking north).*



*Test Pit 1 End of Spit 2
(looking north).*



*Test Pit 1 End of Spit 3
(looking north).*



HERITAGE MANAGEMENT

RECOMMENDATIONS

Based on the archaeological excavation outcomes, Terra Rosa has developed the following recommendations to assist Element and the COR with the management of the identified cultural heritage values in the area.

1 The City of Rockingham and Element are advised that there is likely archaeological material remaining at Peelhurst.

Any future work in the vicinity of Peelhurst cottage should consider the risk of surface and subsurface archaeological material being present. Further archaeological investigation should be conducted prior to any future works.

2 The archaeological material recovered during the excavations at Peelhurst should be handed over to the City of Rockingham.

After the analysis of archaeological material by Terra Rosa consultants, it is advised that the material be handed over to the City of Rockingham and curated. Storage and display at the Rockingham Museum would allow the local residents to better understand their local history.

3 The excavation of Test Pit 1 did not fully recover all the archaeological material present.

As the excavation of Feature 1 within Test Pit 1 was not completed, some further archaeological material may be present. Any future archaeological excavation at Peelhurst should consider continuing the excavation of Feature 1.

4 The material excavated from Peelhurst should be made available for research purposes.

Subsequent to the artefact analysis and the return of the material to the City of Rockingham, it is advised that archaeological material be made available for research purposes. University or TAFE students researching the history of Peelhurst, and the wider Rockingham area would benefit from access.

BIBLIOGRAPHY

- Australia ICOMOS 2013, *The Burra Charter: The Australia ICOMOS charter for places of cultural significance* 2013, viewed 3 May 2023, <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>
- Commonwealth of Australia 2002, *Australian Natural Heritage Charter 2002*, 2nd edn, viewed 3 May 2023, <http://www.environment.gov.au/heritage/ahc/publications/commission/books/pubs/australian-natural-heritage-charter.pdf>
- Department of Planning, Lands and Heritage 2021, *Aboriginal Heritage Inquiry System*, viewed 3 May 2023, <http://maps.dia.wa.gov.au/AHIS2/>
- Department of Planning, Lands and Heritage and Department of the Premier and Cabinet, 2013, *Aboriginal Heritage Due Diligence Guidelines*, viewed 3 May 2023, <https://www.dplh.wa.gov.au/getmedia/74896bd3-4be3-49ed-be75-38ba72f10d72/AH-Due-diligence-guidelines>
- eHive, 2023, 'Rosella sauce bottle; Rosella; 1900-1920; BMHC_12897', viewed 26 May 2023, <https://ehive.com/collections/4899/objects/608458/rosella-sauce-bottle>.

Legislation

- Aboriginal and Torres Strait Islander Heritage Protection Act 1984* (Commonwealth of Australia), viewed 3 May 2023, <http://www.comlaw.gov.au/Details/C2010C00807>
- Aboriginal Heritage Act 1972* (Western Australia), viewed 3 May 2023, http://www.austlii.edu.au/au/legis/wa/consol_act/aha1972164/

Other relevant reports

- Hocking Planning and Architecture, 2011, *Peelhurst Ruins Lot 40 Dampier Drive, Golden Bay Conservation Management Plan*, prepared for the City of Rockingham.

Icon credits:

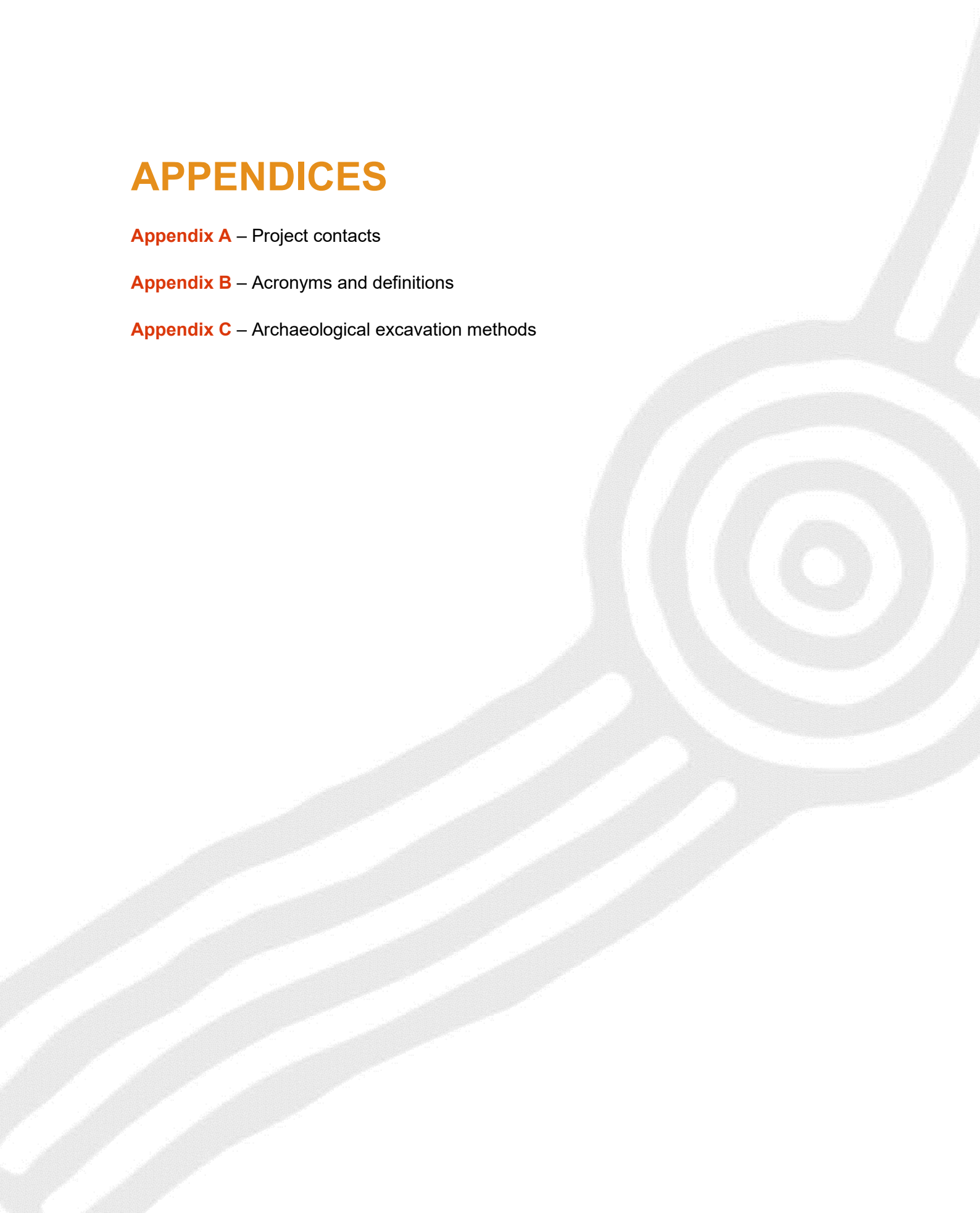
<https://www.flaticon.com>

APPENDICES

Appendix A – Project contacts

Appendix B – Acronyms and definitions

Appendix C – Archaeological excavation methods



Appendix A – Project contacts

The contact details of the heritage project stakeholders are provided below. Terra Rosa thanks everyone involved with the heritage survey and its organisation.

Terra Rosa Consulting

Address	45 Wood Street, Walyalup / Fremantle, WA 6160
Email	projects@trco.com.au
Report authors	Sean Liddelow and Daniel Monks
Editor	Michael McElligott
Executive sign-off	Scott Chisholm

Element

Contact	Carmel Given
Address	Level 18, 191 St Georges Terrace, Perth, WA 6000

City of Rockingham

Contact	Mike Ross
Address	PO BOX 2142, Rockingham DC WA 6967

Appendix B – Acronyms and definitions

The following terms and acronyms are used in this report. Definitions are provided below for reference.

Term / abbreviation	Definition
AHIS	Aboriginal Heritage Inquiry System
COR	City of Rockingham
DPLH	Department of Planning, Lands and Heritage
Element	Element Advisory Pty Ltd
GIS	Geographic information system
GPS	Global positioning system
Heritage object	An object to which the Act applies under section 6
Heritage site / Heritage place	Any place which may meet the criteria of an Aboriginal site under s5 of the <i>Aboriginal Heritage Act 1972 (WA)</i> .
MGA	Map grid of Australia
Terra Rosa	Terra Rosa Consulting
The Act	Aboriginal Heritage Act 1972 (WA)

Appendix C – Archaeological excavation methods

Detailed below is the excavation method used by Terra Rosa to undertake the archaeological cultural salvage presented in this report. This includes the planning and justification for excavation pit locations, the method of excavation, documentation of stratigraphy and finds, and the expansion of excavation pits (where applicable).

The primary archive of recording forms, drawings and photographs from the excavations will be kept at the Terra Rosa office in Perth.

Pit location

Prior to the survey the site was visited, and the area assessed for the best test pit location. This was a location that was deemed to have the best depth of deposit, integrity of deposit, and the most practical area to excavate, such as areas free of limestone rubble. Enough excavation pits were placed within the site to define and record, as wholly as possible, the research values and the subsurface deposit present.

Stratigraphy

Each pit was excavated with trowels and hand shovels in 10 cm spits, the spoil from which was sieved on site for finds. Sieving was undertaken by the excavation team in nested 5 mm and 3 mm sieves. The sediment was discarded in the spoil heap for later backfilling and the finds kept for processing.

Levels, back sighted to the TBM, were taken and recorded at the start and end of each spit. Scale plans were to be drawn of any archaeological features or residues found during the excavation. All plans were located on the site grid and had levels taken, keying the archaeology in to the TBM.

Finds

Identified finds were registered and bagged according to spit. Finds collected during the excavations were taken back to the Terra Rosa office in Perth for analysis in laboratory conditions. Following the completion of the final report, all finds collected during the excavations will be returned to the City of Rockingham.

Soils and sediments

All spits and stratigraphic contexts were registered and recorded, and notes taken of sediment type, colour (using a Munsell Chart), compaction, and inclusions. A pH test

was undertaken on each spit and context in order to determine the acidity of the sediments and the likelihood of bone or other organics preservation.

Section drawings

Following the completion of the pit, the sections were cleaned and drawn to scale. This provided a record of the stratigraphic and physical relationships of the excavated contexts and the locations of any archaeologically significant deposits.

A context sheet was then completed for each stratigraphic context identified, which noted the pH levels, colour (Munsell), disturbances, and any inclusions that may be present to aid in the interpretation of the pit's stratigraphy.

Photographic record

A photographic record was systematically taken of each step of the excavation. Photographs were taken at the end of each spit and pre- and post-excavation of any archaeological features. All photographs included a scale and a description of the contexts contained in the image. To provide support for the section drawings, photographs were also taken of the final, clean sections of all pits and excavated trenches.

Post excavation analysis methodology

Bulk soil samples collected from identified archaeological features were processed and sorted in the Terra Rosa office in Perth. Bulk samples were processed in a flotation system that separated sediment from the heavy fraction; stone artefacts, large pieces of bone and inclusions, from the light fraction; charcoal, other vegetative material and light bone fragments. The separated fractions were dried and then sorted macroscopically in line with the procedures for dry-sieved organics stated above.

Artefactual material recovered from the excavation pit, was also shipped to the Terra Rosa office for cataloguing and analysis in laboratory conditions. A detailed artefact analysis method is provided in Appendix E below.

Copyright

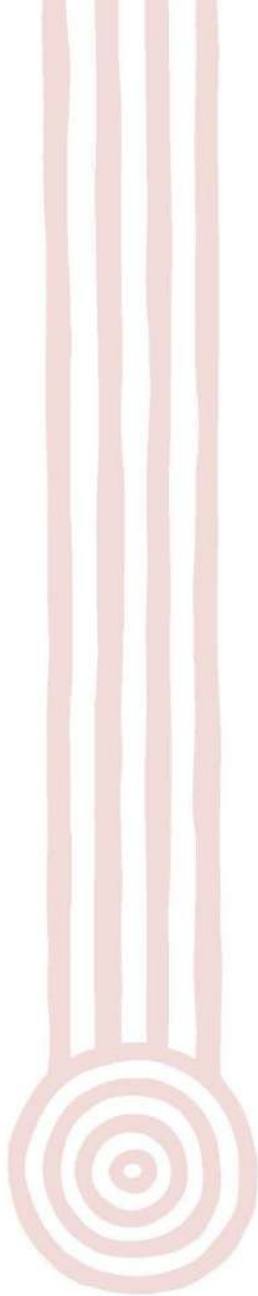
This content of the report is the responsibility of the consultant. The content may not be amended without the agreement of the consultant, except for editing, format and design changes which do not alter the meaning. Copyright and ownership of the report will be vested jointly with the client and consultant. The consultant will have a free, perpetual licence to use the report and the material contained within it, with due acknowledgment.

Disclaimer

The information, opinion, ideas, and recommendations presented in this document is partly based on the experience of the authors, research, and recognised procedures, which are believed to be accurate, but not infallible. The advice contained herein is given in good faith and follows acceptable professional standards and procedures, but is not meant to encourage any activity, practice, or exercise, which may have ceased, changed or have been superseded for any reason without the knowledge of the authors. The authors assume no responsibility or liability for any loss or damage caused directly or indirectly by the information presented in this document.

Version Control

Version	Date	Change Log	Author(s)
0.1	03/05/2023	Document drafted	C. Cleverly
0.2	23/05/2023	Results drafted	D. Monks and S. Liddelow
0.3	31/05/2023	Report edited	M. McElligott
1.0	2/06/2023	Management review	D. Monks



TERRA ROSA
CONSULTING

Find us online:



Appendix 5 – Golden Bay Progress Association letter

GOLDEN BAY

PROGRESS ASSOCIATION INC



customer@rockingham.wa.gov.au

RE: Archaeological Dig at Peelhurst Cottage

On behalf of the Golden Bay Progress Association, I would like to extend my thanks to the City of Rockingham for providing the archaeological dig at Peelhurst Cottage in Golden Bay 5-7 May, 2023 and for also making it an event the community could get involved in.

I participated as an observer and was very impressed with the informative explanation of site choice, history, archaeological techniques and items discovered. To be able to see the archaeological dig in action and view the unearthed objects up close has been very exciting.

The feedback and interest from the community via social media has also been very positive. Here are some of the comments on our Golden Bay Progress Association Facebook page:

- Definitely I'll do it. I need to know what's under there. It's bugged (me) for 40 years.
- How very exciting
- Brilliant!
- Awesome
- I was wondering what they were doing there. Can members of the public go and have a look?
- Don't we wish these finds could talk!
- This is awesome. I wondered what was going on there. I will stay tuned.
- We are part of it tomorrow
- Wow! That's so cool.
- How amazing

As a result of the interest in the archaeological dig, a photo of the cottage from 1950 was shared on facebook. I have since found this comes from the State Library of WA. I am keen to include the archaeological dig in an updated version of the book I edited last year, titled 'A History of Golden Bay' which was supported by the City of Rockingham and which generated much interest in the local history.



Peelhurst Cottage 1950. From the State Library of WA.

Please extend my thanks to Mike Ross and everyone who was involved in delivering this marvellous event to the people of Golden Bay and surrounds.

Warm regards

Anna-Marie Jackson

President, Golden Bay Progress Association

22 May 2023

element.

the art and science of place

Level 18, 191 St Georges Tce, Perth WA 6000

T. (08) 9289 8300 – **E.** hello@elementwa.com.au

elementwa.com.au