

Wyndham North Heritage Strategy

Oakbank Precinct Structure Plan Area 1088
Tarneit North Precinct Structure Plan Area 1089
Truganina Precinct Structure Plan Area 1090
Riverdale Precinct Structure Plan Area 1091



Grasslands south of Doherty's Road toward the Werribee River at Mt Cottrell (Parish of Tarneit).

Prepared for
City of Wyndham
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City of Wyndham

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David is also the occasional heritage advisor to the City of Wyndham. *Heritage ALLIANCE* also acts as heritage advisor's to several rural and urban municipalities.

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1.0 EXECUTIVE SUMMARY

The Wyndham North Heritage Strategy provides a re-assessment of the heritage places, identified in earlier heritage studies and subsequently included in the Wyndham Planning Scheme and within the Wyndham North growth area. The report includes recommendations for the future management requirements of all heritage places currently identified in the Wyndham North area, and incorporating Precinct Structure Plans (PSP) 1088-1091 (Figure 1-Study Area).

The Heritage Strategy provides a recommendation for management and works for each identified heritage place in Wyndham North. These PSP areas are historically associated with agricultural uses but have more recently been identified as a part of a larger urban growth boundary by the Victorian State Government. The area currently consists of a number of ruinous places defining the historical and rural nature of this area.

For the purposes of this report the study area is to be known as “the Wyndham North area”. The Strategy was commissioned by the City of Wyndham to inform the management of previously identified heritage places in the Planning Scheme within each PSP, in terms of the suitability of those places to be retained or removed, and guide future development within these PSPs. More specifically, it was required that the Strategy provide management and works recommendations for each site in relation to how each place could be used within an urban growth context.

This report has been compiled in association with site visits to the majority of heritage places. An assessment of each heritage place was made in regards to its significance, including those currently listed on the Heritage Overlay, Victorian Heritage Register and Heritage Inventory, as well as a small number of sites identified as potentially significant in various heritage reports held by the Council. An assessment was also made of all visible dry stone walls although this was not comprehensive and was not part of the original brief of work.

The outcomes of Amendment C86 to the Wyndham Planning Scheme were reassessed particularly those within a waterway conservation area which had not been recommended for inclusion in the Planning Scheme. It was concluded that these should be retained and not removed from the proposed Heritage Overlay as recommended by Panel, as they are considered to be within a highly sensitive cultural area, particularly those on Skeleton Creek. Further investigation was made for two sites, being a channel and ruins on a farm, in accordance with the recommendations from that amendment. It was concluded that one of these sites need not be retained within the Heritage Overlay.

Many of the heritage places within the Wyndham North area are in a ruinous condition. It was found that the ruins are in various states of disrepair. In most instances it was concluded that the ruin, be it a ruinous house or landscape feature such as a dam or farmstead, should be retained and works completed to ensure their stability. In these instances it is considered that there are options in which the ruin could be retained within the landscape, either as a useable feature on private property or as a landscape feature within the public realm.

A section of this report includes the identification of many dry stone walls in the PSP areas. The Strategy concurs with the recommendations of Amendment C86 that the provisions of Clause 52.37, Post Boxes and Dry Stone Walls, should be used within the Wyndham Planning Scheme. Dry stone walls are an important feature within the landscape of the western plains district, including Wyndham City.

This report identifies and maps all the dry stone walls that are visible from the public realm, or from accessed sites. While it was not possible within the brief for this Strategy, it is considered appropriate for Wyndham City to undertake a more rigorous study of dry stone walls across the whole municipality that would include providing a statement of significance for each site.

Included in this Strategy is a citation sheet for each heritage place. The citation sheets document the significance of each of the heritage places and provide management and works recommendations to provide a means to retain the heritage place within an urban context. In a number of cases, citations have been updated with new information.



Citation Sheets were not provided for drystone walls. This was outside the brief and Council are waiting on the outcome of a test case before a planning panel involving drystone walls within the Shire of Melton.

What this report does not do.

An detailed assessment of Dry Stone Walls throughout the PSP areas was not part of the original brief for this project but a visual assessment was subsequently requested and this could only be conducted from the surrounding roadways, hence a number of walls which lie on the interior of properties were difficult to assess. Some properties were not accessible and an assessment of features on the land was not able to be conducted.

Properties east of Woods Road (between Leakes Road and Boundary Road) were not investigated as they were not in the study area nor were properties investigated if they were west of the PSP boundaries and this affected parts of Mt Cottrell.

There are also many features in the landscape which show markings of former houses, churches and other buildings and features. This survey was not required to assess those unless they were discovered through research to be of outstanding importance in the settlement of the PSP areas. Some of these items can only be considered as archaeological sites and might be added to the Heritage Inventory, a list of known sites without any statutory protection.

2.0 INTRODUCTION

2.1 Background

This Heritage Strategy has been prepared for the City of Wyndham and relates to the Wyndham North area, being the Precinct Structure Plan (PSP) areas 1088, 1089, 1090 and 1091 as set out by the Growth Areas Authority -see Figure 1. The Heritage Strategy has been prepared to assist Council in reviewing the known heritage of Wyndham North and to inform the design of the precinct structure plans for these areas.

It is acknowledged that there are likely to be other unidentified heritage elements in this area and while the brief for this study did not require the identification of new sites, it is accepted that the Heritage Strategy will note any new places identified however detailed documentation will not be provided at this stage.

The City of Wyndham is a key growth area in the western region of Metropolitan Melbourne. The study area is generally used for farming purposes.

This report has been compiled with reference to key cultural heritage documents used by heritage and collection management practitioners in Australia, including:

- The Australia ICOMOS charter for the conservation of places of cultural significance: The Burra Charter, 1999.
- Peter Marquis-Kyle & Meredith Walker, The Illustrated Burra Charter, Australia ICOMOS, Sydney, 2004.
- Victoria's Framework of Historic Themes, Heritage Council of Victoria, Melbourne 2010.

This report has also taken into account information from the Growth Areas Authority, including:

- PSP Notes Heritage Management
- PSP Guidelines, Part Two, Element Five, Heritage management.
- Growth Areas, West Growth Corridor Plan

The Wyndham Planning Scheme and the State Government's Melbourne 2030 and Melbourne at 5 Million documents inform the Wyndham North Heritage Strategy.

Over the past 20 years a number of heritage reviews have occurred within the four PSP areas. Most recently this has included detailed research following the exhibition of Amendment C86 to the Wyndham Planning Scheme in October 2009.

This Heritage Strategy refers to previous assessments made in various reports for the subject sites, and has undertaken further research where necessary. A general review and 'drive by' mapping has been made of the dry stone walls that could be seen in the area. This is not a dry stone wall strategy.

This report provides a strategy for each identified heritage site to better inform the decision making process in regard to land use, works and development.

Included in the Heritage Strategy is a review of all the known heritage places based on desktop research and associated site inspections, and provides documentation as required. The strategy examines the curtilage of each site to ensure it is appropriate for the future protection of the heritage places in a future growth area.

This report does not make an assessment of indigenous heritage places or sites, they are subject to separate reports.



2.2 Study Area

The Wyndham North area, comprising of PSPs 1088-1091, is located in the City of Wyndham and includes the areas of Tarneit, Truganina, Oakbank and Riverdale. The boundaries of this area are shown on Figure 1. These areas form part of the Parishes of Tarneit and Truganina.

2.3 Study Team

The study team who prepared this report included:
David Wixted, Principal, heritage ALLIANCE;
Ruth Redden, Architect, heritage ALLIANCE;
Nicola Stephens, Town Planner

2.4 Copyright

Copyright is held jointly by heritage ALLIANCE and City of Wyndham August 2012.

2.5 Terminology and Abbreviations

A number of abbreviations occur in this report including:

RA	–	Responsible Authority, being City of Wyndham
GAA	–	Growth Areas Authority
DPCD	–	Department of Planning and Community Development
HV	–	Heritage Victoria, the Victorian State Government's principal cultural (non-Indigenous) heritage agency.
HI	–	Heritage Inventory, set up under Section 127 of the Heritage Act 1995
VHR	–	Victorian Heritage Register (maintained under the Heritage Act 1995)
PSP	–	Precinct Structure Plan
PS	–	Planning Scheme
UGZ	–	Urban Growth Zone
HO	–	Heritage Overlay
CMP		Conservation Management Plan

2.6 Methodology

The study methodology involved a number of components, as set out in the brief. This included an initial consultation meeting with the City of Wyndham and subsequent site visits to each of the identified sites. Consultation also occurred throughout the preparation of this report with the GAA and Heritage Victoria.

The Wyndham North Heritage Strategy has reviewed the four PSP areas for sites that are:

- Currently affected by a Heritage Overlay;
- Identified within the 1997 Heritage Study or 2004 Review;
- Identified for investigation by the GAA or local heritage groups within previous heritage studies;
- Dry stone walls (although this was belatedly added to the brief)

The Strategy also reviews the relevant heritage studies, archival sources and any previous heritage assessments which are relevant to the study area, and has provided an assessment of the significance of identified heritage elements. Recommendations have been made for previously unidentified elements where relevant.

The outcomes of Amendment C86 to the Wyndham Planning Scheme have been reviewed. A search of the Victorian Heritage Register (VHR) and the Victorian Heritage Inventory (HI), and a search through the relevant heritage studies as provided by Council has been undertaken.

Documents as provided by the City of Wyndham included:



- City of Wyndham Heritage Study 1997, Context Pty Ltd
- City of Wyndham – Review of Heritage Sites of Local Significance, Peter Andrew Barrett (August 2004)
- Wyndham Planning Scheme Amendment C86-Wyndham Heritage Review Panel Report, Planning Panels Victoria (October 2009)
- City of Wyndham Heritage Study 1997-Review of public submissions and Recommendations for Inclusion in Planning Scheme, Built Heritage (February 2009)
- Historic Heritage Assessment-Tarneit Precinct Structure Plan Area 90 Final Report, Context Pty Ltd (August 2011, Revised April 2012)
- Historic Heritage Assessment-Tarneit Precinct Structure Plan Area 91 Final Report, Context Pty Ltd (August 2011, Revised April 2012)
- Tarneit Precinct Structure Historical Heritage Assessment, Andrew Long & Associates (June 15 2012)
- Issues and Opportunities Overview-Wyndham North Precincts 1088-1091 V2.0, Growth Areas Authority (December 2011)

In addition further citations as prepared by Built Heritage in response to the Amendment C86 Panel Report were considered in the preparation of this study.

A Thematic History for each PSP has been prepared by Context in their heritage assessments. These are considered adequate and will not be reviewed as a part of this study.

Further work has been undertaken in accordance with the brief, including:

- An assessment regarding the significance of all identified heritage elements. Each heritage place was assessed as being either of State or National significance, Local significance or no significance.
- A series of recommendations for the management of the identified heritage places, including dry stone walls, and appropriate land uses and potential links between heritage sites and open space reserves, grassland reserves or waterway corridors;
- Recommendations for the management of elements to be retained with potential for alternative/adaptive uses;
- Recommendations on appropriate buffers for identified heritage sites constrained by the Regional Rail Link, Outer Metropolitan Ring Road, and Western Grassland Reserves;
- Preparation of mapping clearly depicting the location of identified heritage items and associated recommendations such as heritage overlays and buffers.
- Review of current policies within the Wyndham Planning Scheme.

2.7 Field Survey

The City of Wyndham provided access through the permission of property owners to all the identified sites. The exemptions to this are (shown on map 2);

- Dam (HO35). The site however is clearly of high significance and probably relates to ownership by W.J.T. Clarke one of the largest pastoral landholders in Victoria.
- House ruin at 267 Woods Road, Truganina (HO120). The site may have been demolished since the 1997 Context report. It has not been identifiable from the roadway or from high resolution aerials of the site. It may have been replaced by a gabled roofed long building in an enclosed paddock. The site is otherwise Allotment 4 of Section XXVI, Parish of Truganina originally purchased by H Jennings and Others in 1858.



- Shanahan's House, Sayers Road, Tarneit (HO90). The site has also been reported on in an (as yet) unsighted advice to the GAA by Bryce Raworth and it is not intended to revisit this matter.
- Stock Yard and House site, Sewells Road (no associated HO). There appears to be nothing of visible interest on this site although there may be some archaeological remains of the proposed irrigation scheme. It was to be part of 'Block A' of the Chaffey's Plan of the Werribee Irrigation Colony. The only item of (standing) historical interest is the easement which aligns with Second Street in that (Chaffey) Scheme. On Chaffey's plan there is also a diagonal alignment of an irrigation channel and this may be an alignment just apparent on higher resolution aerial views of the site but this would need some archaeological investigation to confirm a change in soil profile. Lance Pritchard who has extensively investigated the Chaffey system believes there is archaeological evidence of the channels running through this area as well as along fence lines. This is highly likely as there are linear depressions running alongside Davis, Sayers and Hogans Roads. Some of these alignments which are part of the scheduled alignments for the gazetted Werribee Irrigation Trust channels.
- Glen Alvie also previously identified as McKenzie House in the 1997 Context report (no associated HO). This timber house is visible from Sayers Road. It is reported in the 1997 Context Pty Ltd report as being moved to the site. It was also mis-located in that report as being on Allotment A1 of Section VIII. It is on Allotment A of Section XVI, being land first owned by P Donahue in July 1852. This land was subsequently owned (around 1900) by Percy Chirnside. The house was made out two smaller houses occupied by Ken and Alex McKenzie but was not amalgamated into the larger building it is today until the 1920s. While it was not specifically inspected, the property around Glen Alvie was accessed to visit the North Base Stone.

In addition a brief survey was taken of all dry stone walls visible from the public realm or on accessed sites. All roadside walls have been noted on a separate map.

Site visits were undertaken over several days, primarily during April and May 2012 and then randomly over the remainder of the 2012 year. In most instances these visits included David Wixted and Nicola Stephens for Heritage Alliance and Kristien Van den Bossche, Statutory Planner for City of Wyndham.



3.0 EXISTING STATUTORY CONTROLS AND HERITAGE LISTINGS

Overall the study area contains:

- 1 heritage place included on the VHR;
- 16 places listed in the Schedule to the HO in the Wyndham Planning Scheme;
- 5 places contained on the VHI;
- 5 places with no controls recommended for further investigation by Context Pty Ltd.
- At least two places controlled under the Aboriginal Heritage Act 2006.

3.1 Heritage Act 1995 & Victorian Heritage Register

PSP1091 contains the only place considered to be of State Significance, being the North Base Stone (HO78) located at 1245 Sayers Road, Tarneit.

3.2 Victorian Heritage Inventory and other archaeological sites

Section 127 of the Heritage Act 1995 provides protection to all historical archaeological sites over 50 years old in Victoria. The Heritage Act directs that it is an offence to excavate, damage or disturb relics and sites whether they are included on the Heritage Inventory or not, unless a consent has been issued under Section 129.

This area contains 5 archaeological sites as recorded in the Victorian Heritage Inventory and are listed in Appendix A.

3.3 Wyndham Planning Scheme

3.3.1 State Planning Policy Framework (SPPF)

The SPPF contains strategic issues of State importance that must be considered when decisions are made.

Clause 15 - Built Environment and Heritage is particularly relevant to this strategy.

3.3.2 Local Planning Policy Framework (LPPF)

Municipal Strategic Statement (MSS)

Wyndham's Vision (CI 21.04-3) includes ten objectives for land-use planning of which the following two are of particular note:

- Protection and enhancement of significant areas and features of the built and natural environment, and maintenance of environmental and heritage values
- Positive re-focusing of Wyndham's image and appearance, building on its rural land/open space and landscape qualities and ensuring that it is appealing to residents, investors and visitors alike.

In the Wyndham North area a number of heritage places are located along watercourses, particularly Skeleton Creek and Dry Creek. Clause 21.03-3 recognises that "better identification, recognition and protection of ecological, landscape and cultural heritage features and assets is needed in existing settlements, areas of future growth and rural lands. Changing public priorities and public management responsibilities require proactive measures to improve land management in water catchments... protect significant sites of cultural heritage and reduce the adverse effects of development."

In addition, a number of objectives and strategies relevant to the future use of heritage places in the Wyndham North area can be found throughout Clause 21 including objectives relating to Protection of Environmental Assets (21.05-7), Investment in Tourism (21.08), and Enhancement of Image and Appearance (21.10).



Heritage Policy (Clause 22.12)

Council has identified that, in contrast to the rapid urban growth changing the landscape of Wyndham, many heritage places within the municipality include the remnants of the municipality's rural beginnings and early settlement of the Western Plains.

The recommendations of this report, at Section 8.0, could be translated into the Heritage Policy as well as the PSPs.

Heritage Overlay (Clause 43.01)

There are 16 places within the study area listed in the Schedule to Clause 43.01, Heritage Overlay in the Wyndham Planning Scheme. These are listed at Appendix A.

Amendment C86

Amendment C86 sought to introduce a Heritage Overlay over 94 sites within the Wyndham municipality and includes places listed in these four PSPs. A Planning Panel Report was delivered in October 2009 and a number of recommendations were made, some of which affect places in the PSPs. These are detailed at Appendix A.

At the time of preparation of this Heritage Strategy, Amendment C86 had been adopted by City of Wyndham but had not yet been gazetted. This Strategy reviews some of those places that were recommended by the Panel to be deleted from the Heritage Overlay to explore alternative methods of retention of those places.

Post Boxes and Dry Stone Walls (Clause 52.37)

This Particular Provision allows a level of protection for all dry stone walls constructed before 1940 via a schedule to that provision. The schedule to Clause 52.37 does not currently identify any land to be afforded dry stone wall protection in the Wyndham Planning Scheme. This report contains a recommendation in that respect.

3.4 Existing Reports

The GAA engaged heritage consultants Context P/L to undertake a Heritage Assessment of the PSP areas in the Wyndham North growth area. The subsequent reports are the *Historic Heritage Assessment-Tarneit Precinct Structure Plan Area 90* Final Report, Context Pty Ltd (August 2011, Revised 2012) and *Historic Heritage Assessment-Tarneit Precinct Structure Plan Area 91* Final Report, Context Pty Ltd (August 2011, Revised 2012). These reports recommended that some sites be removed, modified or added as potential heritage places.

This Wyndham North Heritage Strategy has also reviewed the places as identified in the Context reports and has made separate, independent recommendations regarding the future management of each heritage place within the context of an urban growth area.

This Strategy has also undertaken the further investigation of sites as recommended by Context P/L. These sites are listed in Appendix A.

3.5 Management of Heritage Places by the City of Wyndham

Some sites identified in this document will be acquired or otherwise come into the City of Wyndham possession as part of the city's assets of recreational places, linear parkland or walking and cycling track. The City will need to determine whether some places which come into their possession can be managed as:

- A stabilised ruin or facility which is otherwise a landscape feature; or
- A commercial proposition which can be developed; or



- A site which is not a ruin and which can be incorporated into recreational land with suitable interpretation.

Statutory Issues

Statutory matters such as the requirements of the various Health and Safety and Disability Discrimination Acts are outside the context of this study. Some matters will be picked up at the time a Building Permit is sought e.g. DDA issues at public sites will be a matter for council while those given over to commercial uses will be or should be reviewed by the leaseholders in their architectural planning of the site.

Ruins:

As a stabilised ruin, a plan of works will be need to be drawn up by a heritage consultant and engineer to ensure minimum liability to the council from falling or unstable components, with limited ability for people to climb on the structure, and capable of resisting further destruction to the site. A long term low maintenance plan for the site will then become necessary. This would also bring in questions as to resistance to damage from graffiti. Planting of native thorny bushes adjacent to the structure would be one method of resisting damage to the structure.

These sites might be destinations in themselves or in some cases left as is (after stabilisation) without any pathways to them (such as the low bases to buildings along Skeleton Creek).

Commercial Sites

A master-plan would be required prior to development of the site to determine overall objectives given statutory requirements, sustainability and commercial viability and development opportunities and restraints. This should also be informed by a brief but concise (Heritage) Conservation Management Plan identifying the sites importance, necessary works and development restraints. Some sites will increase their opportunities if the land area around them can be retained broadly enough to allow associated development and lease arrangements for carparking, storage areas and a limited number of new structures. Sites in this category would be Robertson's Farm, the Missen House and the Doherty House sites.

Sites incorporated into recreational land

Sites in this category are small in number and are those which require only that some space around them is obtained so they are not disturbed and can be interpreted. Three sites suggest themselves a) the diversion weir, b) the stock watering dam and c) the north base stone.

The diversion weir is already Crown property with crown reserves on both sides of the Werribee River. A bridge is already being contemplated across the river in the vicinity of the weir joining crown reserves as linear pathways.

The stock-watering dam is suggested to be transformed into a (passive) recreational wetland and this may require some water storages built underground above the site for the periods in which there is lower than usual rainfall. As part of this process the earth berms and drystone wall will require checking and repairs but it is expected that they will be in good condition. The dam should be stocked with freshwater and unfiltered storm water should be diverted around it at Doherty's Road.

The north base stone requires a curtilage to protect it and this can be in the form of a small park with interpretive structures possibly in robust form such as concrete edges divided into Imperial Measure marks. The whole area should be set out in imperial measures.



4.0 REVIEW OF SITES

A thematic history has not been prepared in this report for each PSP area. The thematic histories contained in reports to the GAA prepared by Context should be used as background to the sites in question.

Each heritage place identified in Appendix A has been reassessed with a citation prepared or reworked for each site as necessary. The citation includes a description of the site, a history and a statement of significance. The citations also include a description of the present use of the land and the proposed general use.

The history of each site has been re-evaluated and new information has become available through resources such as TROVE newspaper searches, a powerful search tool only available since mid 2010. This has revealed previous unknown ownership and sale information leading to a re-evaluation of a number of sites.

Each citation discusses a range of management options and provides a detailed description of any proposed works that are recommended to the heritage place. These citations are included at Appendix B.

5.0 ZONING AND OVERLAY CONTROLS

Appendix A lists the current zonings and overlays as they apply to the heritage places in the Wyndham North area. It also lists what the proposed use for each heritage site is as indicated on the West Growth Corridor Plan.

The West Growth Corridor Plan, found at the GAA website (see web link below), outlines the general concept plan for this area as commercial uses located along Boundary Road, mixed use areas located around proposed railway stations and residential land to be developed elsewhere. Open space areas are generally proposed abutting the creeks and Werribee River. This plan also shows where the proposed regional rail link is generally to be located, as well as the surrounding major road network.

Link: <http://webadmin.gaa.vic.gov.au/Assets/Files/West%20Corridor%20Plan%20-%20Chapter%204.pdf>

To enable an informed decision to be made in recommending a future use and method of management of each of the heritage places, this report has considered the current zoning of the existing site and also the general proposed future use for each site.

6.0 DRY STONE WALLS

There are many dry stone walls located throughout the Wyndham North area. For the purposes of this report, a preliminary survey has been undertaken of those walls visible during site visits. The report brief was not to undertake a detailed investigation of all dry stone walls in the Municipality, but to identify and locate walls within the study area.

It is recommended that a thorough assessment of all dry stone walls in the City of Wyndham should be undertaken. This has already been a recommendation of the 2009 C86 (heritage) planning panel. Further assessment should accurately locate dry stone walls, using GPS, assess the type and condition of walling and consider possible conservation actions.

A short history and description of how this Heritage Strategy has assessed dry stone walls is attached as Appendix C.

A number of dry stone walls were identified in the areas of PSP1088-1091 and are listed at Appendix D. This is not a comprehensive survey and is recognised as an incomplete list. Other dry stone walls may exist on properties that we have not had access to and cannot be viewed from the public realm. It is noted that all walls were identified as having a post and wire supplement, unless otherwise stated.



Overall it was found that there is a concentration of dry stone walls between Boundary Road and Leakes Road in both Truganina – (west of and including Woods Road), and Tarneit – (west of and including Skeleton Creek to the boundary of the PSP area).

Of great concern is the loss of many of these walls in the proposed sub-division and land and the construction of new roads within the PSP areas.

As the drystone walls are one of the defining elements of the otherwise flat farm landscape in the City and one of the features which define historical activities of the early farming identities, their loss is a matter of major concern as it substantially reduces the identity of the City of Wyndham. It also would represent a loss of habitat for some native fauna. A number of early farmers and their farms were defined though the use of the walls where the owner was a prolific builder of these fences. Examples are John Robertson whose farm house complex is surrounded by outer and inner walls, the Missen House site where W & P Gardner constructed a large number of walls throughout the Dry Creek area while Colin Campbell's Farm on Skeleton Creek contains walls and structures in drystone construction. The walls also define some of the major thoroughfares particularly Boundary and Leakes Roads as well as the lesser cross road, Woods Road.

The sites where it is known who constructed the drystone walls (and this applies to Campbell's Farm, Robertsons "Stud" Estate, the Gardner's property on Dry Creek and the farm complex west off Woods Road backing onto Skeleton Creek) should be considered as Class 1 drystone walls regardless of condition as they define farm areas with some known history and are definite historic divisions of the "cultural" landscape which define the image of the landscape in this (Tarneit) area.

7.0 RECOMMENDATIONS

7.1 General

General recommendations for the management of heritage in the Wyndham North growth area are outlined below. Following these, specific recommendations for the management of Dry Stone Walls are then made. Finally, specific management recommendations for every heritage place within the each PSP are made.

7.1.1 Interpretation of sites

Council has established as policy that they will "Establish a tourist trail linking key points of historical and environmental significance such as the Werribee River and the coast" (CI21.05-8)

Tourist trails could be successfully implemented along the length of Skeleton Creek and Dry Creek, documenting the significance of the dry stone walls that run alongside the creek, as well as the ruins and associated landscaping works that are located within the waterway reserve. It is considered that the waterway corridor as currently zoned on the Wyndham Planning Scheme should be retained as a 200m wide easement either side of the waterways to provide a protection zone for the existing ruins found along these corridors..

HO28, Robertson Farm Complex is just one of several sites where the retention and interpretation of the dry stone walls in conjunction with the ruins from the farm complex would make the site appreciated and give it meaning in the new urban landscape.

The presence of additional historic ruins have been identified by Frances Overmars in her submission to Council, dated 12 Dec 2012, based on the "*Skeleton Waterholes Creek Heritage Trail, developed in 2000 for the Werribee District Historical Society and local Tarneit residents*" The ruins are identified as located along the upper reaches of Skeleton Creek, north of Doherty's Road and includes a deep bluestone well located between Dohertys Road and Boundary Road on the west side of Skeleton Creek and some of the bluestone foundations of the former Wesleyan Church (approx 1859) located on the southeast corner of Boundary Road beside Skeleton Creek. These places are not identified in the Planning Scheme and have not been researched as a part of this Strategy. These sites should be



further considered for statutory protection in the Heritage Overlay of the Wyndham Planning Scheme. These sites should all be included as a part of any proposed waterway corridor until further research is undertaken to ascertain their protection and interpretation.

Council should adopt a standard system of interpretation for these trails and other sites (be they recognised in the planning scheme or not) to be retained or even removed throughout the City area and this should contain the City logo, photographs and carefully worded and agreed text of no more than 200 words.

Similarly the North Base Survey Stone site would benefit immensely from the interpretation of its purpose and by setting aside land around the site as part of a more detailed interpretation of the practice of surveying and the use of the Imperial unit of measurement. The interpretation of this site would link it with the south base stone and the Green Hill extension of the baseline.

While not investigated as a part of this study, the presense of cobblestone based roads may be discovered when new roads are planned for these PSPs. The retention of some or part of these cobblestone bases could be considered.

Council has also suggested that the Shire windmill pumping and tanks site at the end of Davis Road be interpreted. Presently there is no intention to develop this land and it will probably be land in the management of the Council as it is a riverbank. Whether there is already a Crown reserve along the bank requires investigation.

The marking of this site with a windmill or an object in the form of a windmill would be appropriate.



New windmills at the Cobb & Co Museum, Toowoomba Queensland.

7.1.2 Education

Promotion of the significance of other heritage places should also occur through onsite interpretation, activities such as bicycling and walking trails and information through the City of Wyndham website and council sponsored brochures.

7.1.3 Funding

Council should establish a Heritage Grant scheme where provision is made to eligible individuals, community groups or organisations to support their endeavours to maintain heritage assets.

Further discussion with Heritage Victoria regarding the establishment of a Fund is recommended.



7.1.4 Mapping

Develop a GIS layer identifying all heritage places identified in this strategy for all in Council to be able to access this information to assist with works, operations and decision making processes.

7.1.5 Protection

Where ruins are fragile and require additional protection, the planting of thorny native shrubs such as Hedge Wattle *Acacia paradoxa* could be considered.

7.2 DRY STONE WALLS

Planning Scheme Recommendations:

- Amend the Schedule to Clause 52.37 to include all land in the Parish of Truganina and the Parish of Tarneit (including Tarneit and Mt Cottrell).
- Retain all dry stone walls that have been identified in the Heritage Overlay and improve the place description as relevant.
- Develop a GIS layer identifying all dry stone walls in the municipality for all in Council to be able to access this information to assist with works, operations and decision making processes.
- After further assessment develop a map which identifies those of historic significance that will be added to the planning scheme.
- Promote the retention of dry stone walls as a place providing favourable conditions for native flora.
- Amend existing or include new Heritage Overlays to include:
 - All of the dry stone walls that follows the line of Skeleton Creek both north and south of the confluence with Dry Creek and on the adjoining banks.
 - The dry stone wall surrounding the Dam from Dohertys Road (HO35)
 - All dry stone walls within the Robertson Farm Complex (HO28)
 - The section of dry stone walls leading from Woods Road to Skeleton Creek at HO119.
 - Any dry stone wall where those walls provide known faunal habitat.

7.2.1 Roadside dry stone walls

- The dry stone walls along existing roadsides could provide an ideal visual reminder of the link between the new residential development and previous rural landscape.
- The retention and continuation of dry stone walls on roads that are likely to be widened is unlikely, and their reconstruction should be encouraged along the roadsides. Some industrial estates to the east of Palmers Road, on Boundary Road, have retained dry stone walls fronting the road which interpret the previous landscape and provide an aesthetically pleasing entrance to an industrial area. This should be retained in PSPs 1089 and 1090.
- Maps provided from Wyndham City indicate that other roads likely to be widened in the study area include Dohertys Road between Tarneit Road and Derrimut Road, Woods Road from Boundary Road to Leakes Road, and Leakes Road from Marquands Road to Derrimut Road. All of these roads contain dry stone walls and these walls should be retained as much as possible. The dry stone walls on Dohertys Road and the associated ruinous properties (HO36 and HO38) should especially be retained to allow the ruin to be retained in context with the history of that site.
- In addition it has been indicated that a major road widening is proposed to the north side of Boundary Road. The retention of continuous lengths of dry stone walls on the south side of Boundary Road is therefore of great importance.



- All roadside dry stone walls should be retained within an appropriate setting and context. Works such as cross overs and driveways to new properties should ensure structural integrity and that the wall remains visually appealing and where possible avoids removing long sections of the walls. Where ever possible cross overs should be grouped.
- It would be appropriate to retain the dry stone walls on a median between the main road and access road, or the main road and pedestrian access path.

A visual survey of roadside drystone walls found that there are very few which could be considered to be in first class condition. Even some where there was restacking of stone did not result in a visually complete (or even physically complete) wall with large boulders being sometimes used in the upper layers. No wall was found to be of continuous high quality, most varied over their length (from barely visible to 1 metre high) although this is not surprising given that some farms have boundaries of a half mile or one mile long depending on their history of purchase.

7.2.2 Walls as a part of passive open space

- It would be appropriate to include the dry stone walls as a part of the open space corridor that abuts Skeleton Creek and Dry Creek. Heritage Overlay HO119 applies to part of the dry stone wall to the south of the confluence of these creeks although there is no Heritage Overlay to the remainder of this wall. They are included in the land identified as being in the Environmental Significance Overlay. The application of a Significant Landscape Overlay would also be appropriate.
- Other walls such as those at Robertson Farm (HO28) and Doherty Road Dam (HO35) should also be included as a part of the public realm. Vehicular access to the property should be confined to just one opening.

7.2.3 Management Recommendations

- Due to their fragile nature, fencing must be erected around the walls, particularly along the creek beds and at Robertson's Farm while work is occurring within and surrounding those places.
- A curtilage of 5 metres should be applied to any dry stone walls, in which space any earth works should be avoided.
- Where possible, the original alignment of the wall should be maintained.
- Control/remove all African Boxthorn (noxious weed) by spray and/or cut and paint methods but not mechanical removal of roots systems as this will undermine the integrity of the walling.
- The risk to the integrity of the dry stone walls must be managed during high risk activities such as earthworks including use of large machinery. In these instances the use of smaller, light weight machinery would be appropriate.
- Ensure new plantings are not made within a nominated distance (eg 2.0m) from dry stone walls. No garden beds should be allowed against a dry stone wall.
- In the restoration of dry stone walls they must never take on the appearance of mortared walls.
- Retain an adequate sightline to the dry stone walls retained in open space, including appropriate consideration of landscaping works.
- Retain the visual setting of dry stone walls by ensuring appropriate fencing in the surrounding areas so it does not detract from the dry stone walls.
- Minimal intrusions should occur to the dry stone walls. Repairs should be undertaken by qualified wallers.
- Undertake a municipality wide comprehensive survey of all dry stone walls.



- A cautious approach must be taken to all works surrounding any dry stone wall.
- Where a planning permit is required for any buildings or works, including landscaping, around or adjacent to a dry stone wall, a pre-application meeting with the Council should occur.
- Where a planning permit is required, documents to be submitted should include feature plans including any dry stone wall, with engineering and drainage plans, photos of the dry stone walls and damage mitigation measures that may need to be put in place.

7.2.4 Education

The City of Wyndham, the GAA and other government authorities should further promote the significance of dry stone walls through education programs, including articles in the local paper, art installations in new commercial and residential areas, and signage on dry stone walls discouraging removal of stones.

In many instances the dry stone walls may need repairs or rebuilding. The Dry Stone Wall Association of Australia can provide a list of professional wallers to assist in this process.

The website A Stone upon a Stone, www.astoneuponastone.com has previously offered workshops on the repair of dry stone walls. The facilitator of this project could be contacted again for further discussion about this topic with a view to run such workshops in the Wyndham North area for developers and Councillors, as well as land owners and other interested parties.

Dry stone walls can also be applicable in encouraging tourism to an area, such as the Melton dry stone wall drive, details of which can be found through the City of Melton www.melton.vic.gov.au

7.2.5 Demolition

In the case of any dry stone wall being demolished it should be policy that, prior to demolition, the site shall be recorded via a set of existing conditions drawings which must be agreed as being correct by a heritage architect and shall be photographically recorded and two (2) sets of prints and archival boxes supplied to Council for approval. Each box shall contain contact or index sheets, a set of printed images (minimum size 5 x 7 inch, a minimum number of 10 images printed on cotton paper), medium (CD-R hi resolution TIFF or black & white film) plus an index of images and image photo points. Black & White Film remains preferred as the optimum archival medium. Minimum number of 50 image views shall be recorded showing context and detail of all structures on site and taken from within and outside the site. The work shall be generally as described in the Heritage Victoria recording technical data sheet.



8.0 SPECIFIC RECOMMENDATIONS WITHIN EACH PSP

Each PSP should consider the inclusion of a requirement where a developer must undertake certain works for heritage places, prior to subdivision of the land or its use or development.

- In general, where a place can be viewed from a road, view lines to those places should be maintained by:
 - Siting new development and buildings to the side and rear;
 - Ensuring the land between the front of heritage buildings and existing road reserves is used for public open space, private open space or a road;
 - Integrate existing heritage elements as a design feature of new development, such as stabilised ruins to become a landscape feature on private property;
 - Locating heritage trees in open space or other public reserves.

In every instance new development must respond to the key features as identified in the citations for this Heritage Strategy. These are summarised in the Table 3 below:

PSP 1088

This PSP contains one heritage site being the Dam at Mount Cottrell.

Place	Specific Recommendation
HO35, Dam (Seasonal)	<p>Curtilage of 50m around the north, east and south side of the dam with direct access from the west.</p> <p>Above and below the dam include a catchment area and run off. This may also be aligned with Melbourne Waters requirements as part of a drainage strategy.</p> <p>Align access with the power line easement running east west along the top of the dam from Sewells Road to Shanahans Road.</p> <p>Retain as a landscape feature in the larger subdivision. Require that any landscaping works must be in accordance with the citation to this Heritage Strategy.</p> <p>Dam to be retained for water supply for fauna.</p>

PSP1089

General recommendations:

- New development is to maintain sightlines from the main road frontage to the heritage ruins.
- A Conservation Management Plan detailing stabilisation works to the ruins and dry stone walls, and the inclusion of significant plantings, is to be prepared prior to any development of these heritage sites.

Place	Specific Recommendation
HO36,	Require that the allotment size for this property be adequate to allow inclusion



Doherty House	<p>of the ruins and plantings with an appropriate buffer to any new buildings. The buffer should be a minimum 10.0 metres around the building on the east, west and south side and to the roadway on the north.</p> <p>An s173 Agreement should be entered into that includes the following items:</p> <ul style="list-style-type: none"> • A CMP that itemises appropriate works and actions to the buildings, appropriate uses for the site and developmental areas within the stone wall perimeter, • The stabilisation of the house ruins • The reconstruction of the dry stone wall to the east end of the site along Doherty's Road. • Prior to the sale of the land, at the time of a permit application...
HO38, Missen House	<p>Due to its proximity to the creek this place should be protected within open space, and could have a SLO applied to protect the landscape of the ruins, dry stone walls and plantings, including any bluestone walls found in the creek embankments.</p> <p>A CMP should be prepared which recognises the significant values of the site as described in the citation found in this Heritage Strategy.</p>

PSP1090

General Recommendations:

- A CMP must be prepared for the various places within the waterway corridor to the east and west of Skeleton Creek, including HO29, HO30 and HO119 but also extending beyond those sites. This would include the management of vegetation works, the stabilisation of ruins and the restoration of dry stone walls. The CMP should be prepared which recognises the significant values of the site as described in the citation found in this Heritage Strategy.

Place	Specific Recommendation
HO11, Evans House	<p>This house is likely to be demolished to make way for a road widening and bridge although that is not a wholly settled matter. According to the land owner the house is likely to be demolished although it is possible to move it. According to Council officers it is more likely that an embankment will be located to the east with a new road to the west and that the northern side of Boundary Road will be widened. It is likely that this house will be retained in situ but within a very large industrial area.</p> <p>Every effort should be made to relocate and repair the house as a historic dwelling or place in a commercial setting but within the land historically occupied by the Evans family (ie CA 4 or CA 5 of Section 25 of Parish of Truganina). As the house would not remain in situ some interpretation of the house may be appropriate. Movement of the building further west a short distance along the south of Boundary Road would be the most appropriate relocation.</p>



	Should this house be demolished (permit required), full documentation must be undertaken to the satisfaction of the City of Wyndham.
HO28, Robertson's Farm	<p>This is a significant complex located in the middle of a proposed residential area. Consideration should be given to the zoning of this land, as either commercial or as a public park or recreational space to allow the land to be used for purposes other than residential. Alternatively the schedule to the HO could be amended to allow prohibited uses on this land.</p> <p>The view lines from the walled yard toward the creek are important at this site. There should be no buildings on the land directly between the farm complex and the creek. Particularly along a line south east from the walled yard to the creek.</p> <p>The HO should be amended to specifically list the items as recognised as significant in the citation for this Heritage Strategy.</p> <p>The Precinct Structure Plan should require a Master Plan be prepared for this site, showing the location of open space, buildings and their impact on the significance and sightlines of Robertson's Farm. This must be to the satisfaction of Council's Heritage Advisor or advisory group.</p> <p>A s173 Agreement should be entered into that includes the following items:</p> <ul style="list-style-type: none"> • A site specific and brief CMP that itemises appropriate works and actions to the buildings, appropriate uses for the site and developmental areas within the stone wall perimeter, • The stabilisation of the house ruins and its reuse even if as an outdoor unroofed structure • The reconstruction of the dry stone wall to the perimeter of the site.
HO29, Early stone hut and yard	<p>This site is significant for the stone hut base and what can be seen of a yard, and the seven Mulberry Trees located in two groups on the western side of Skeleton Creek. There is obviously more to this site than can be easily seen as the overgrowth is covering some foundations and walling. The HO should be amended to take in a larger area but more importantly the site should be amalgamated with the structure currently known as Leakes Cellars (HO30). The whole of this site was substantially developed as Colin Campbell's farm including a three room house, kitchen and dairy with an orchard of fruit trees and vines. This development took place in the three years after 1859. The present HO arrangement does not recognise that the trees and structures are all part of one farm development of one (homestead) block of land, by one farmer. They are not seperable elements and to divide them and list them as spereate elements in a planning scheme is an entirely arbitrary approach to understanding this site.</p> <p>From a reading of the information previously generated by du Cros and others, there was never any understanding of who farmed the land and what had been</p>



	<p>built as a consequence of that activity.</p> <p>The trees are likely to be included in a waterway corridor. They should be noted as significant heritage trees in the PSP as these trees potentially date from the 1860s. It is possible that these trees may be included on other registers after their age is confirmed.</p> <p>The HO is also in proximity of registered archaeological site containing aboriginal pre-contact artefacts as a ground scatter.</p> <p>More detailed information can be obtained from Aboriginal Affairs Victoria for site AAV7822-209.</p>
HO30, so called "Leakes" Cellars or Cellar Ruins	<p>As above, this site should be combined with HO29 as it is part of a complex developed by Colin Campbell, the first holder of the freehold title.</p> <p>This site is likely to be included in a waterway drainage corridor.</p> <p>The reference to Leake's Cellars should be deleted from the planning scheme as it is inaccurate and misleading. The cellar(s) construction is first mentioned in connection with the sale of "the Vineyard Estate" in April 1870. As far as can be ascertained, Leake did not own this land ¹and the Cellars are perhaps more appropriately called "The Vineyard Estate Cellars".</p> <p>A CMP should be prepared for the site prior to any works being undertaken, that will include reference to an archaeological survey. Management of the cellar walls should be in accordance with the citation for this Heritage Strategy.</p>
HO39, Truganina Cemetery	<p>This site will be retained as an active cemetery and the HO retained as is. The Regional Rail Line will pass close by but should not physically affect the site.</p>
HO39 (to be made HO125), ARP Hall	<p>This site is also known as the Truganina Settlement site although there is no reason why this should be the formal name. The site was farmland first owned by William Doherty (from 1858). It was then sold to John Robertson and in late 1905 it became Lot 7 of land sold out of his estate. As far as can be ascertained it then remained freehold pasture land. It was purchased for community use by the Truganina Progress Association around 1926² and has remained recreational land ever since. There have been no official Crown reserves on this site although it could be inferred that the cross roads containing a church, school, and cemetery were going to form the basis of a "village" for this parish. A portion of the east end of this land is proposed to be affected by the Regional Rail Line.</p>
HO39 (to be made HO126) oak tree	<p>This tree was grown in the front yard of the former church and is located in the line of a proposed road widening. It is recommended that the road should be designed to go around this oak tree, with protection zones afforded to the roots and canopy of the tree.</p>
HO119, Skeleton Creek Water Reserve and Water Holes	<p>The drystone walls that run along Skeleton and Dry creeks both south and north of the confluence must be mapped and included within a HO or SLO.</p>

¹ See further in report on Leake's estate when sold in 1888.

² Werribee Shire Banner, 12 July 1934 p6 gives a history of the Truganina Progress Association.



	<p>The drystone walls that form the edges of the existing government road approach from Woods Road must be included in the HO description for this site and also contained within the HO mapping for the site.</p> <p>Much of the west end of the site is likely to be located within a waterway corridor. The curtilage around this site must be no less than 200m from the centre of Skeleton Creek and Dry Creek.</p> <p>The access roadway from Woods Road should be retained, constructed as appropriate for traffic for the first 600m and as a pedestrian pathway for the final 600m to the creek.</p> <p>The HO is also in proximity with a registered archaeological site containing pre-contact artefacts as a ground scatter.</p> <p>More detailed information can be obtained from Aboriginal Affairs Victoria for site AAV7822-208.</p> <p>Other sites (on the east bank of Skeleton Creek) including a hut base and a large and now low square drystone wall (H7822-0138 & D7822-0139) are part of one farm development by George Eades in the period after 1858.</p> <p>Site D7822-0139 has recently been given a Consent from Heritage Victoria allowing its destruction as it will be in the rail corridor. Site H7822-0138 will be in the waterway and protected by the underlying zoning.</p> <p>The cutting up of the land around this water-hole should be resisted as it devalues the cultural landscape qualities of the area. The creek should not have further bridge crossings although simple ford crossings for a bicycle path may be appropriate.</p>
HO120, "House"	<p>There appears to be some confusion about this site which contains a number of drystone walls. HO120 was proposed to be included in the planning scheme as it was said to include a ruined building. This has not been sighted.</p> <p>There is on the site, a series of square and rectangular yards bordered by drystone walls.</p> <p>The basis of the proposed HO appears to have been misconstrued with a site known as the Swaby ruin identified by as being on Allot 3 of Section XXVI which is a parcel of land to the south and was not investigated for this report³.</p> <p>The proposed reuse of the site is Primary and Secondary Schools. The retention of the stone walls within the school development would increase the connection to the heritage of this site.</p>
Itinerants Cave	<p>This site is likely to be within a waterway corridor. It should be retained in situ with landscaping works as appropriate. The GAA proposal is unclear as to its effect on the area.</p>
Leakes Road House	<p>This site is likely to be within the waterway corridor and should be retained as a</p>

³ The basis of this is information received from Frances Overmars identifying attributes of allotments 3 & 4 of Section XXVI, Parish of Truganina.



Ruin	landscape feature, including existing trees. Stabilisation works are proposed.
Moss House, Dohertys Road	This site is also known as 690 Derrimut Road and fronts the Itinerants Cave Site.
Wesley Chapel Site, Boundary Road (south side) at Skeleton Creek	This site has not been investigated closely but it does contain the foundations of the former church and other man made elements adjacent to the creek. This site has not been investigated to any extent previously and should be considered for inclusion on the Heritage Inventory. It will most likely gain protection through its inclusion in the Flood Zone Corridor along Skeleton Creek.

PSP1091

General recommendations:

A number of these sites in this PSP are located within areas likely to be open space corridors associated with a waterway. Council must ensure that the significance of items in these corridors is appreciated across Council and that appropriate CMPs are prepared prior to any works beginning on these sites.

Place	Specific Recommendation
HO3, Werribee System Diversion Weir	This site is likely to be retained within a large open space area. It is considered appropriate to allow the construction of an upstream footbridge to facilitate access to the reserves on both sides of the Werribee River. Parks Victoria are understood to be proposing a parkland strategy including a bridge, downstream of the weir.
HO62, Hogan House	This site is likely to be within a waterway corridor. The mapping and description of this property in the HO should be altered to include a curtilage that includes the peppercorn trees and cobble pathway to the road. No development should occur on the cobble pathway and this should be included in the HO.
HO78, North Base Stone	This archaeological, scientific and historic object should not be disturbed. The redevelopment of this site must ensure that an easement is provided for access and interpretation. The parkland is proposed to be of exactly 1 chain wide, to reflect an imperial measurement, with a half chain end radius and a 1 chain wide easement running in the direction of the south base stone, located some five miles away in Hoppers Crossing. This easement should extend for approx 3 chains (60m) as a non-development pedestrian lane while its top end around the marker should be within a small recreation (parkland) area and subject to interpretation of the sites meaning created within the landscaped area.
HO90, Shanahan's House	This site has been previously assessed by Built Heritage Architectural Consultants (although no site visit was made) and is to be removed from the HO. It was also subject to a report to the GAA on behalf of the owners. This



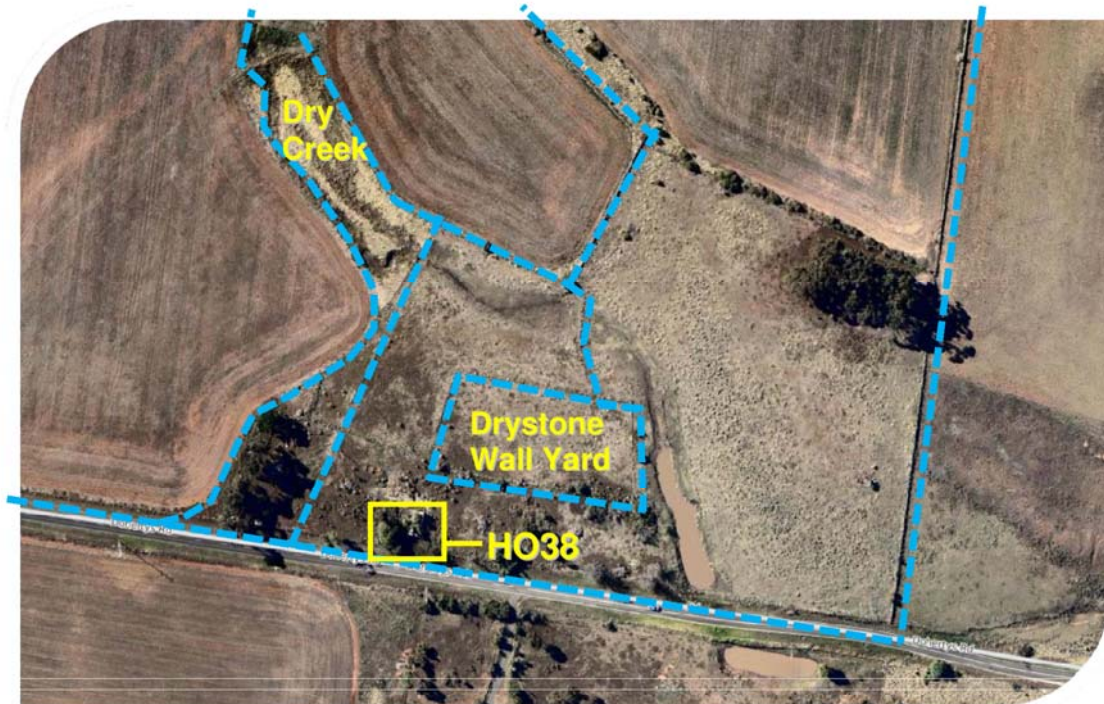
	report has not been sighted. It was not considered as a part of this Strategy.
HO92, so called Chaffey Channel and Pumping Plant	This site has been further investigated both physically and through archives and newspaper information. It has been determined that the site should be removed from the HO.
HO93, Wattle Park (bluestone house)	The bluestone house, which is the basis of the listing, should be allowed to decay. The listing covers the whole of the farmland in the one ownership rather than being reduced to the area around the bluestone ruin.
Stock Yard and House	Access to this site was unavailable. It is considered that there is unlikely to be any heritage places on this site. Aerial photographs do not reveal any sites of interest although there is more than likely some archaeological evidence of sections of channels from the Werribee Irrigation Colony particularly along boundaries and east west easement.
Lee House	No remaining evidence can be seen of this site.
Shire windmill and tanks	The site is occupied by contemporary pumping plant and no evidence of earlier structures is currently visible (due to the site being overgrown). It is recommended that the site be cleared and appropriately marked with an interpretive device such as a contemporary made but traditional windmill at this location. This form of windmill is still in manufacture in Victoria by Bryan Bros. who also create mills as "artwork". There were supposedly three high tanks also located here and they could also be represented in a large scale interpretation.
'Glen Alvie' (previously identified as McKenzie house)	This house was developed at this site in the 1920s. The house was formed out of two dwellings previously occupied by Alex and Ken McKenzie which were originally placed close to the east bank of the Werribee. It is recommended that the site be known as 'Glen Alvie' house, but that the site not be added to the planning scheme. While there is historical information about this place, there appears to be insufficient heritage significance associated with this place.

The maps on the following pages provide a visual diagram of recommendations related to the Missen House.



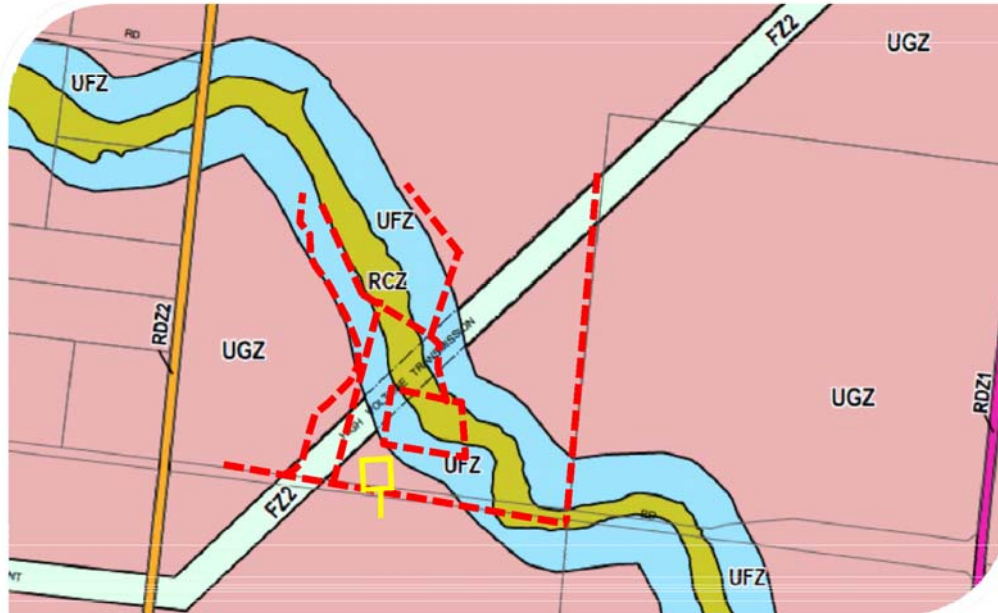
Drystone walls within Dry Creek at Missen House

HO38: Missen House, with a number of associated drystone walls.





HO38: Missen House, with a number of associated drystone walls with associated planning scheme zones RCZ = Rural Conservation Zone, UFZ = Urban Flood Zone, FZ2= Power Lines, UGZ= Urban Growth Zone



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Truganina Parish Plan (PROV) (various versions)
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10.0 LIST OF APPENDICES

Figure 1 – Study Area map

Appendix A - Statutory Controls, Heritage Listings and Proposed Land Use

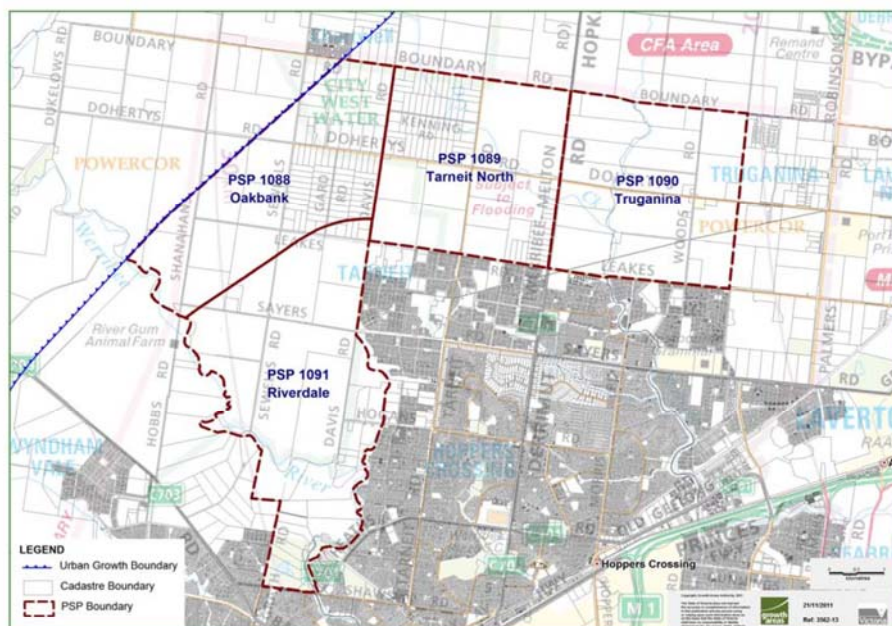
Appendix B - Citations

Appendix C - Assessment of Dry Stone Walls

Appendix D - Table of Dry Stone Walls Identified in the Wyndham North Growth Area



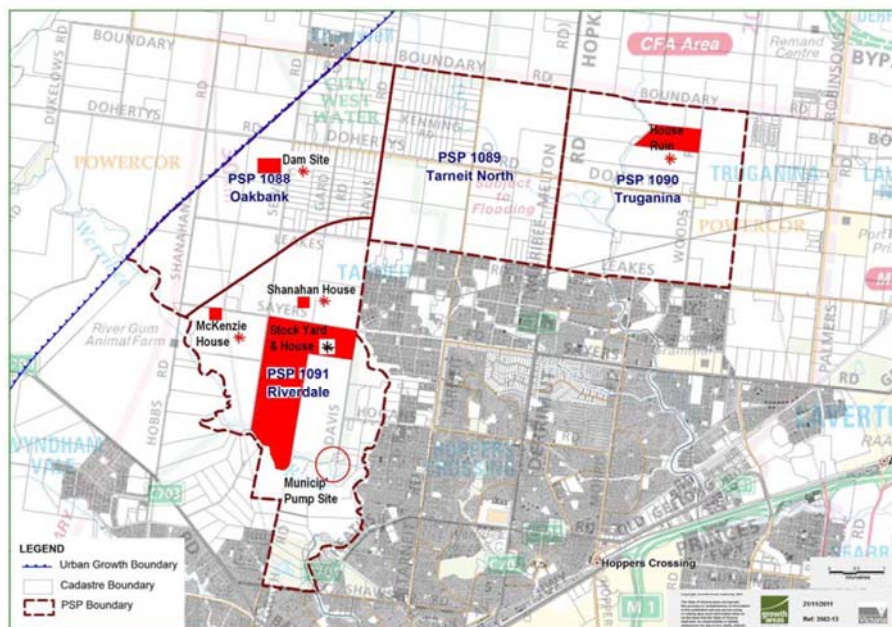
FIGURE 1 – STUDY AREA



Map of PSP areas as devised by Growth Areas Authority.



FIGURE 2 – SITES NOT INSPECTED



Map of sites not able to be inspected. Of these only the Dam site in PSP 1088 will be progressed as a place to be protected and included in a retention and management strategy.

APPENDIX A –
STATUTORY CONTROLS, HERITAGE LISTINGS AND PROPOSED LAND USE

PSP1088

Place name	HO/ VHR/HI	Recommendation, Amendment C86	Existing Zoning and additional overlays	Proposed surrounding land use as shown in the West Growth Corridor Plan
<i>Dam, Dohertys Road, Mt Cottrell Dam and immediate surround</i>	HO35	No submission	UGZ	Residential

PSP1089

Place name	HO/ VHR/HI	Recommendation, Amendment C86	Existing Zoning and additional overlays	Proposed land use as shown in the West Growth Corridor Plan
<i>Doherty House, Dohertys Road, Truganina House, outbuildings and stone walls and their immediate setting</i>	HO36	Submission – Panel recommended that <i>Apply the HO...but reduce the extent to a nominal curtilage to cover the ruin and the front yard to Doherty's Road.</i>	UGZ	Biodiversity values / residential Dohertys Road is proposed to be widened to the north of this site.
<i>Missen House (site) Dohertys Road, Truganina House, stone walls and plantings</i>	HO38	No submission	UFZ	Biodiversity values Dohertys Road is proposed to be widened to the south of this site.

PSP1090

Place name	HO/ VHR/HI	Recommendation, Amendment C86	Existing Zoning and additional overlays	Proposed land use as shown in the West Growth Corridor Plan
<i>Evans House (former), 725 Boundary Road, Truganina House and immediate setting</i>	HO11	No submission	UGZ	Commercial. A road widening (possibly a bridge) is proposed on this site or adjacent.
<i>Robertson Farm Complex Derrimut Road, Tarneit Whole of site enclosed by stone wall</i>	HO28 VHI 7822- 0136	Submission, Panel recommended <i>Apply the HO...and update the citation if additional research reveals more information about John Robertson.</i>	UGZ	Residential
<i>Early Stone Hut and Yard Lot 1/TP839117 Tarneit (Above Leakes Rd, Tarneit) To the extent of the ruins</i>	HO29 VHI 7822- 0138 & 7822-0139	Submission, Panel recommended <i>Delete in accordance with Council resolution (extremely ruinous condition)</i>	RCZ ESO1+2	Biodiversity values



Wine Cellars, Lot 1/TP 839117 Tarneit	HO30 VHI 7822-0137	Submission from owner agreeing to inclusion.	RCZ ESO1+2	Biodiversity values
Truganina Township and Cemetery, Cnr Dohertys Road and Woods Rd, Truganina Cemetery reserve, ARP Hall, oak tree and stone walls on former church site.	HO39	Submission, Panel recommended that <i>Prepare individual citations for the Truganina Cemetery, ARP Hall and the Oak tree</i> 3 New HOs proposed: HO126 – oak tree HO125 – ARP hall HO39 - cemetery	UGZ to tree and land it is situated on. PPRZ to Hall site PUZ5 to cemetery, as well as ESO3 VPO	Residential A road widening is proposed on the north side of Dohertys Road including the location of the oak tree.
Skeleton Creek Water Reserve and Water Holes, Woods Rd, Truganina Water reserve as shown on the Parish of Truganina plan approx 200 metres upstream of Leakes Road, and dry stone walls and the remnants of the bluestone building.	HO119	Submission, Panel recommended <i>Apply the HO...update the citation and correct the schedule.</i>	PUZ6 (Local Government) ESO1	Biodiversity values. A new road is proposed to run north-south through the property that currently accesses HO119 from Woods Road. This new road may begin at the start of the dry stone walls leading to the waterholes.
House (Ruin), 267 Woods Road, Truganina Ruins and immediate setting	HO120	Submission, Panel recommended <i>Delete in accordance with Council resolution (ruin no longer exists) although a complex of drystone walls exist.</i>	UGZ	Residential. A new road is proposed to run through this property.
Itinerants Cave behind 690 Derrimut Road (Context Pty Ltd)	VHI 7822-0140	-	RCZ ESO1+2	Biodiversity values. Identified in Context Pty Ltd Report 2011.
Leakes Road house ruin, stones walls, yards and ford on Lot3/TP83911, Tarneit (above Leakes Road, Truganina, east side of Skeleton Ck)	VHI 7822-0138 & 139	Submission objecting to inclusion in planning scheme.	RCZ ESO1+2	Biodiversity values. Identified in Context Pty Ltd Report 2011
Moss House	No	Not forwarded to panel	UGZ	Identified in Context Pty Ltd Report 2011. Proposed use:



PSP1091

Place name	HO/ VHR/HL	Recommendation, Amendment C86	Existing Zoning and additional overlays	Proposed land use as shown in the West Growth Corridor Plan
<i>Werribee System - Diversion Weir</i>	HO3	No submission	PUZ1 ESO1+2	Regional Park (Parks Victoria)
<i>Hogan House Lot 3 Hogans Road, Tarneit</i> Ruined building and immediate surrounds	HO62	Submission, Panel recommended that <i>Apply the HO...with a nominal curtilage to surround the ruins</i>	RCZ ESO1+2	Residential
<i>Geodetic Survey Baseline, Princes Highway, Hoppers Crossing</i> North Base Stone, Railway Reserve	HO78 And On VHR: H1957	-	UGZ	Residential – possibly near Tarneit West Railway Station
<i>Shanahan's House, Sayers Road, Tarneit</i> The house and immediate setting	HO90	Submission, Panel recommended <i>Delete in accordance with Council resolution (poor condition)</i>	UGZ	Residential
<i>Chaffey Channel and Pumping Plant Sewell Road, Tarneit</i> The bluestone pump stand base and sluice gates at the Werribee River, and remaining sections of the irrigation channel.	HO92	Submission, Panel recommended <i>Delete the HO from 1245 Sayers Road, Tarneit...Council to conduct a further investigation of the bluestone remains and any channel remnants on the property to the south, adjacent to the Werribee River, to determine their heritage significance and relationship to the channel and/or irrigation system.</i>	RCZ ESO2	Residential A new road is proposed to cross through this property, to the south of the bluestone pump.base
<i>Wattle Park, 85-87 Sewells Road, Werribee</i> Ruined bluestone house and attached smithy, and the weatherboard Edwardian house	HO93	Submission, Panel recommended <i>Apply the HO...but reduce the overlay to cover the place with a sufficient curtilage.</i>	UGZ	Residential A new road is proposed to cross through this property, to the north of the ruined homestead
Stock Yard and House	No	Identified in Context Pty Ltd Report 2011		
Lee House	No	Identified in Context Pty Ltd Report 2011		
Shire windmill and tanks	No	Identified in Context Pty Ltd Report 2011		
McKenzie house	No	Identified in Context Pty Ltd Report 2011		

APPENDIX B – HERITAGE CITATIONS

Summary of Actions in relation to heritage places and citations

Resize / Extend the Heritage Overlay Area	
HO29 Stone building base and yards on Lot 1/TP839117	Delete HO29 and revise the curtilage of HO30 to include these ruins and Mulberry Trees within as described in the listing below (HO30).
HO30 Leakes Cellar (Change the name to Vineyard Estate Cellar ruins north off Leakes Road). Lot1/TP839117	Extend the HO northward to include stone ruins of an unknown structure identified as HO29. The whole will remain in an urban floodway, rural conservation zone. The present HO is too small to do justice to the collection of ruins that can be found in this area. Extend the overlay to include the 7 mulberry trees which were historically associated with the site. Rename the cellars which appear to have been constructed in the 1859-62 period to "The Vineyard Estate Cellars". They are reported to exist when Campbell still owned the property. Activate the tree control within the schedule.
HO36 Dohertys House Ruin	Extend to cover the stone yards adjacent to the south
HO38 Missen House Ruin	Extend to cover the stone yards adjacent to the north
HO62 Hogans House	Extend south ward to include cobble path to front of site, include an arcade of pepper trees to the north and east to the creek
HO119 Dry Creek waterholes and Crown land (3A, Section 15)	Include the access road reserve to half the original length including the stonewalls either side of the 1 chain wide reserve
No HO Stone base of building east of Skeleton Ck on Lot 3/TP839117	Include the originally proposed HO to cover this site as the site lies in a low lying area and will be in a Rural Conservation & Urban Floodway zone. The site is unlikely to ever be built on and will be part of an area to be preserved for flood control.

Delete the proposed HO or do not include in the planning scheme	
HO92 Chaffey Water Channel on Lot Plan 4A/LP5408	It is difficult to confirm this channel is part of the Chaffey Scheme or a combined part of this scheme and another later scheme. High resolution aerals show the remnants of channels on both sides of the Werribee which suggest that the plan held by the State Library (<i>Plan of Proposed Extension of Irrigation Area at Werribee 20th C</i> but



Sewells Road, Tarneit	undated) was implemented in through this area.
HO90 Shanahan's House Sayers Road, Tarneit	Insufficient evidence to add the site to the planning scheme as a place of cultural heritage significance.
No HO McKenzie House ("Glen Alvie") 1245 Sayers Road, Tarneit	There may be insufficient evidence to add the site to the planning scheme as a place of cultural heritage significance.
No HO Moss House 690 Derrimut Road, tarneit	Insufficient evidence to add the site to the planning scheme as a place of cultural heritage significance.

Update on the HERMES database the history of the HO & Statement of Significance with new information	
All sites covered by Skeleton Creek and Dry Creeks Missen House Dohertys House Robertsons House Stock watering Dam site Wattle Park SRWSC Dam	All sites covered in this study have updated statements in conformity with the standards set by the Heritage Council Victoria including the published Significance Criteria. Some have statements updated by heritage ALLIANCE, some have been updated by Context Pty Ltd.

Take no further action	
Shire Windmill pumps & Tanks	South end of Davis Road. There is no evidence of any standing structure earlier than WWII but this is due to much of the area is overgrown and foundations may be revealed if the overgrowth is cleared.
Stock Yard and House	Sewells Road Tarneit: Nothing sighted that can be determined as being of cultural heritage significance.



Davis House	Off Davis Road. Site not found in aerials.
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Wyndham Planning Scheme HO03

Name: Diversion Weir

Address: Werribee River at Heaths Road, Werribee.



Werribee Irrigation Diversion Weir, 1946. State Rivers and Water Supply Commission.

Additional Historical Research

A plan produced for the Werribee Irrigation Colony of 1888 shows some sort of rapids in this same location. This was adjacent to the land on which the Chaffey mansion was built in 1889-90 although burnt down in the 1920s.

The present day diversion weir is a substantial structure created by the State Rivers and Water Supply Commission in 1909 as a stone and concrete structure. This was implemented as part of the need to increase the supply of water to the South Werribee irrigation farms which were established as an alternative to the failed irrigation system in the Tarneit area⁴. The weir height was subsequently raised in 1938 to provide further water storage and its present day appearance is the result of that work.

The overall strategy for water supply to the South Werribee area was for the major reservoirs at Pykes Creek (constructed 1908) and Melton (constructed 1916) to be upscaled and joined while a new reservoir was proposed to be installed in 1947 at the area of Cobbledick's Ford with the diversion channel across the top of Werribee (via Tarneit and Truganina) to south Werribee. This first diversion weir at Heaths Road was installed to obtain water in a more direct supply closer to the Werribee township.

Concerns raised by Werribee farmers in the 1930s and 40s about security of water supply led to the SRWSC carrying out the above consolidation works in the Melton area catchments and then intercepting and diverting the river supply at an earlier point (in the vicinity of Cobbledick's Ford).

Description

A concrete engineered weir across the Werribee River to create a water basin and divert water via a water easement to a water tower in Werribee and then via water channels to the South Werribee farms.

⁴ The Argus, 13 June 1912 p6 carries an article on the government decision to open the land for closer settlement.



Significance:

What is significant?

The diversion weir is of local historic significance as a necessary piece of infrastructure created by the SRWSC in 1909 to supply water to the Werribee Township and the South Werribee farms established by 1912. The weir was upgraded in 1938 to achieve additional supply to the extended South Werribee irrigation farms. In 1915 the South Werribee area had been declared an irrigation district following subdivision and settlement of acreage in the area.

How is it significant?

The SRWSC diversion weir is of local significance to the City of Wyndham for historical reasons.

Why is it significant?

The SRWSC diversion weir was constructed in 1909 in an area of rapids. In 1938 the weir height was increased to allow greater volumes to be available to the extended area of South Werribee Farms. The weir's appearance is a result of this work. The diversion weir and associated channel moved water to the new irrigation area at South Werribee which was opened to land purchase and closer settlement in 1912 and then declared an Irrigation Area in 1915. This area grew to become the most successful irrigation area in southern Victoria and a major food source for the Melbourne region. (Criterion A)

Present Use: Diversion Weir

Present Zone: PPRZ

Proposed Use: Diversion Weir

Proposed use: linear Public Park both sides of Werribee River (within Crown Land)

Retain within PSP? Yes

Management arrangement:

Retain in the existing site with the existing management structure. The site is operating infrastructure under the control of the Southern Rural Water.

There are Crown Land reserves either side of the River and these should remain in force and usable as public pathways. The Crown Reserves extend 150 links (approx 30m) either side of the river and were gazetted in 1881. This form of reservation was applied to all rivers and shorelines across Victoria where land was not already held as freehold.

The diversion weir itself will be unaffected by the UGZ

Proposed Works

In order to facilitate activity, site interpretation and access it would be appropriate to construct a footbridge which would facilitate use of the permanent crown reserves on both sides of the river once development is commenced on the west side UGZ area. This would facilitate pedestrian traffic from the new growth areas toward the facilities in Werribee and also the recreational land on the east bank as well as drawing existing residents to the sporting facilities established on the western side. Further work on the weir and river rests with Southern Rural Water.

The bridge construction work may have to be undertaken by the City of Wyndham and Parks Victoria which have as at October 2012, published a strategy for use of Crown Land along the River as a linear park.



Wyndham Planning Scheme HO11

Name: Evans House

Address: 725 Boundary Road, Truganina



Evans House, heritage ALLIANCE 2012.

Additional Heritage Research

The land on which this house stands was first sold to J Wood in 1858 as was a block to the west which later was purchased by John Robertson. Samuel Evans⁵ purchased 159 acres to the east at the same land sale⁶.

The Evans Family have provided the following history (2012):

The land (lot 5, section 26) was purchase by Samuel Evans sometime before his death in August 1867. His son James Evans completed the purchase on 11 September 1870. The total price of the sale being £435 for approximately half a square mile of land. This land remained in the Evans Family until early 1968, then was leased back to the family to farm until 1991-92. Five generations farmed the land (lots 4 & 5). The house was built in early 1900 and was occupied by various family members until 1962. The house was fondly called The Top House by the Evans Family. On 19 September 1854 Samuel Evans purchased allotment 5 of Section 4 Parish of Derrimut (north side of Boundary Road across from subject site). This land remained in the family until 2009. Six generations have farmed and lived in Truganina; and farm and live in the City of Wyndham today.⁷

Description

A former house of the Evans Family, now somewhat abandoned and contained by fencing. The style is late Victorian but the building has had a number of changes to its features such as the replacement of timber windows with metal sliding sashes. Original features such as the block frontage, curved corrugated iron verandah and its original posts are still evident. The building retains its original M shaped roof but the rear extension has undergone modification and shortening.

Of the modifications, it is the removal of the front window sets and the removal of the verandah valance work which is the most distracting to the original appearance.

Overall the integrity is fair but the condition is poor.

⁵ Noted as S Evans on parish plan.

⁶ The Argus Melbourne, 15 May 1858 p6.

⁷ Notes provided by Brenda Evans 15 Dec. 2012.



Significance:

What is significant?

The late Victorian house, located on land originally purchased by J Woods is associated with long term farming activity in the area by Samuel Evans and subsequently by James Evans and the Evans family until 2009 (being some 150 years).

How is it significant?

The house is of local significance to the City of Wyndham for historical reasons.

Why is it significant?

The house is of local significance as the home of the Evans family, descendants of Samuel Evans an early farmer of the area and who continued farming for some 150 years in the same area. (Criterion A)

Present Use: Housing (occasional)

Present Zone UGZ

Proposed Use:

Proposed Zone: Commercial

Retain within PSP Yes if possible, move west to a location which remains within the original land block (east of Woods Road) and fronted by a drystone wall.

Management arrangement:

Retain for a commercial use as an office fronting Boundary Road with no development 10m either side.

Develop further accommodation to the rear at single storey

Proposed Works

The building may be shifted to another location, within the present Crown Allotment east of Woods Road. Retain the existing set back and behind a drystone wall segment.

Carry out repairs to reinstate the original window layout (tripartite sash sets), re-instate verandah cast iron valance, repair weatherboards, renew roofing, rebuild in timber and galvanized corrugated iron a new rear section. Include new wall and ceiling insulation, retain on an insulated suspended floor (ie not to be set on a concrete floor)



Wyndham Planning Scheme HO29

AAV

Name: Mulberry Trees

Address: north off Leakes Road, Tarneit (west side of Skeleton Creek)

Group of 3 trees (south group) Group of 4 trees (north group)

S 37 49.757

S 37 49.737

E 144 42.227

E 144.42.237



Part of the line of Mulberry Trees on the west bank of Skeleton Creek, heritage ALLIANCE, 2012.

Preliminary

This land is to be associated with HOs for Leake's Cellars and Skeleton Creek Water Reserve.

The site on the west side of Skeleton Creek approximately opposite the middle/top end of the Water Reserve.

These trees are likely to be part of a complex of items, some of which is hidden by boxthorn and grasses. The cellars building is just one of the items which can be ascertained in this area and there is the base of another structure just to its north but to the south-east of the Mulberry Trees on the bank of the Skeleton Creek.

Peter Andrew Barrett in his research of this site indicated there was a structure in the area around the junction of Dry and Skeleton Creeks but this was not found in a search of the area.

Additional Heritage Research:

Colin Campbell purchased this land in a sale of Crown Lands in November 1853. In 1862 he put the land up for sale and at that time the newspaper notice identified the land as containing a 3 room house, kitchen, dairy, fruit trees and vines⁸. His sale may have been unsuccessful as he continues to be a rate-payer until around 1868 when his name disappears from the rates books⁹. Alexander Orr who owned land on the Truganina side described his own land holding as being 'opposite the productive farm and vineyard of Colin Campbell, Esq.'

In April 1870 the property is advertised as for sale by auction as "The Vineyard Estate" with a 4 room house, 14,000 vines and two cellars for preserving and storing the wine. The cellars are listed as 66 feet x 21 feet x 17 feet high and a second cellar of 70 feet x 18 feet x 5 feet high. Other property listed in the

⁸ The Argus, Melbourne 20 January 1862, p2.

⁹ Rate books for Wyndham Roads Board 1868. (PROV)



advertisement appears to be related to Colin Campbell's ownership (being houses in Gisbourne and Hawke Street, North Melbourne)

Advice from Heritage Victoria's horticulturalist John Hawker, is that the trees do not appear to be 150 years old but are still of some age. This advice was based on the photographs only. Growth of trees in this area would have been slowed by the dry conditions that can be experienced on these plain lands.

Description

Seven mature Mulberry trees of approximately 5m high arranged in a north south line and in two groups, three at the southern end of the group, four at the north.

Significance:

See Leake's Cellar, hut and yards datasheet. The trees should rightly form part of the existing heritage overlay the boundaries of which should be extended so that there is one overlay along the west bank of the Creek. Presently there are tree controls associated with the "Cellars Site" but the mapped area is too small to include these trees.

Present Use: Nil, low intensity Farming although this portion of land has no activity.

Current zoning: Rural Conservation Zone, Floodway zone and Urban Growth Zone although the area is currently used for agriculture (RCZ, UFZ, PUZ6 & UGZ),

Proposed Zone: recreational reserve incorporating the existing floodway zone of 200m wide +/- 50m. ie a continuation of the RCZ, PUZ

Proposed Use: Nil / Use for passive recreation along creek-way surrounded by Residential.

Retain within PSP? Yes

Management arrangement:

The proposed management regime does not change the status of the current use of the creek bed but the UGZ will change to a Residential Zone.

The land will be eventually disassociated from its present ownership status but otherwise retain the site within a waterway conservation and flood zone. Maintain the stability of the site by continuing to allow the Creek to have a seasonal variation rather than being permanently flooded.

Proposed Works

An archaeological excavation may be warranted in some areas of the site (around the building bases)

Remove post and wire fencing running through the area, remove debris and remove boxthorn but otherwise do no special work on the area.

See also works for HO30 Leake's Cellars:

[Backfill the area of the cellar base with stabilized gravel after reinstating some sections of the bluestone walling. Stabilised gravel should be used to assist the stabilization of the bluestone walling by using it in a fluid form at the backside of the wall. Do not allow the drystone walls to take on the appearance of mortared walls.]



Wyndham Planning Scheme HO30

Heritage Inventory No H7822-0137

Name: so called Leake's Cellars [rename as Vineyard Estate Cellar ruins]

Address: north off Leake's Road, Tarneit (west side of Skeleton Creek)

S 37 49.824

E 144 42.226



High north wall in coursed random bluestone, 2012 heritage ALLIANCE.

Preliminary

This land should be associated with the stone building base and yards and 7 Mulberry Trees to the north, and Skeleton Creek Water Reserve along the east.

The site is on the west embankment of Skeleton Creek approximately opposite the official south boundary of the Water Reserve. Further research by this office (and others) has not revealed a connection between William Leake and this site.

Additional Heritage Research:

Colin Campbell purchased this land in the sale of Crown Lands in November 1853. In 1862 he put the land up for sale and at that time the newspaper notice identified the land as containing a 3 room house, kitchen, dairy, fruit trees and vines¹⁰. He was also identified as a resident of Gisbourne. His sale may have been unsuccessful as he continued to be a rate-payer until around 1868 when his name disappears from the rates books¹¹. In April 1870 the property is advertised as for sale by auction as "The Vineyard Estate" with a 4 room house, 14,000 vines and two cellars for preserving and storing the wine. The cellars are listed as 66 feet x 21 feet x 17 feet high and a second cellar of 70 feet x 18 feet x 5 feet high. Other property listed in the advertisement appears to be all related to Colin Campbell.

As an additional note, William Leake senior died on 3 October 1879¹² but an auction of his large land holdings was not advertised in The Argus until late April 1888 and then auctioned on 8th May of that year. It included land in Newport as well as Tarneit and Truganina totaling some 1,691 acres which was split into 8 farms mostly growing lucerne.¹³ None of the freehold sites auctioned match the land on

¹⁰ The Argus Melbourne 20 January 1862, p2. Also later identified as a 4 room house (but this may include the kitchen).

¹¹ Rate books for Wyndham Roads Board 1868. (PROV)

¹² Williamstown Chronicle, 11 October 1879 p.2.

¹³ The Argus Melbourne, 7 April 1888, p17.



which the so called Leake's Cellars is found although he did purchase the Eade property along the north side of Leake's Road at Skeleton Creek as well as a Campbell property, but both are located in the Parish of Truganina. Leake's original 1864 freehold purchase on Leake's Road opposite Eade's property (a small triangular parcel known as the "Three Corner") at Skeleton Creek was also one of the properties sold. On 12 May, all the stock (cattle, horses etc) plus farming equipment and household effects were auctioned.

William Leake's wife Rebecca pre-deceased him in July 1873¹⁴ aged 29. Both are buried in Truganina cemetery but William's grave is incorrectly dated as 1897.

Like the conclusion reached in the Heritage Inventory notes for this site held by Heritage Victoria, there is no evidence that the site was ever owned by Leake. The evidence appears to point to Campbell's occupation as an orchardist growing fruits and vines. Leake held property adjacent opposite and very closeby but not this site.

Description

A man made deep depression formed in the earth and sided on the north by a high bluestone random coursed (drystone) wall. On the south side is a lower drystone coursed wall.

The earth between the walls is now higher than original and probably contains material from the sites early occupation.

Significance:

What is Significant?

Evidence of occupation of the land is substantially archaeological and revolves around a number of bluestone structures which have been interpreted as the base of a small building and "wine cellars" as well as a number of low height drystone walls hidden by boxthorn and native grasses. The interpretation of these structures is somewhat difficult and the largest is the "cellar" created by an 8m high bluestone wall some 17m long which is opposed by a lower height dry bluestone wall. The dating of these structures is difficult but there is evidence that the first owner of the freehold for this site had constructed a three room house, a kitchen and dairy and was growing orchard trees and vines, all in the three years after he bought the land in 1859. There are newspaper reports of Colin Campbell constructing two cellars on the land and the land being called "The Vineyard Estate" while he was in the process of selling the property.

How is it Significant?

The structure is of historical and archaeological significance to the City of Wyndham.

Why is it Significant?

These ruins and remnant mulberry trees are of high local significance as evidence of early attempts of settlement, orcharding and wine production in the Werribee district during the first years of permanent pastoralism by the earliest freehold occupant of the land Colin Campbell. The purpose and extent of the remaining large drystone structure has never been fully explored although it is clearly of the earliest period of settlement and farming of the land and most probably by Colin Campbell who established an orchard and vineyard in the period 1859 to 1862 (Criterion A). These ruins and trees constitute one of the larger group of remnant elements from farming in the mid 19th century in Werribee and are comparable with some ruinous farms in Little River and Robertson's farm further up Skeleton Creek. As such, the complex is rare in its extent (Criterion B), and is capable of revealing further information about Victoria's Cultural History through some archaeological investigation, particularly of the larger structures (Criterion C).

Present Use: Nil

¹⁴ The Argus Melbourne 28 July 1873, p8. She was buried in Truganina Cemetery.



Current zoning: Rural Conservation Zone, Floodway zone and Urban Growth Zone although the area is currently used for agriculture (RCZ, PUZ6 & UGZ),

Proposed Zone: recreational reserve incorporating the existing floodway zone of 200m wide +/- 50m. ie a continuation of the RCZ, PUZ

Proposed Use: Nil / Use passive recreation

Retain within PSP? Yes

Management arrangement:

Retain the site within a waterway conservation and flood zone. Maintain the stability of the site.

This site, along with the sites of the adjacent structures should be cleared of boxthorn to allow further investigation of the extent and content of the area.

Further detailed investigation is warranted of the debris at the base of the walls and in the surrounding area.

Proposed Works

Clear the site of boxthorn, grasses and debris and fencing.

An archaeological excavation may be warranted and should be considered a priority above any other heritage site in the area. The purpose would be to determine the use and exact arrangement of this structure prior to implementing any interpretation. Recovery of artifacts is a secondary matter and they should be seen as helping to determining the buildings changing use and later destruction.

Remove post and wire fencing running through the area, remove debris and remove boxthorn but otherwise do no special work on the area.

Backfill the area of the cellar base with stabilized gravel after reinstating some sections of the bluestone walling. Stabilised gravel should be used to assist the stabilization of the bluestone walling by using it in a fluid form at the backside of the wall. Do not allow the drystone walls to take on the appearance of mortared walls.



Wyndham Planning Scheme HO35

Name: Dam for stock watering

Address: Dohertys & Sewells Road, Tarneit (south west corner).



Landscape on the east of the stock dam, view west.

Additional Historical Research

The land was sold in November 1853 to G. Thomas & J. Towt although they may have been dummies for Sir William John Clarke a major owner of property to the west and North West of Melbourne. The land is otherwise known as Allotment B of Section XVIII (Tarneit) being 157 acres. W. J. T. Clarke was the owner of a chequer-board of land across a number of adjacent parish land sections and the use of dummies was common in the early period of land sales in Victoria.

Records indicate that the land was in Clarke ownership in the late 1890s. Indeed he is recorded as the owner of 4,076 acres of land in sections 9 to 28 of Tarneit. In 1897 the ownership passed to (Sir) Rupert Clarke after the death of his father (W J T) and the rates records show Rupert as the Executor of the estate.

The date of the dam is unknown but is likely to have been within one or two decades of the original land purchase. There are also records of the leasing of the land for farming and there is the possibility these 'improvements' were instigated by the leaseholder, least wise it shouldn't be implied that Clarke had the dam built although other land held by him in Diggers Rest and Rockbank also contained dams.

Description

A shallow water body of some 7,000 sqm when filled, approximately 200m east of Sewells Road. The dam is created by a natural depression in the land with the water held back by an earth berm on the south west end. The kidney shape bowl is defined by a carefully curved drystone wall. The water catchment is in the natural low folds of the landscape further to the north.

The site was not able to be inspected although it is visible from the north on Doherty's Road but it is understood there are also the remains of a bluestone base to a windmill.

Significance:

What is of significance?

The stock watering dam developed on land first purchased in 1853 has been created from a series of earth berms and drystone walling which defines its kidney shape. This man made dam reflects the need to capture water through simple technological means using easily available material in the early days of agriculture in the Werribee area.

How is it Significant?

The dam is of local historical significance to the City of Wyndham.



Why is it of significance?

The dam is of significance to the City of Wyndham in demonstrating the subdivision, development and settlement of rural agricultural lands in the western plains and in addition it can be seen as a response to the dry climatic conditions of the area. (Criterion A). The dam has some technical interest through the use of available materials to create the walling, but such a dam is of greater significance for its rarity and this form of construction is unique in the Wyndham area (Criterion B) and more than likely is related to the activities of the (sheep) pastoralist W J T Clarke one of the richest men of his time in Australia (Criterion H).

Present Use: Dam
Existing Zone: UGZ

Proposed Use: Lake for wildlife.
Proposed Zone: Residential (partial park and wildlife habitat feature within the zone).

Retain within PSP? Yes

Management arrangement:

The site will be within an area of housing but can be utilized as a natural / man made feature of the landscape for the use of wildlife. This could be compared with the manmade lakes formed at North Parkville (in Royal Park) by the Melbourne City Council and at Cairnlea Housing Estate by VicUrban. The land would revert to the Council for maintenance.

Open space requirements should allow for access paths from the east and west as well as an extensive buffer.

Proposed Works

Create a parkland buffer zone of 50 -100m around the dam or as a minimum to the north, east and south sides and formalize the dam into the landscape with projecting boardwalks and walkways along with native grasses and aquatic plantings.

Most of the formalized access should be from the west making it difficult to access the drystone walls running around the south and east sides. This can be done through natural plantings.

On the northern side create a buffer which includes the dams catchment but the dam could also be topped up through the use of underground clean rainwater storage tanks or aquifers established below the dam.



Wyndham Planning Scheme HO36

Name Doherty House Ruins

Address: Dohertys Road, Tarneit



Doherty House Ruins, heritage ALLIANCE 2012.

Additional Historical Research

The land was first sold in January 1854 to E. Duckett as allotment B Section XXII (Tarneit) being of 163 acres. At this time William Doherty already owned land opposite (of 156 Acres purchased in November 1853). It would appear that Edward Duckett was something of a land speculator who sold land from his premises "York Cottage" off Little Bourke Street West. At various times over the 1850s period he had land for sale in various parts of the Port Phillip District including Tarneit, Tullamarine and Mulgrave. In April 1854 he was selling ten acre farmland allotments in Tarneit¹⁵ from a total holding of some 750 acres but it is unlikely such small scale propositions were taken up given the farming conditions which were more suitable to broad acre pastoralism. It is unlikely that he had the house built, it is more likely he bought this land in order to subdivide and resell it as farm(lets). The house was more likely completed by Doherty.

Andrew Ward (1990) gives an outline of the land ownership and also considers that it was Doherty who constructed the building. Ward's opinion is that Doherty bought this land in 1877 although there are newspaper notices of Doherty selling up all his land a year later.

In August 1866 Doherty had become a councillor for the East Riding of the Wyndham Shire and he served until sometime around 1880 when the Shire took out a notice in the newspapers thanking him for his service to the community. By 1878 Doherty had retired as a councilor¹⁶ and taken out notices in the newspaper selling up his properties of between 1,000 and 1,200 acres¹⁷ combined.

Description

The site is dominated by the substantive ruins of a house which are setback approx 10m from the fence line on Doherty's Road. The house is single storey of approx 10m x 15m. The main façade faces east and consists of a symmetrical arrangement of two windows either side of a central door. The walls are of coursed but random cut bluestone pieces given a flat face with corner quoining stones. The house has two extant chimneys in brick refinished with early 20th century rendered tops and chimney pots.

¹⁵ The Argus Melbourne, 18 April 1854, p3.

¹⁶ The Argus Melbourne 27 July 1878, p8.

¹⁷ The Argus Melbourne. 3 May 1878, p8.



South of the house and enclosing it is a yard of some 110m x 110m with an alignment of senescent (pine) trees along the western side. At the road alignment on the north east corner of the site is approximately 150m of stone walling.

The house has a collapsed roof and all the exterior joinery has been removed.

Significance:

What is significant?

The large bluestone house known as Doherty's House Ruins was most likely built in the 1870s after the land was acquired from the land speculator Edward Duckett who acquired large land parcels and then attempted to subdivide it into smaller acreage farmlets. William Doherty owned land opposite this site from 1853 and subsequently bought this parcel to add to a holding which when accumulated totalled over 1,000 acres by the late 1880s.

How is it of significance?

The bluestone house ruins are of local historical significance to the City of Wyndham.

Why is it of significance?

Although now a ruin, the bluestone house relates to the early years of pastoralism and farming in the Tarneit area and is historically important for that connection as well as being of interest for its connection to William Doherty, a well known and long serving citizen of the early days of the Shire of Wyndham. (Criterion A). The house was a well-built large single storey structure and is of architectural interest for the quality and size of its construction but obtains a greater significance for its rarity in today's City of Wyndham for being in bluestone, a more readily available local building material dating from the early period of Wyndham's development where there are now just a small number of these structures (Criterion B).

Present Use: Nil, land is used for shed storage and some agriculture to the south.

Current Zone: UGZ (Urban Growth)

Proposed Zone; Residential or Commercial

Proposed Use : Nil active use but building could be associated with a larger residence or commercial structure where it is used as an outdoor structure after stabilization.

Other alternatives suggest themselves eg Commercial use in association with small scale structures such as a plant nursery with an unroofed lockable structure (the ruin).

Retain within PSP? Yes

Management arrangement:

Extend the Heritage Overlay to include a greater buffer particularly toward the east (front face of the building).

Retain this building on a larger block of land sold with an s173 agreement to stabilize the structure to the extent of its exterior walls while internal walls may be reduced for use as a structure for other purposes (eg large outdoor "room" which may have its own roof and grillage over doors and window openings. A new building might be built within the southern drystone wall but no closer than 20m from the east, west and south boundaries of the walling.

Proposed Works

The detail of the works require later and more detailed definition but would include permanent stabilization of the external walls and the two chimneys.



The interior walls may be modified provided they do affect the integrity of the exterior walling and they continue to give lateral support to those walls.

The ground around the building should be simply gravelled where there was once a verandah (if no paving exists).

The detail of the works should result from a brief Conservation Management and Works Plan written by a qualified heritage practitioner.



Wyndham Planning Scheme HO38

Name: Missen House Ruins

Address: north side of Doherty Road, Tarneit



Missen House Ruins, heritage ALLIANCE, 2012.

Additional Historical Research

The land was first sold in January 1854 to W & P Gardner as allotment C section XXII Parish of Tarneit being of 152 acres.

The Gardners (William & Peter) occupied their land probably since purchase and farmed it when the first Wyndham rate book of 1864 noted their occupations as farmers. The land was noted as being occupied by a "farm and vineyards" in the 1871 ratebook and the land rated at NAV of £78. By the turn of the century the rate book identified the land as being in the possession of the Missen family. The Missen's were occupying a total of approximately 796 acres along Doherty's Road. William Missen held allotments A & C of Section 22 and allotment D of section 23 while Thomas Missen held allotments B & D of Section 22. Notes in the 1899-1900 and 1910 register books indicate the land was occupied by a farmstead.

Given the style and construction of the building (bluestone) it was more likely to have been erected by the Gardner's during their ownership and was in place by 1899. The style would indicate it was built about the same time as the nearby Doherty House and the 1871 annotation as a "farm and vineyard" can be inferred as including a house.

Description

Set approx 5m north of the road alignment drystone wall, the house is of squarish shape (approx 12m x 12) with what appears to be four rooms and two chimneys making up a parlour bedrooms and kitchen area. The rear corner (NW) of the building has collapsed and the stone quarried and removed for other uses. On the east and north facades is a concrete verandah floor and some evidence of a verandah. The exterior walls are made of neatly cut and coursed bluestone using blocks approx 200mm high on the east and southern faces. On the north, the stonework is coarser in its finish and some early concrete has been used although this may have occurred at a later time. The southern extant bluestone chimney is a prominent feature of the site. Bluestone chimneys are less common than the more easily constructed brick chimneys.

Significance:

What is of Significance?

The land on which the ruins and drystone walls are found was purchased in 1854 by William and Peter Gardner. The 1871 rate book noted their occupations as farmers and the land occupied by a 'farm and vineyards'. By 1899 the land was occupied by the Missens and according to the rate books the land



contained a "farmstead". The style of the building however indicates that it may have been built by the Gardners or during the early period of Missen's use.

How is it of Significance?

The site is of local historical significance to the City of Wyndham.

Why is it of Significance?

The bluestone house now known as the Missen house was probably constructed in the later years of ownership and occupation of the land by farmers William & Peter Gardner. The house is of substantial size and the walling constructed of carefully cut and coursed bluestone blocks unlike any of the other ruins in the area. The house is of historic significance for its age and association with the early period of pastoralism (Criterion A) and of architectural interest for its carefully made construction incorporating both bluestone and brickwork but is of greater significance for its rarity in the context of the City of Wyndham (Criterion B). The surrounding area contains drystone walled yards which make the farmed area one of the two important man made cultural landscapes in Tarneit (Criteria A & F).

Present Use Farming (low scale)

Present Zone: RCZ (Conservation Zone), UFZ (Urban Flood Zone), UGZ (Urban Growth Zone)

Proposed Use: Residential / Mixed Use

Proposed Zone: Mixed Use/Commercial, or part of a recreational use area (within a bicycle trail along Skeleton and Dry Creek embankments).

Retain within PSP? Yes

Management arrangement:

The site is likely to be partly within a future floodway and creek zone along with many of the dry stone yard walls. Any new residential construction in the growth area is likely to be further west out of the lower lying creek area.

The HO area which is currently mapped for the ruin only should be expanded to take in what are clearly stone walled yards to the north east of the house site.

The HO should be considered as part of a cultural landscape rather than identifying it as an individual stone ruin.

Elements to be retained:

- ❑ The stone house ruins to the extent of the southern, eastern and partial north walls along with the standing chimney. The west and north west areas of stone house walls which have collapsed could be removed with some of the surviving areas retained to 500mm above ground. Otherwise the building is reasonably square and upright condition (ie the walls and chimneys are not leaning in any dramatic fashion) and should be stabilized to 3m above ground while the extant bluestone chimney should be fully stabilized and capped. This ruin would be the major stabilization project in the Tarneit development area.
- ❑ Dry stone walls forming the yards in the Dry Creek area should be restacked where necessary but otherwise retained. Boxthorn hedge and wire fences should be cleared. The latter might be retained where it can be used to define segments of the landscape.
- ❑ The dry-stone wall along the road alignment on the south side of the house ruin.

The detail of the works should result from a brief Conservation Management and Works Plan written by a qualified heritage practitioner.

Proposed Works

Within a broader brief of works the following should be achieved:



1. Restack stone fallen from dry stone walls, maintain the group of walls within the creek zone including a yard directly behind the house (approx 100m x 45m) as well as a larger yard (170m x 80m) on the north side of the creek.

These elements form an obvious cultural landscape.

2. Develop a works plan which amongst other things:

- ☐ Fully stabilizes the east and south walls and part of the north wall. Other walls should be stabilized to a minimum of 500mm above ground.
- ☐ The main bluestone chimney should be fully stabilized.
- ☐ Remove the concrete verandah floor on the east and north sides and stabilize with compacted gravel.
- ☐ Stabilise the chimney breast of the north rooms.

The interior earth floor (underlying the original timber floor) can be stabilized with compacted cement-stabilized gravel and made useable as a floor particularly in the north-west corner which is a substantially open area.





Wyndham Planning Scheme HO28

Name: Robertson Farm House Ruins

Address: off Derrimut Road, Tarneit

S 37 48.851

E 144 42.183



Robertson Farm House Ruins, heritage ALLIANCE, 2012.

Additional Historical Research

The land (113 acres) was first acquired in January 1854 as allotment G of Section XXII of the Parish of Tarneit by Robert Hepburn. It was for sale again in January 1859 when the occupier was said to be Michael Featherstone.¹⁸

The name John Robertson appears in the rate books as leasing 51 acres of Tarneit land from John Walsh in 1869. John Robertson (listed as a *dyer* in the Wyndham rate books) went on to hold property in his own right as well as leasing lands in the area around Skeleton Creek. By the time of his death he owned 1,391 acres of freehold in the area from Leakes Road to Boundary Road and on both sides of Skeleton Creek and Woods Road¹⁹.

For the November sale of his property in 1905, 11 parcels of land were presented, 4 as part of a consolidated Lot 1 which included his homestead location on allotment G. For the assistance of intending purchasers, the property was said to be found by taking Doherty's Road west for approximately six miles and could be recognized by the Look-out Tower thereon. According to Frances Overmars, the tower was built in oregon timbers and was used by Robertson to observe his horses²⁰. Accompanying the land sale was a map titled "Subdivisional Sale, The Truganina Stud Farm, the property of the late Mr John Robertson, situated in the parishes of Truganina and Tarneit"

Robertson died on Saturday 24th June 1905 aged 74 at his home at 118 Lonsdale Street and the death notice listed him as a "colonist of 48 years" and a native of Perth, Scotland²¹. His estate and sale of lands was handled by a Mr Harry Emmerton solicitor of Collins Street. He was also listed by Emmerton as a "dyer of Lonsdale Street"²²

¹⁸ The Argus Melbourne 17 January 1859, p2.

¹⁹ The Argus, Melbourne 4 November 1905, p2.

²⁰ Quoted in Heritage of the City of Wyndham 1997, Context Pty Ltd p 154.

²¹ The Argus, Melbourne 26 June 1905, p1.

²² The Argus, Melbourne 17 July 1905, p3.



The *Horsham Times* noted that he was an importer and breeder of American trotting horses.²³ The *Australian Town and Country Journal* also noted that he spent no end of time and money on his favorite past-time²⁴.

A sale notice in November 1905 listed the contents and goodwill of his business as being for sale by tender, that business being the Melbourne Dye Works.²⁵ Robertson's Dye & Cleaning Works were advertised in the *Argus* as early as January 1860.

Description

The site is accessed from a gravel track on Derrimut road but the centre of the farmhouse site is some 730m to the east of the entrance. The complex is surrounded by a 900mm high drystone wall in a near square shape with sides of some 155m.

The site once contained a house (now a ruin), what appears to be a bluestone cellar (a bluestone lined depression), a bluestone lined well (which was later brick lined), cobblestone pathways, a late 20th century greenhouse and stock loading race. The footings of a timber tower are also reported as being on this site.

The bluestone house is at the middle of the enclosed area with the cellar and well to the immediate north. The main bluestone structure of 5 rooms is collapsed (the roof and some walls have fallen in). The structure was well made in coursed bluestone with tooled sills to windows.

Some later elements of the site are also evident such as a concrete slab, wire fencing and timber gate ways.

Trees within the drystone wall area include sugar gums and peppercorns. Beyond is open farmed grasslands as well as dams, water tanks and a windmill.

Heritage Significance:

The heritage significance is as defined by Context Pty Ltd and is reproduced here substantially unchanged. Changes are bolded or struck through.

What is of significance?

The archaeological site of the Truganina Estate, otherwise known as The Truganina Stud Farm, "Taylors" or "The Tower" is the site of John Robertson's homestead and Trotting Complex. Robertson was one of the very few gentlemen farmers in the area from around 1870 –1900, and became a substantial land holder gradually purchasing the failed sections along Skeleton Creek. The site featured a fine bluestone residence, garden, outbuildings, stone yards, a ford, stone-lined dam, and various other items as described above, including the (now archaeological) footings of a large timber viewing tower.

In addition to this citation, the property may also be considered to be significant because of its unusual history as an enterprise by a gentleman farmer and the retention of many of the features that relate to this period of occupation. Robertson used the property as his residence, to support his hobby, as a pastoral enterprise and often held community events there. The majority of structures were destroyed by the fires in 1969, however substantial ruins, footings, drystone surrounding walls, artefact scatters and other fabric survives relatively intact.

How is it significant?

The Robertson Farm Complex is of historic, archaeological and architectural significance to the City of Wyndham.

²³ The *Horsham Times*, Horsham 27 June 1905, p3.

²⁴ The *Australian Town and Country Journal*, N.S.W. 5 July 1905, p48.

²⁵ The *Argus*, Melbourne, 13 November 1905, p2.



Why is it of Significance?

The archaeological remains of the Robertson Farm Complex is of historical significance as a rare example of a substantial farming and racing complex (although evidence of the latter is not visible) which was more substantial and finely finished than other farming complexes in the area from the period. (Criterion B & Criterion F)

It is of further historical significance for its association with John Robertson, an important local figure, who is uniquely associated with the archaeological fabric of the site particularly that of the unique timber tower, an unusual and rare example of such a structure beyond commercial racetracks (although now demolished). There is also strong evidence of the connection between John Robertson and the place through oral traditions and history, local histories and the colloquial naming of the place. Robertson has importance in his own right as a successful businessman in early Melbourne through his forty-five year old business *The Melbourne Dye Works* of Lonsdale Street which commenced operation around 1860. (Criterion H).

Present Use; Farmhouse area : Nil, Farm land UGZ
Present Zone UGZ

Possible Zoning: R1, Mixed Use, Recreation,
Proposed Use Commercial & Recreational

Retain within PSP? Yes

Management arrangement:

Retain the site as an individual heritage overlay within the Wyndham Planning Scheme.

Maintain the elements of heritage significance including:

- ☐ The bluestone house ruin
- ☐ The well ruin
- ☐ The cellar ruin
- ☐ Bluestone and any brick pathways around the site
- ☐ The perimeter dry stone wall and any internal dry stone walls and rock bases.
- ☐ The mature peppercorn and sugar gums within the walled area.

Allow the area within the wall to be used for commercial and recreational purposes.

Establish the bluestone wall as the outer periphery of the site with access for public parking and a commercial use in the central and western portion. Where new openings are made, the stone to be reused to fill gaps or reinstate sections removed post 1950.

As a minimum have a buffer around the drystone wall of 2.5m for footpaths then if necessary roadways on the perimeter.

[Compare with sites in Thomastown & Lalor (such as Wuchatsch Farm)]

Establish an agreement through a legal instrument (such as a planning scheme S.173 Agreement) for the use and development of the land which would include repairs to various features within the walled area and the wall.



Proposed Works

A more detailed works proposal should be drawn up to be enacted with the sale of land. This should be agreed as part of the overall site development. An agreed monetary sum should be spent on the works eg \$500,000 to \$1 million within 2 years. Volunteer work should also be considered as part of re-establishing the stone walls.

The work should however encompass the following:

- ❑ Restacking of stonework to the drystone walls, removal of barbed wire fencing strands in specific areas, maintenance of wire fencing where required.
- ❑ Remove boxthorn and other debris such as intermediate wire fencing, 20th century animal crushes.
- ❑ Partially dig out and backfill with gravel the well and cellar base to allow their locations to be identified.
- ❑ Dismantle some of the bluestone building and make safe the walls but retain full height in some areas and to window sill in remaining areas. Stabilise the ruins.
- ❑ Allow commercial use of the house structure as an outdoor "room" adjunct to a facility such as a café serving recreational use area to the east.
- ❑ Allow establishment of new facilities using the one agreed style of architecture (eg sheds, offices, dwellings in an all CGI and timber boarding and timber batten appearance) in the north west portion of the site.

Landscape works including hardstand areas in gravel, minimal use of asphalt, greater use of brick and stone setts for hardstanding areas and paths. Native trees should be considered over introduced species except for a limited group of cypresses found on early properties in Victoria.



Wyndham Planning Scheme HO39 (to be re-allocated as HO125)

Name: ARP Hall & Truganina Association recreation site

Address: Doherty and Woods Road, Truganina



Former ARP Hall, heritage ALLIANCE, 2012

Additional Historical Research (but otherwise as per *heritage ALLIANCE* datasheet 2009), Note: additional work bolded.

This site was first sold as allotment 4 of Section XV to William Doherty in May 1858. It was subsequently sold to John Robertson (date unknown) and in 1905 it became an allotment sold out of his estate. A note on the plan held by the State Library of Victoria indicates that it had a £5.10shilling (per acre) reserve at that land sale. At around 1926 the Truganina Progress Association purchased the land for recreational use from a Mr Begg for £200²⁶. It has been in use as a privately owned recreation since that date.

This building, which has served as a public hall to the Truganina community for forty years, has a longer and hitherto undocumented history that is of broader significance to the entire Shire of Werribee. Originally located behind the Shire Hall at the corner of Duncan and Watton streets, this modest timber-framed hall was erected in 1915 as a powerhouse to supply electricity to the fledgling township. This was the culmination of over a decade of local agitation which, as recorded in K N James book, *Werribee, the First 100 Years*, began in 1902 when the Victoria Light, Heat & Power Distribution Corporation tried to interest the Shire in an electricity scheme. There was little further development until the formation of the Werribee Progress Association in 1910, which later installed a demonstration electric light outside a local hotel. In 1913, residents objecting to the introduction of electricity demanded a poll, which they lost. It was subsequently moved that council obtains a loan of £4,000. The new power house was officially opened on 14 June 1915, when the wife of the Shire President broke a champagne bottle over its 80 horsepower twin-engine generator.

The power house remained in use until 1923, when the Shire handed responsibility for local electricity supply to the then newly-formed State Electricity Commission (SEC). The old building is then said to have served as a council depot, storeroom and garage for council vehicles for some years. It took on a new role during the Second World War, when concerns about possible enemy action prompted a local Air Raid Precautions (ARP) movement. Training began in March 1941, with classes initially held in the Shire Hall. As public concern increased, it was resolved that the old power house would be renovated

²⁶ Werribee Shire Banner, 12 July 1934, p6.



as a dedicated ARP Centre, not only for ARP training and first aid classes, but also as headquarters for the District Warden. Refurbished at a cost of £250, the new ARP Hall (as it was known) was officially opened on 29 September 1941. When not required for official purposes, it was made available for other "charitable and patriotic bodies". After the War, it was known to have been used for local dances, despite the fact that it had never been registered with the Department of Health as a public building. In any case, public use ceased in 1954, when the building was leased to the Postal Department and then, from 1955, resumed its former use as a council storeroom.

Fourteen years later, in 1969, the building was moved to its present site in Truganina to replace the community's public hall, which had been destroyed in the bushfires that swept through the region earlier that year. The original Truganina Mechanic's Institute, as it was known, had been built on the north-west corner of Woods and Dohertys roads, and over the course of several decades, had become a much-loved venue for public meetings and social events, including an annual "Ladies Night", where the local men prepared food and entertained the women. After the bushfires, the old ARP Hall was re-erected on the diagonally opposite street corner to continue the tradition of a public hall. For the past four decades, it has continued to serve as a venue for local meetings and social events. During that time, it has also served as a location for rural-themed TV series such as *Flying Doctors* and *Blues Healers*, and also Gregor Jordan's *Ned Kelly* film (2003), for which the hall's distinctive timber-lined interior doubled as that of the Jerilderie Bank.

Description

A flat and square site with 200m sides containing fenced tennis courts, a toilet block in brick, a corrugated iron meeting hall of approx 25m long, a short corrugated iron shed and horse jump installations. Gum trees form an alignment along Woods Road.

Significance:

What is Significant?

The Truganina Hall, at 775 Dohertys Road, Truganina, is a simple single-storey gable-roofed timber-framed hall clad in corrugated galvanised steel. Originally located at the rear of the Werribee Shire Hall on Watton Street, it was erected in 1915 as a power house for the township's original electricity supply. Subsequently used as a council storeroom, it was adapted in 1941 for use as a local Air Raid Precautions (ARP) Centre. The hall was relocated to Truganina in 1969 to replace that settlement's original public hall, which had been destroyed in a bushfire earlier that year. The land on which the Hall stands was purchased as freehold by the Truganina Progress Association for recreation use around 1926 and has continued in that role ever since.

How is it Significant?

The Truganina Hall is of historical significance to the City of Wyndham

Why is it Significant?

Historically, the Truganina Hall is significant for associations with two very important, if entirely unrelated, phases in Werribee's twentieth century history. Built in 1915 as a small-scale municipal power house, the hall provides evidence of the introduction of the local electricity supply – a key moment marking the settlement's transition from a modest nineteenth century township into a thriving modern suburb (*HV Criterion A*). Although the building now contains little, if any, evidence of this original use, it is nevertheless significant as a rare surviving example of electricity supply infrastructure pre-dating the formation of the State Electricity Commission (SEC) in 1919. The building is unique in the City of Wyndham and may be rare in a broader metropolitan context (*HV Criterion B*). Its subsequent adaptation as an Air Raid Precaution (ARP) Centre during the Second World War provides evidence of this short-lived but noteworthy attempt to educate citizens in the perceived threat of enemy action. Although many municipalities used local public halls for ARP training, this example was especially refurbished to serve as also a district headquarters, and, as such, represents a rare surviving example of ARP infrastructure in Melbourne's western suburbs (*HV Criterion B*).



The site itself is of social significance as a privately owned recreation area, available to the residents of the area since 1926.

Present Use: Recreational Open space tennis (although abandoned) and horse jumping
Present Zone Public Purposes and Recreational Uses PPRZ

Proposed Use As is.
Proposed Zone: Public Purposes and Recreational Uses (as is)

Retain within PSP? Yes while the existing timber and corrugated iron structure remains in place. If the structure is replaced, there is no reason to continue with the Heritage Overlay listing of this place if that listing is to be based solely around the building.

Management arrangement:
Manage the site as a recreational place.
Undertake repairs to the building.

The alternative to the *status quo* is to replace the existing community building although this would remove the only item of heritage interest. The site itself was always farmland until it was purchased by Doherty then subsequently sold to John Robertson and then resold in 1905.

Proposed Works

Redefine boundaries by new fencing on all sides. Repair and reinforce the front fence given it will become a more formalized urban site.

Repair building by replacing exterior cladding (in the same material ie corrugated galvanized iron not zincalume or colorbond).



Wyndham Planning Scheme HO39

Name: Oak Tree (former Church Site)

Address: NE corner Doherty and Woods Road, Truganina



The former church, stone fence and tree. Unknown date. Werribee and District Historical Society.

History

Writing in 1935, local historian George Green observed that “the little farming settlement of Truganina ranks among the earliest Victorian localities to be occupied by white man”, noting that the plains were used for sheep grazing as early as 1836. When large blocks of farmland were auctioned in 1858, a number of pioneer farming families moved into the area – including the Leakes, the Cropleys, the Robinsons, the Evans and the Hopkins – whose descendants were still residing there in Green’s era.

The first public building in the fledgling community of was a bluestone Wesleyan Methodist church, which was erected on the banks of Skeleton Creek around 1859. A few years later, local farmer Samuel Evans donated a quarter-acre block on the north-eastern corner of Dohertys and Woods Road as a site for a new Baptist church. The building, opened in 1863, was a small gable-roofed structure clad entirely in corrugated galvanised steel. Its first minister was the Reverend William Wade, who came out from Werribee once a month. Baptist services, however, had ceased by the mid-1890s, and the building was subsequently leased from George Cropley (on behalf of the Baptist Church Trustees) for Presbyterian services. After the Cropley family left the district in 1905, the church was purchased outright.

Surviving photographs of the church in the early twentieth century indicate that the building then had a small skillion-roofed front porch, a plain picket fence in front, and drystone walling along both street frontages. The church grounds included two cypress trees and a large oak tree to the immediate west of the building. The latter may have been planted in the late nineteenth century, as a photograph of a wedding believed to have been taken in c.1910 clearly shows the tree as a mature specimen at that time.

Although it is often assumed that the church was destroyed in the 1969 bushfire, it was actually demolished a few years earlier. By the 1960s, the congregation had dwindled due to road improvements, which had rendered churches in Werribee more accessible. The Presbyterian Church at Truganina finally closed around 1965, and the building, which was by then in poor condition, was dismantled the following year. The timber pews, with their distinctive trefoil carvings, were donated to the CFA at Werribee. At the time of the fires, all that remained of the church reserve were the trees. The two cypresses were destroyed in 1969, but the oak tree miraculously survived. The vacant land remained in the ownership of the Presbyterian Church (later to become the Uniting Church) until it was sold for private development in more recent years.

Description



The Oak Tree stands approximately half way across the Woods Road frontage of this property, set back about 2 metres from the property alignment. The tree itself is approximately 12 metres tall, with a canopy diameter of approximately 17 metres (at its widest point).

The drystone walls, which were reported by Andrew Ward in 1990 to mark the two street frontages of the old Church Reserve, have since been removed and replaced with a timber post and rail fence.

References

George F Green, "A History of Truganina". 14 pp typescript, 1935. State Library of Victoria.
Information provided by Ms Wendy Bitans and Mr Ian Cowie.

Statement of Significance (adopted from Built Heritage, 2009)

What is significant?

The residential property at 170 Woods Road, Truganina, has a mature oak tree along its street frontage, which is all that remains to indicate that the site was formerly occupied by a local church for over a century. Built in 1862 on land donated by local pioneer Samuel Evans, the original church was a corrugated iron structure that served the local Baptist and later Presbyterian congregations for decades until its demolition in 1966. Three years later, a bushfire destroyed all of the mature plantings associated with the Church Reserve (including two cypress trees) save for the oak tree, which is believed to have been planted there around the turn of the century.

How is it significant?

The oak tree is of historical significance to the City of Wyndham

Why is it significant?

Historically, the oak tree is significant for its associations with the local church that occupied this site from 1862 to 1966 (*HV Criterion A*). Although the tree post-dates the original church building by three or four decades, it nevertheless provides valuable evidence of what was once the oldest building in the area and an important spiritual and social focus for the local community (*HV Criterion G*). Following the destruction of other mature trees in the church reserve in the 1969 bushfires, and the more recent removal of the drystone walls that formerly marked its two street boundaries, the oak tree now remains as a unique marker of the site of Truganina's original church (*HV Criterion B*).

Present Use: Nil

Present Zone Public Purposes and Recreational Uses

Proposed Use landscape element.

Proposed Zone Reserve

Retain within PSP? Yes

Management arrangement:

Maintain tree as it. It should not be relocated.

Complete a brief 10-15 year plan to management the health of the tree.

Proposed Works

Trim tree to promote health and growth. Protect root zone against any intrusions (drainlines, pipes, gutters, compaction and the like).

Divert the road way in a long arc around the tree if the road is proposed to be widened.



Maintain the site with any remnant drystone wall (reconstructed).





Wyndham Planning Scheme HO39

Name: Truganina Cemetery

Address: Woods Road, Truganina



Truganina Cemetery 2012, heritage ALLIANCE.

History

Writing in 1935, local historian George Green observed that “the little farming settlement of Truganina ranks among the earliest Victorian localities to be occupied by white man”, noting that the plains were used for sheep grazing as early as 1836. When large blocks of farmland were auctioned in 1858, a number of pioneer families moved into the area – such as the Leakes, Cropleys, Robinsons, Evans and Hopkins – whose descendants still lived there in Green's era. While the community developed promptly with the addition of a Wesleyan chapel (1859) and a Baptist church (1862), the earliest burials were made within enclosures on private property. Early settler Samuel Cropley (died 1864) is said to have been interred in the grounds of his own estate, *Mayfarm*. A cemetery site, designated as Crown Allotment 6B of Section XV, was temporarily reserved the following year on 29th September 1865. Its original trustees comprised local farmers William Leake, John Robinson, John Stewart and Robert Faragher, along with Thomas Haynes, who was Shire Engineer at the time. The first burial in the cemetery is said to have been two-year-old Elizabeth Sayers, daughter of Thomas and Sarah, who was interred on 4 October 1865. Other burials followed (including those of Elizabeth Robinson in 1866 and Samuel Evans in 1867) before the cemetery rules were gazetted on 30 June 1868. A spate of infant burials during the 1870s is testament to the high infant mortality rate at the time: Benjamin Cropley (1870), Samuel Cropley (1873), Christina Fleming (1874), Mary Jane Killeen (1876) and Margaret May (1878).

In an article published in the *Australian Genealogist* in May 1957, Neil Hansen provided the following enduring description of the Truganina Cemetery as it was at that time:

A rectangle of 4 acres located a few hundred yards south of the school. Its frontage to the crossroad has a wire netting fence supported by wooden posts. Less pretentious fences marked the northern and western borders while the southern boundary was demarcated by a heaped line of uncemented stone. The ground was level, covered with short recently cropped grass. Sundry stony outcrops appeared here and there, whilst irregular patches of creeping fleshy-leaved vines grew in the southeast section. Apart from tombstones, the only larger features were a line of 8 eucalypt trees in the centre and 12 eucalypts irregularly spread around the perimeter.

Some years later, in 1962, a local historian compiled a list of the 36 family plots in the cemetery, and the details of the members interred therein. By the end of that decade, the timber grave markers and



cemetery records themselves had been destroyed in the bushfires that spread through the region in 1969 and razed much of Truganina's built fabric. The cemetery has remained in use since then, with nineteen new burials recorded to 1995 and several others since. In 1982, responsibility for the management of the cemetery was transferred from the trustees to the Werribee Shire Council.

Description

The Truganina Cemetery Reserve is rectangular in plan, with a frontage of about 100 metres to Woods Street, a depth of about 160 metres, and a total area of four acres (1.62 hectares). Laid out in rows, the remaining graves are concentrated in the northeast and southeast corners of the reserve (ie on Woods Road), although there is a small cluster in the distant northwest corner. The graves are variously marked with tombstones and slabs in marble, granite and other stone, with some of the older ones retaining plinth blocks and iron railings. Amongst the local families represented are the the Robinsons, the Evans, the Leakes and the Volants. One of the oldest surviving marked graves is that of pioneer settler Samuel Evans, which is dated 1867.

The cemetery's principal frontage is marked by a basic Cyclone wire and steel pipe fence with timber posts. There is a vehicle entrance with steel gate, and, alongside, a smaller pedestrian entrance of somewhat ingenious design, with a matching steel gate set into a V-shaped timber frame. The perimeter gum trees noted by Neil Hansen in 1957 evidently still remain; one along the street frontage still shows signs of bushfire scorching. The centre of the cemetery reserve also contains a significant area of native grassland, including the rare and endangered Button Wrinklewort (*Rutidosia leptorrhynchoides*).

A map of 1933 indicates that the cemetery once had drystone walls which are no longer evident.

Significance:

What is Significant?

The Truganina Cemetery, at 121-127 Woods Road, Truganina, is a rectangular reserve covering four acres, with a simple Cyclone wire fence and mature eucalyptus trees around the perimeter. Reserved in 1865 but not gazetted until 1868, the cemetery was managed by a board of trustees for almost 120 before being taken over by the local council in 1982. Notwithstanding a bushfire that destroyed grave markers, burial records and fences in 1969, the cemetery has remained in continuous use by the local community for over 140 years.

How is it Significant?

The Truganina Cemetery is of historical and scientific (botanical) significance to the City of Wyndham

Why is it Significant?

Historically, the Truganina Cemetery is significant for its associations with the establishment and subsequent occupation, for over 140 years, of one of the more remote outposts of the municipality (Criterion A). Dating back to 1865, the cemetery is one of a three important early burial sites in the municipality, along with those at Little River (1859) and Werribee (1864), that demonstrate early post-contact settlement in the region (Criterion D). With surviving headstones dating back as far as 1867, the Truganina Cemetery not only represents the oldest remaining built fabric associated with this settlement but also, since the loss of the original church (1862), school (1869) and hall (1907), the only pre-WWI public site in Truganina (Criterion B). The graves themselves provide important evidence of the prolonged residency of several prominent local families, including the Evans, the Leakes and the Robinsons.

Scientifically, the cemetery is of botanical significance for its remnant native grassland, which includes the endangered Button Wrinklewort (*Rutidosia leptorrhynchoides*) and important specimens of Kangaroo Grass (*Themeda Triandra*).

Present Use: Public Cemetery Reserve



Present Zone: Public uses Zone (PUZ)

Proposed Use Public Cemetery, Cemetery Reserve

Proposed Zone Public Use (as is)

Retain within PSP? Yes

Management arrangement:

Continue management as a cemetery under the Cemeteries and Crematoria Act Victoria 2003.

There is no reason to reduce the size of the site. The site will probably have greater use in the near future rather than less. Some further work may be required in the future on the definition and the security of the boundaries but there is no reason for the site to have anything more than strand wire fences on the sides and the diamond wire fence defining the road boundary.

There is an agreement between the Cemetery Trust and Dept of Sustainability and Environment over the management of the grasslands but there are no specific tree controls although there is a vegetation protection overlay in the planning scheme (VPO1)

Proposed Works

Repair the front fence.

Note: It is not intended that the front boundary be redefined. There is a recent burial in the vicinity of the frontage.



Wyndham Planning Scheme HO62

Name: Hogan's House Early Bluestone House and paths

Address: north off Hogan's Road, Tarneit



Hogan's House Ruin, 2012, heritage ALLIANCE

Preliminary

The proposed HO area for this site is confined to the building but it is clear that there are other heritage elements still at the site including a cobbled path to the entrance road and a number of established peppercorn trees.

Additional Heritage Research:

Acreage was first acquired by John Hogan in November 1853 (Allotments A & C of 86 and 114 acres respectively) and a further two southern portions in July 1854 (Allotment B of 98 and D of 119 acres) all in section IX Parish of Tarneit. The total holdings of land were 417 acres although the rate books identify a lower amount of rateable land. The farmhouse ruin stands on allotment B.

Description

A bluestone and brick house is located some 170m north of Hogan's Road. The house itself is approximately 4.5m x 10m constructed with bluestone and handmade brick. On the main southern face the stone is in regular courses with carefully selected squared stone while on other faces the stone becomes more random in shaped within the coursing (west and north sides). The building may have originally been one room (east) and then grew with extensions on the west. Some 12 peppercorns surround the house with a group at the rear forming an short arcade down to the creek.

The rear of the house has evidence of brick pathways while the driveway to the road is of bluestone cobbles.

Significance:

What is of significance

The Hogan House ruin is part of a collection of elements including trees and pathways which defined this historic building and its context. The house appears as if it could have been constructed circa 1870s however an accurate date is difficult to ascertain. The land on which the house stands is allotment B of Section IX of Tarneit purchased by Hogan in July 1854. Hogan had purchased 230 acres in two allotments closeby in November 1853 and another 217 acres during July of 1854.

How is it of Significance

The Hogan House ruin is of historic significance to the City of Werribee.



Why is it of Significance

The Hogan House is a bluestone structure related to the early days of farming in Tarneit and is one of a small number of such ruins which now survive in the Werribee area and Tarneit in particular. There is no architectural feature which makes this building outstanding although it unusually uses a combination of stone and handmade brick for its construction. The heritage significance is primarily one of historical association of the site and the early settlement of the land after the first Crown Land sales throughout the 1850s (Criterion A)

Present Use: Nil

Current zoning: Rural Conservation Zone, Floodway zone and Urban Growth Zone although the area is currently used for agriculture (RCZ, PUZ6 & UGZ),

Proposed Zone: recreational reserve incorporating the existing floodway zone of 200m wide +/- 50m.

Proposed Use: Nil / Use passive recreation

\Retain within PSP? Yes

Note the mapping of HO62 is currently only of the house but it should be redefined by an extended curtilage to take in the peppercorns and cobble pathway to the road.

Management arrangement:

Retain the site (partly) within a waterway conservation and flood zone.

Stabilise the structure and carry out an investigation of the potential reuse of the entry pathway from Hogans Road and the sweep of Peppercorn trees at the rear leading to the creek.

Proposed Works

Clear the land of debris and boxthorn but retain the cobble and gravel path way from Hogans Road and the pathway at the rear leading through the peppercorn trees.

An arcade of peppercorn trees should be developed along the north - south path to create a gateway into to the local landscape.

Stabilise the bluestone ruins in accordance with a plan developed by a suitably qualified heritage professional (architect or engineer).





WYNDHAM PLANNING SCHEME HO78, Victorian Heritage Register: H017

Name: North Survey Base stone

Address: south of 1245 Sayers Road, west of Sewells Road Tarneit.



Survey Base stone and protective posts, heritage ALLIANCE, 2012

Preliminary

The site is set in a protective reserve declared in 1988 and subsequently added to the Victorian Heritage Register as H17. The site is of great historical and scientific importance to the State of Victoria.

Additional Heritage Research:

Nil required.

Significance: detail extracted from the Victorian Heritage Register

What is significant?

The Geodetic Survey of Victoria, established in the 1860s was a triangulated survey which took into account accurate calculations of the curvature of the earth's surface. The principles of Geodetic Surveying were first developed and applied in England in this period by A R Clarke. To initiate a geodetic survey of a large area, a line of very accurate length had to be established from which the triangulation could commence. Robert Lewis Ellery, Victorian Government Astronomer and Director of Melbourne Observatory for much of the second half of the 19th century, was responsible for task. The site on the Werribee Plains was selected because it was sufficiently flat to facilitate this measurement. The southern end of the baseline was commenced in 1860 from a site near the Werribee Railway Station. The original baseline extended to the north west for five miles to the North Base Stone. The measure of the base took 4 months commencing on 29 January 1860 and completed in 29th May. The baseline was extended northwards by triangulation for nine miles to the Green Hill extension marker on the saddle of Green Hill, completed by June the 12th 1860.

The baseline measuring apparatus consisted of three iron-measuring bars made in Victoria against the NSW standard obtained from the Ordnance Survey Department of Southampton, England. The rods were mounted on heavy brass tripods called camels mounted in turn on timber trestles, and leapfrogged along the length of the line. The measuring bars were encased in wooden cases with approximately 2 inches protruding and were protected from exposure to the elements by an A-frame segmented tent structure. . Tent bearers would move the structure forward when one measurement was complete and this process was continued for the entire length of the baseline. The bars were aligned by sight with a theodolite by the two sight vanes on the bar case and the bars were levelled



The historic fabric of the baseline consists of the three base stones, named the south base, the north base and the Green Hill Extension. There are also three measuring rods of iron and their cases which are now part of the collection of the Museum of Victoria. The South Base is marked by a large cylindrical block of basalt of approximately 500mm diameter set 5 feet (1500m) into the ground with the top flush to ground level. A raised stone torus set in the centre with a gunmetal plug indicates the termini of measure. The base stone is covered with a sculpted square cap stone with iron eyes to aid in lifting. The north end, now within a large paddock to the south of Sayers Road, bears 304 degrees, 36 min. 31 secs. and 4.9146 miles and is marked by similar stone and cap. The marker on Green Hill in the Eynesbury Estate at the end of the later extension along the same line consists of a metal rod of approximately 10mm diameter extending 100mm from ground level embedded in a basalt base stone set flush to the ground. The extension from the North Base stone to the Green Hill extension is 5.651 miles and the total length of the geodetic survey baseline is 10.593 miles (17.048km).

How is it significant?

The Geodetic Survey Baseline is of historical and scientific (technical) significance to the State of Victoria.

Why is it significant?

The Geodetic Survey Baseline is historically significant to the State of Victoria as the principal line of measure upon which the greater Geodetic Survey of Victoria was established. It is the key component of the wider survey, which encompassed the whole of Victoria and was integral and essential to the processes of European settlement Victoria.

The Geodetic Survey Baseline is scientifically significant to the State of Victoria, as it was the first application in Victoria of Clarke's method of triangulation taking into account the polar flattening and equatorial radius of the earth. The survey markers are the remaining physical remnants of the painstaking early practice employed in establishing such a baseline.

The Geodetic Survey Baseline is historically significant for its association with Robert Ellery, the Government Astronomer and Surveyor of the Geodetic Survey.

Description

The site is some 345m south off Sayers Road set in a ploughed paddock. It is a small bluestone capstone to a survey marker set 1500mm into the ground with 3 metal eyes protruding from the basalt to aid lifting.

The base capstones are in the order of 300mm square and made up of tooled edged bluestone pieces. Four blue steel poles set approximately 1.5m apart protect the site. The reserved protection area is approximately 36sqm (ie a 6m x 6m square).

There are two other associated sites (south base stone and the extension at Green Hill) but neither are within the PSP study areas and are not discussed here.

Present Use: Nil, surrounding land agriculture
Current zoning: UGZ

Proposed Use: Nil / Use passive recreation
Proposed Zone Residential

Retain within PSP? Yes

Management arrangement:

This site is of high cultural significance at the State level.

Retain the site unencumbered by development with a broad zone around it partially in use for recreation and with robust interpretation of the sites purpose. This interpretation should include references to



surveying and imperial measurements in the set out of the surrounding landscape works and this could be completed in a highly imaginative and artistic manner.

Proposed Works

In any redevelopment increase the protective area to approx 60m long (but exactly 1 chain wide to reflect an imperial measurement) with a half chain end radius and a 1 chain wide easement running in the direction of the south base stone which is located some five miles away in Hoppers Crossing. This easement need only run approx 3 chains (60m) as a non development pedestrian lane while its top end around the marker should be within a small recreation (parkland) area and subject to what could be a highly imaginative interpretation of the sites significance created within the landscaped area. Landscape should include sheoak plantings (as a plains tree).

Protection from vandalism may be required and appropriate protection should be discussed with Council's Heritage Advisor after landscaping is completed.



Wyndham Planning Scheme HO92

Name: Irrigation channel aka "Chaffey Channel & Pumping Station"

Address: West off Sewells Road, Tarneit



Irrigation Channel in the farming landscape, heritage ALLIANCE, 2012.

Preliminary

This land is associated with HO93, *Wattle Park* farm.

Additional Heritage Research:

Further research has not (to date) produced any conclusive material as to the origins of the irrigation channel although information strongly points to this work being undertaken by the Werribee Council in the 1920s. This (doubt) is only due to a technical matter with the map showing this scheme not having a date on it although the map was made in the 20th century said to be authored by the City of Werribee. However the channel is likely to date to the mid-1920s. According to Context Pty Ltd the channel is marked as a drain on a 1933 plan of the area although this has not been sighted.

An inspection of the channel also reveals it to be less than the substantial type built by the Chaffey's in Mildura. According to a newspaper report on the Chaffey system in Werribee, his channels were constructed with a 2' 6" wide bottom, a 45 degree batter to the sides and in some areas were finished in a cement coating²⁷. The channel found on this property is not of this degree of detail.

One confounding aspect of this is that it is possible it is a Chaffey Channel reused as part of the Council scheme.

One of the primary difficulties with determining its history is the lack of any detailed plans of what actually came to be built for the Werribee Irrigation Colony.

Certainly it seems that it did not entirely follow the regulated system of channels set down by Government Gazette.

During some additional research a number of items were examined viz;

1. A Military map of 1930 (1:63,360) does not show a water channel in this part of the property but the land appears to be all controlled from Wattle Park i.e. the land is bounded by Sewells Road on the east, Sayers Road on the north and the river along the west and south.

²⁷ An article in the Bacchus Marsh Express, 13 September 1890, p.7 gives a long description of aspects of the site.



2. An undated (blueprint) map held by the State Library of Victoria drawn possibly after 1921²⁸ titled: *Plan of proposed extension of irrigation area at Werribee*²⁹ which shows a 150 foot contour line and land to be irrigated on the lower side of the contour (southward). High resolution aerals of the area (previously available on NearMap.com) show that the existing channel on the land ran north east while a second channel which started on the west side of the Werribbe.
This second channel similar to the existing started at a similar point on the west side of the river and ran directly south with the proposed irrigated land on its east side. This channel runs out near Bulban Road and is intended to irrigate land as far south as Manor Road and the Old Princes Highway.
A trace of both these channels was still visible in aerial views as far as Leakes Road at Derriumut Road and as far south as Bulban Road from the west side of the river. Much of the length of the channel has been filled but it is possible to determine their course from some aerial views.³⁰
3. Papers relating to a petition for the enactment of an entity known as the "Werribee Irrigation Trust" in 1888 indicate that a number of pastoralists (although in reality they were investors and 'boosters' of The Werribee Irrigation Colony scheme) were calling for works to be commenced on the Werribee River in this area to cost in the order of £30,455. This was for a pump, a weir and channels plus contingencies, land purchase and engineering design and legal fees.
When the Trust was approved by parliament in 1889 it was to be allowed £7,000 as a government loan to commence construction. The remaining £23,455 needed to be immediately be raised by the pastoralists. Of the 1,468 acres intended to be irrigated only 160 acres in the Werribee area was watered by the time the State Rivers and Water Commission took over the task of land irrigation in Werribee³¹.
The Trust also only appeared to have utilised £6,000 of the £7,000 made available by the Government before the scheme was closed down³².
4. The Werribee Irrigation Trust was abolished by the introduction of the State Rivers and Water Supply Commission in 1905. At about time the Werribee scheme was given Parliamentary assent in November 1888, George Chaffey had set up the Werribee Irrigation and Investment Company to raise the capital for his Werribee Irrigation Colony which was to be fed water by the Irrigation Trust. This Colony was to be formed with the above mentioned investors and Thomas Agar who owned the land. This scheme failed to raise the capital required and the newspapers reports of the time indicated that there was also a failure to gain the interest of a sufficient number of irrigationalists.

²⁸ The plan follows the proposals discussed at a meeting in May 1921 at which an increase in the irrigation area of Werribee could be achieved in Tameit, Mambourin and Cocoroc Parishes. Werribee Shire Banner, 26 May 1921, p3.

²⁹ *Plan of proposed extension of irrigation area at Werribee*, undated blueprint map held by State Library of Victoria supposedly authored by the City of Werribee.

³⁰ A high resolution aerial produced by the company NearMap circa mid 2012 allowed the course of these channels to be found without difficulty.

³¹ Report from the Parliamentary Public Works Committee on the practicability and cost of safeguarding the water users of the Bacchus Marsh and Werribee irrigation and water supply districts against various deficiencies in supply during drought periods by the construction of a reservoir on the Werribee River at or in the vicinity of Cobblelick's Ford. 1947. State Library of Victoria.

³² Noted in various Municipal Directories from 1890 on.



Several reasons have been given for this; a failure of the river to supply sufficient water and the land boom having gone bust. Added to this was the growing number of irrigation and water supply schemes being instituted across Victoria all at the same time and which also required the raising of capital. Some of these schemes also failed to materialise along with those which found themselves short of water during summertime.

5. A plan produced by the Chaffey's (circa 1890) showing the layout of their Colony running as far west as the present day Sewell's Road with Block A of the scheme running from Sewell's Road (west boundary) to Sayers (north) and Davis Road (east) with the River along the south. Block B takes in the land below Hogans Road to Tarneit Road on the east. Further land blocks take the Colony down to Shaws Road. Block A of the scheme takes in land owned by Thomas Agar and others.

6. Papers examined in connection with the first scheme controlled by the WIT do not indicate a direct connection with the Chaffey Bros although they were the engineers and boosters for the overall scheme and did benefit by it. George Chaffey was the first Chairman of the Trustees and organised the setting up of the Werribee Irrigation and Investment Company based at one of his city offices.

I make a distinction here between the setting up of the Trust under the Irrigation Act and the activity of creating a company to fund its activities. It would appear that George Chaffey was using his professional expertise and physicality to give stability and creditability to the scheme but those who actually pressed for an Irrigation Trust were all speculators. Indeed Thomas Agar later gave evidence that he never sold his land to Chaffey and the house that Chaffey had constructed was later to be his residence.³³

The Municipal Directory for the years after 1889 identifies the Werribee Irrigation Trust was based at Tarneit but by the time it closes the works recorded in the directory are as vague as when the works commenced. Most other water boards make a more detailed mention of the accomplishments of their activities.

The histories available through Public Records Office and the State Library appear to indicate that the Chaffey plan was an overly ambitious attempt to start an irrigation scheme that was both short lived and had almost no long term impact on the landscape of Werribee.

The Site of the Irrigation Channel (part of Allotment A, Section 16)

The land was first owned in 1852 by P. Donahue but subsequently transferred. By 1900 Percy Chimsides was registered as the owner. In 1878 Thomas Agar became owner of adjoining land in Sections 1, 7 & 8, being land which had first been sold to J. Austin in the period 1851 to 1853. An Angus McNaughton (agricultural journalist) and ten others who formed a syndicate, were intending purchasers of the land (although never owners) and it was they who petitioned the Government to form an irrigation trust in 1888.

When the Trust was officially formed the following year it was enacted to allow a irrigation system over land in sections 16, 8, 7 & 1 with a weir and pump at the south end of the current day Shanahans Road (south end of east boundary of Allot B, Section 17) with a channel passing over the land in Allotment A Section 16 (where the current day channel is) heading south east toward Allotments D, E & F of Section

³³ The Bacchus Marsh Express 22 April 1899, p.1 notes Agar in residence and the pumping plant being moved closeby.



16 and then to the east boundary of Section 8. This allotment was also land purchased by J Austin in 1852.

In 1897 (some 8 years after the Trust was first formed and then failed), the Government sought a legal opinion on the matter.³⁴ Why this was required is unclear but it may have been that the works were never enacted and the Government was concerned to review the initial setting up of the Trust. Part of the early requirements was for the pastoralists to raise £23,455 against the works and this obviously never happened. The legal opinion given was that the “owners” who petitioned the government were not in fact owners but intending purchasers in a syndicate. The purchasers did not go on to finalise their intended purchases. None of these purchasers were Chaffey's. The legal opinion was also that the petitioners did not constitute a group of land owners who were entitled to request a government sanctioned irrigation trust be set up.



The proposed location of the channels as per regulation issued by the 1888 Parliamentary approval of the Werribee Irrigation Trust scheme. The line of channel over Sections 16 and 8 is approximate as detailed directions are not given in the regulation for this area.

One of the issues raised in the petition was the need to pump 500 cuft/min (3,100 gallons) from the river to satisfy irrigation requirements during the peak irrigation period. The Trust was subsequently sanctioned to use a lower quantity (a maximum of 400 cuft/min) from the river. In the late 1880s this would have meant a permanent pump and boiler which could be purchased from manufacturers as either a single unit or as two components. Either way, the site would require foundations and a covering structure plus a pump of a reasonable size to deliver 400 cuft per minute (2,500 gallons). As a comparison one of the large Chaffey engines at Mildura with paired pumps delivered 16,000 gallons per minute³⁵. Still, the required pump would not have been insignificant in size. A pump seen by the columnist “Telemachus” at the Chaffey site was capable of delivering 2,000 galls/min.³⁶ Other reports indicated that the pumps were only at work when there was sufficient water.

³⁴ File: VPRS 3844/P0000/226 Werribee Irrigation Trust Constitution (PROV)

³⁵ Advertisement for Tanyes Limited circa 1890, original source unknown.

³⁶ The Argus, Saturday 25 October 1890, p. 4



When inspected in 2012, there appeared to be no pumping station foundations visible in the area of the river at the end of the present day channel although the River's course would have altered over the years with flooding. The width of the river at this point is very narrow and the available platform of land for establishing equipment on the river bank is also very small and the adjacent embankment is very steep and high. A cut out through the embankment may have been used for equipment but there are no obvious foundations.

The original Irrigation Trust's pumping plant and weir was (by Government Regulation) supposed to be 800m further north up the river (at the bottom of Shanahan's, and top of Hobbs Road). There are no channels emerging from the site in that area. What was noted in the regulations as "Portion 2" of the irrigation scheme was for the Trust to take control of 10 chains (201m) of the river above the weir for pondage. There is no evidence of this having been enacted nor is there evidence of a weir nor channels as a component of Part 1 of the scheme.

Between the present day irrigation channel and the river is a small bluestone base for some unknown equipment or purpose and this is internally faced with a concrete render. Between this base and the river there is a man made channel in the earth and hewn through rock and this could either indicate a route for pipe work or it may be a backflow channel running back to the river. This back channel is not wide.

The main irrigation channel is of small width and depth ie about 1200mm at the west end and widens and deepens as it runs east.

Along Sewells Road where the channel crossed the road there is now no clear indication of the channels transit. According to Ward & Context Pty Ltd there is (supposedly) a visible section of this crossing however this has not been located. A photograph provided by Frances Overmars which shows the crossing also shows it as being now barely traceable.

After the setting up of the State Rivers and Water Supply Commission irrigation was shifted to the south east side of Werribee. Agriculture was moving from dairying to cropping. According to a Parliamentary paper and evidence given to an enquiry in the 1940s this was due to land owners primarily seeking better economic returns on the land.

The SRWSC installed a diversion dam on the Werribee at the present day Heaths Road at the west north west of the Werribee township in 1909. Further works were undertaken over the following decades in the Bacchus Marsh and Melton areas and at Cobbledick's Ford after 1947 with a supply channel across the top of the Tarneit and Truganina parishes to ensure continued supply to the Werribee farms³⁷. This work extended the availability of water for the agricultural channel system established as early as 1910 through the Hoppers Crossing area. These channels can be found on a variety of Parish Plans covering Tarneit, Werribee and Truganina.

In May 1921, the Werribee Shire Banner reported on a farmers meeting held at the Mechanics Institute where the topic under discussion was an increase in irrigation to the lands in Tarneit, Mambourin and Cocoroc. This discussion appears to be very much in alignment with the Council produced plan of the "proposed" irrigation works.

It is however unclear whether this was to be an extension to the agricultural channels established from 1910 by the SRWSC or independent from that system or in anyway related to the plan held by the State Library of the proposed extension to the irrigation of lands in Tarneit, Werribee and Mambourin.

³⁷ An analysis of the need for these works were commented on in "Werribee River and tributaries. Report on proposed reservoir at Cobbledick's Ford" / by T.A. Lang. State Rivers and Water Supply Commission.



This latter proposal was in the form of two earth channels one on Allot A Section 16 running north east to Leakes and Derrimut Roads while the other started on the west side of the River and ran south to Bulban Road at the Geelong - Melbourne rail line. Both these channels were dug as they can be seen in high resolution aerals although fast disappearing under housing.

Significance:

What is of Significant?

The irrigation channel found on what is now a portion of Allotment A, Section 16 Parish of Tarneit, is a segment of what was a longer irrigation channel directed in a north east direction toward a termination past the intersection of Derrimut and Leakes Road Tarneit. This alignment can be found on high resolution aerals.

It is unclear whether this channel is part of a Chaffey system and reused at a later date or in some way related to the proposed extension to the irrigation areas of Tarneit in a blueprint of undated origin said to be authored by the City of Werribee.

Either way there is little left of this channel which commences near the Werribee River through a section of narrow hewn stone to a small brick, bluestone and render lined box at the commencement of the earth channel. This box is not large and does not show signs of being an engineered structure. At the river there is no evidence of equipment or pipework to help date the works and the river is narrow with little area to establish anything other than a small plant or mobile pumping equipment. The narrowness of the river would also make plant prone to be washed away if there was a sudden surge in the river.

How is it of Significance?

The Channel is of local historical significance to the City of Wyndham.

Why is it of Significance

The remnant irrigation channel at Sewells Road was an attempt to irrigate lands in the Werribee District in the parish of Tarneit. While there are strong indications that it relates at least in part to a Chaffey System of irrigation its origins remains unresolved because of lack of documentary evidence. The remnant section of channel follows the 150 foot contour for a short distance before it has been filled in on the adjacent farm. It is associated with a bluestone base (for unknown equipment) and a back channel hewn through rock toward the river.

While the system is of local historical significance (Criterion A), its history as part of a short lived irrigation system and its low level of intactness indicates that it does not meet a threshold level sufficient to include the site in the Wyndham Planning Scheme.

Present Use: Disused

Current zoning: Urban Growth Zone although currently used for agricultural uses

Proposed Zone: residential

Proposed Use: Nil

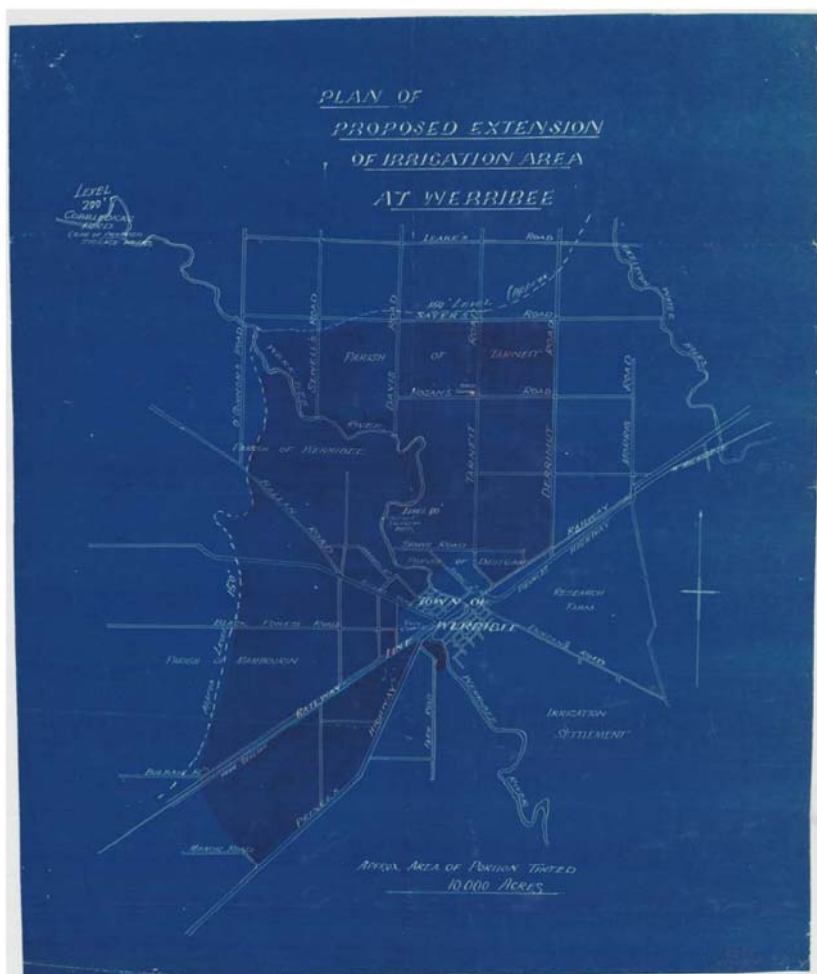
Retain within PSP? No

Management arrangement: supposed "Chaffey Channel & Pump base"

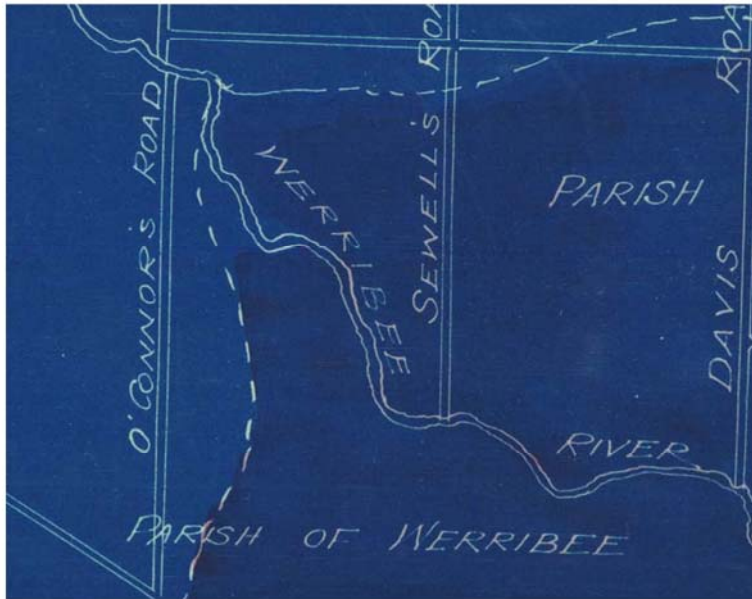
Nil

Proposed Works

Nil



Map of proposed extension of irrigation area C1920s? State Library of Victoria, attributed to the City of Werribee.



Extract from Blueprint Plan showing land below the 150ft contour to form land to be irrigated.



Wyndham Planning Scheme HO93

Name: *Wattle Park* farm

Address: Sewells Road, Tarneit



Wattle Park, heritage ALLIANCE, 2012.

Preliminary

This land was once a larger parcel which included all of the 1920s irrigation channel up to Sewells Road.

Additional Heritage Research:

The land was part of Allotment A of section XVI sold in August 1852 to P Donahue. The 1900 rates book for Werribee indicates the owner was Percy Chirnside of "The Manor" and the property is named as *Wattle Park* in the rate book. Donald Sewell leased the property around this time and this equates with a possible date for the timber house on the property. Sewell subsequently purchased this land and parcels of neighbouring land.

The older building appears to date from the mid Victorian period (circa 1870s) and relates to either Donahue or the first lessor of the land. Ward indicates that in 1888 Andrew (Percy) Chirnside owned the land and neighbouring parcels. Ward notes that the 1900 rates book is the first to mention a homestead but this is due to previous rates books not carrying that level of detail.

Description

Two buildings of interest are on the property, one a single storey 19th century brick and stone building with render faces ruled as random but squared ashlar. The sills to the windows are sandstone. The render coating appears to be a later change to the building although probably undertaken in the early period of its history. The building is ruinous and has outward leaning walls. The hipped slate roof has long since collapsed. The interior appears to be 4 main rooms with plaster finishes either side of a central corridor. This arrangement is one step up architecturally from the arrangement where the front door would otherwise lead directly into a parlour as was often the case with humbler cottages and earlier cottage forms. The floor is timber. According to Ward there was also a timber posted verandah in 1990 but this has long since collapsed.

A "smithy" area at the rear was also reported by Andrew Ward in 1990 to contain implements which have since been removed from the site.

A second timber building adjacent on the south side is a single storey asymmetrical weatherboarded house of the early 20th century (and probably 1900-1915). The building is roofed with corrugated iron and surrounded on two sides by a verandah. The interior has not been inspected. To the rear of this house is a circular well now filled in.



Significance:

What is of Significance?

The site contains two houses related to the early periods of settlement, one a bluestone and brick building possible constructed by the 1870s and a second timber building constructed around the 1900-15 period.

The land was first owned by P Donahue in 1858 but even before the turn of the 20th century the land had been transferred to Percy Chirnside. Donald Sewell became a leasee of the land around this time and by 1920 owned this and a number of other properties. The timber house was most likely built for Sewell. The earlier house may have been built by Donahue.

How is it of Significance?

The houses found on the land formerly allotment A of Section 16, are of historical significance in the development of the City of Wyndham.

Why is it of Significance?

The two houses are of historical significance in their associations with early farming and the earliest development of the land in the parish of Tarneit (Criterion A). While the houses are derelict and ruinous, they along with other features such as low drystone walls and the disused well, allow an interpretation of life during a period of early farming in the area. The older bluestone house is one of the handful of early bluestone farmhouses which remain in Wyndham and is rare for that reason (Criterion B) although it is highly ruinous.

Present Use: Nil use of the two earliest buildings, surrounding land is used for agriculture.

Current zoning: UGZ

Proposed Zone: Residential

Proposed Use: Nil

Retain within PSP? Yes

Management arrangement:

The earliest building is in a state of near collapse (and possibly the worst situation of any of the ruins studied in the area).

The bluestone and brick building is not salvageable and will disintegrate within the next 10 years. It should be allowed to collapse or to have some controlled demolition to reduce the collapse risk.

The timber house is derelict and in need of substantial repair which is not likely to happen in its current circumstance. If it is allowed to be removed or demolished then it might be recorded along with the bluestone house ruin and former well.

Proposed Works

(Subject to a permit) Reduce the ruinous bluestone building to remove any public danger (if and when public danger exists).

Retain the other structures until there is some other proposal for the use of the land.

Record the site and any other structures hidden by overgrowth.



Wyndham Planning Scheme HO119

Name: Skeleton Creek Water Holes and Government access road

Address: North side off Leakes Road Tarneit and Truganina



Skeleton Creek looking south west from Truganina to Tarneit, heritage ALLIANCE, 2012

Preliminary

This land is to be associated with HOs for Mulberry Trees, the so called "Leake's Cellars" and the Stone Base of a Building.

There is another stock yard site further to the catalogued on the Heritage Inventory as H7822-0139 "Stockyard". This site is roughly a square shape bounded by drystone walling on the east bank of the Skeleton Creek. This (Stockyard) site has been granted an approval under the Heritage Act for its removal or destruction. The proposed Tarneit and west rail-line is proposed to go close by (via a bridge).

The stone building base catalogued on the Heritage Inventory as H7822-0138 may be unaffected by the proposed works in this area.

The structure will then be protected by either its inclusion in a greater local heritage overlay covering the creek and the Cellars on the west bank.

Additional Heritage Research:

A small amount of research was undertaken in 2010-11 and this indicated the site was reserved as early as July 1869 (not 1916 as reported) as a stock watering hole and that status has never been rescinded. The access from Woods Road to the east is also a Crown road reserve.

Lands around the water hole were held by John Robertson and mostly sold off in 1905 after his death³⁸. Other land was owned by George Eades (lower south east along the Creek), and when he put his land up for sale in 1877, he sold his land with some improvements including fencing and a "substantial stone wall" the base of which is likely to be the square-ish wall identified on the Heritage Inventory as H7822-0139. He also sold horses, agricultural machinery, household goods and "a lot of articles too numerous to mention". Oddly there is no mention of a house. Eades land was sold to William Leake and then it was re-sold at an auction of A & W Leake's land holdings in May 1888.

The land above Eades containing the Crown stock reserve was put up for sale in January 1867 by William Orr who continued with a series of advertisements over a number of years identifying the land as

³⁸ Subdivisional sale, the Truganina Stud Farm, the property of the late Mr John Robertson, situated in the parishes of Truganina and Tarneit, about 16 miles from Melbourne [cartographic material], 1905. State Library of Victoria.



'opposite the productive farm and vineyard of Colin Campbell'. Eventually the land was auctioned in December 1869 by Messrs Nutt & Murphy but in the mean time Alexander Orr (the owner) had also taken out an advertisement describing the land as "maiden" and not identifying any improvements. The land was described in advertisements as being suitable for a vineyard' and "137 acres of fine arable and pasture land".

A newspaper report of December 1868 indicated that Colin Campbell had been actively creating a broad water in this area for agricultural use by partially filling the deep reserve waterhole (although this brought some ire from other users of the water holes).³⁹

Description

Crown (Un-named) access road

This Crown road reserve running from Woods Road to the site has allowed open access by graziers to the water holes since 1869 although for the first 600 m it is now not obvious that a government road exists and this land has long been incorporated into the land used for farming. The Crown land is inalienable so its existence can only be extinguished by a formal closure of the road.

For the first half the road reserve is devoid of low drystone walling although they are shown on maps of 1930. According to local information this stonewalling was removed when a pipeline was installed.

For the second half (>600m) being the reserve closest to the waterhole, the drystone walls either side are more visible although almost all are now overgrown with boxthorn.

The road reserve is 1 chain wide (approx 20.100m) with an approximate length of 1,260m.

Waterholes

The Crown Reserve set aside in 1869 for stock watering is 5 acre 3 roods 16 perch with the north side of 5.6 chains, the east boundary of 10 chains and the south boundary of 7 chains being a polygon with regular sides of approximately 112.660m x 201.170m x 140.820m.

This does not incorporate all of the area of the creek which is of interest, just the main deep lagoon. The creek becomes shallower and the retention of water in this basin is in part assisted by the construction of the drystone walling some of which bifurcates the water holes.

The deepest waterhole is bounded on the eastside by rocky overhangs of 3-4m high.

Significance:

Note: This has been adopted from the Context report of 2012 with updates bolded.

What is of Significance?

The municipal waterholes located at the confluence of Dry Creek and Skeleton Creek, as well as the ruins and footings of a small building, associated drystone walls and the unmade access roadway from Woods Road are all significant elements of the place. The water reserve was formally gazetted in 1869, but has an historical tradition of use by first the overlanders in the 1830s and 1840s, and later as a large stock watering point for local farmers and pastoralists in the latter half of the nineteenth century. The site is in good condition and retains a high degree of integrity. It is known that Colin Campbell on the Tarneit side and George Eades on the Truganina side, both original freehold title purchasers, made use of the available resources to establish their farms in the earliest period of agriculture in Werribee. Campbell is also known to have been actively attempting to create a broad body of water in this area for agricultural use

How is it of Significance?

The Municipal water holes are of historical significance to the City of Wyndham.

³⁹ The Bacchus Marsh Express, Saturday 12 December 1868, p.3.



Why is it of Significance?

The Municipal water holes along with associated drystone walls, the access road, the foundations and bases to long demolished buildings and associated landscape elements which define and subdivide the land, are of historical significance as a collection of archaeologically important elements of the early farming and pastoral landscape of the parishes of Tarneit and Truganina. (Criterion A).

The "Skeleton Water Holes Creek" as it was originally named, was a well known feature in the area and was often used as a reference point in advertisements for land sales in the 19th century. The waterholes were considered to be assets to nearby farmers and "never-dry" and hence the creeks formal reservation as a stock watering place in 1869. The waterholes and the Creek are significant as the spine of what is recognizable as a late 19th and early 20th century cultural landscape of farming practices running northward from Leake's Road to Boundary Road and including its tributary Dry Creek which runs north west from the waterholes (Criteria B & D). The lower part of Skeleton Creek has been surrounded by housing in the period since 2000.

Present Use: Occasional Stock watering

Current zoning: Rural Conservation Zone, Floodway zone and Urban Growth Zone although currently used for agricultural uses (RCZ, PUZ6 & UGZ) plus PUZ1,

Proposed Zone: recreational reserve incorporating floodway zone of 200m wide +/- 50m.

Proposed Use: passive recreation, landscape

Retain within PSP? Yes

Management arrangement: Water Holes & Creek Bed

Retain the waterhole as a Crown Reserve although this could become expanded as a heritage overlay and as part of a linear creek easement. It should be considered as a cultural landscape relating to both pre and post contact use and that landscape stretching from the north on Doherty's Road to Leake's Road.

The landscape easement should be a minimum 200-metre wide buffer either side and centered along the Skeleton and Dry Creeks. The Aboriginal Acts covering archaeology require permits for disturbances within 200m of a creek. Some archaeological stone scatters have been found in the area of the Cellars (south side) and around the Mulberry Trees and construction works for pathways and boardwalks will require permits under the Aboriginal Heritage Act 2006.

Skeleton Creek has been considered for use as a retarding basin but this should only be considered if the impact does not flood the area. While there have been seasonal variations with water levels, any retarding basin should not create a permanent flood in this portion of the Creek. The drystone walls along the middle of the creek alignment should remain visible.

No bridges or roadways should cross this portion of the creek. While it is understood that a Regional Rail link will cross the creek just south of the registered sites (and this will have a high visual impact on the landscape) no other road bridges should be considered as this will destroy the cultural landscape of the area and any roads should be terminated away from the creek banks.

Proposed Works Water Holes & Creek Bed

Remove post and wire fencing running through the area, restack fallen stone from a series of drystone walls running toward and through the waterhole which create a basin for the water.

Remove boxthorn throughout the area and stabilize with native grasses.

Restack drystone walls where rock has fallen but do not create new walls.

Management arrangement: Access Road

Retain the access roadway for historical reasons as a low intensity vehicle laneway allowing traffic in the first 600m and pedestrian pathway in the final 600m where it reaches the waterholes.



Proposed Works: Crown Access Road

Remove fencing, rubbish and boxthorn throughout the area and stabilize with native grasses.

Restack the linear drystone walls where rock has fallen and realign throughout the final 600m of the access.

Flatten out and regrade land associated with the road reserve.

The initial length of the road reserve from Woods Road will be affected by the Regional Rail link (thereby shortening it). The portion remaining with no stone walls should be retained on its current alignment and used as an access way (Service Road) rather than being fully upgraded to a wide road.





HO? Heritage Inventory No H7822-0138

Name: Early Bluestone Hut and Yard. (Base of Bluestone building)
Address: north off Leakes Road, Truganina (east side of Skeleton Creek)
S 37 49.940
E144 42.258



Early Bluestone Hut and Yard, heritage ALLIANCE 2012.

Preliminary

The site on the east side of Skeleton Creek approx 200m south of the Water Reserve.

Additional Heritage Research:

The land was originally sold to G Eades in May 1854 as Allotment 1 of Section XV Parish of Tarneit. Eades developed the land as a farm but by 1877 he had decided to sell up and took out advertisements in the Argus for the sale of the "well fenced" property "with a substantial stone wall"⁴⁰. Also listed were stock, agricultural implements and household effects but oddly a house was not mentioned. This ruin appears to be the base of a hut or house although some distance from the substantial stone wall area which is now just a basecourse of stone.

Description

A bluestone base to a small hut of approximately 5.3m x 3.8m set on the east slope of Skeleton Creek. The base is between 300mm and 600mm high on two sides and over 1.4m high on a third side in random bluestone. Its use is not evident.

The "yard" (Heritage Inventory HI7822-0139) said to be near the hut is further to the south and is probably the drystone walled area referred to in an advertisement taken out by Eade when he was putting the land to auction. Given that Eade referred to it as a substantial wall it was probably much higher than the basecourse left behind and most of the stone has probably been robbed for other purposes. This wall area is now hidden by boxthorn.

Significance:

What is of significance

The ruin is part of a small collection of elements including a stonewalled yard further down the creek along with the creek itself which define the context of this land first farmed by George Eade. Eade left

⁴⁰ The Argus Melbourne, 10 March 1877, p3.



the district in the 1870s, selling up his land holdings at auction in 1877 after earlier attempts to sell the land through sale. At the 1877 auction he sold up all his possessions and stock including agricultural implements and household articles. It would appear that Leake who owned land (called the Three Corner) on the other side of what is known as Leakes Road purchased the land and added to what became a growing collection of land parcels which were re-sold after his death in the 1887-1888 period.

How is it of Significance

The ruin is of historic significance to the City of Werribee.

Why is it of Significance

The ruin located above Leakes Road and alongside Skeleton Creek on what was land purchased by George Eade is associated with the early settlement of the land after the first Crown Land sales throughout the 1850s (Criterion A). Newspaper reports of the 1870s indicate it was associated with another structure further south which was a high walled stone yard but is now just an outline of base stone.

Present Use: Nil

Current zoning: Rural Conservation Zone, Floodway zone and Urban Growth Zone although the area is currently used for agriculture (RCZ, PUZ6 & UGZ),

Proposed Zone: recreational reserve incorporating the existing floodway zone of 200m wide +/- 50m.

Proposed Use: Nil / Use passive recreation as part of a flood zone and

Retain within PSP? Yes

Note: Although the City of Wyndham determined during the C86 process to remove the proposed Heritage Overlay there is no reason to do so. The site will remain in the Heritage Inventory and subject to the Heritage Act 1995 and the land will not be developed for housing as it lies in a Floodway Zone.

As the site is part of a creek conservation and floodway zone there is no real reason to remove the HO status and there will be no development pressure in this area.

As the land is likely to be taken up by a 200m wide creek conservation zone there will also be no future development pressure in the immediate vicinity.

Management arrangement:

Retain the site within a waterway conservation and flood zone.

Proposed Works

Remove contemporary post and wire fencing running through the area, remove boxthorn but otherwise do no special work on the area.

Backfill the area of the base with stabilized gravel after reinstating some sections of the bluestone walling to assist the retention of the gravel. Stabilised gravel should be used to assist the stabilization of the bluestone walling itself by using it in a fluid form at the back of the wall, allowing it to flow into the rear of the dry stonework but should not be of a fluidity that it flows through to the front face of the stone which would make it appear as if the stone is mortared.



Wyndham Planning Scheme HO? Heritage Inventory No H7822-0140

Name: Itinerants Cave
Address: off 690 Derrimut Road, Tarneit
S 37 49.737
E 144 42.237



Cave in Dry Creek embankment, heritage ALLIANCE, 2012

Preliminary

This land is to be associated with the Heritage Overlays for the Moss House, Mulberry Trees, Leakes Cellars, Stone Base of Building and Skeleton Creek Water Reserve.

The site is in the west embankment of Dry Creek north west of the confluence of the Dry and Skeleton Creeks and formed by a hollow between a group of boulders.

The site should be formally associated with any heritage overlay for the Moss House.

Additional Heritage Research:

The land was originally sold to E. Duckett in January 1854, but was subsequently sold to John Robertson and was amongst the parcels of land sold out of his estate in 1905. It would appear that Edward Duckett was something of a land speculator who sold land from his premises "York Cottage" off Little Bourke Street West. At various times over the 1850s period he had land for sale in parts of the Port Phillip District including Tarneit, Tullamarine and Mulgrave. In April 1854 he was selling ten acre farmland allotments in Tarneit⁴¹ from a total holding of some 750 acres he had acquired but it is unlikely such a proposition was taken up given the farming conditions in the Werribee plains being more suited to broad acre pastoralism. It is unlikely that he had a house built, it is more likely he bought this land in order to subdivide and resell it as farm(lets). (See also the citation for the Doherty House also located on land purchased and sold by Duckett).

Description

A recess between large boulders creating a cave of approx 2.7m x 1.1m high at the opening and approx 2.8m deep.

The floor is earth. Vent holes in the ceiling of the cave are in reality spaces cut through the earth between the boulder faces.

Significance:

What is Significant?

⁴¹ The Argus Melbourne, 18 April 1854, p3.



The Itinerant's cave located on the west bank of Skeleton Creek, east of the farmstead at 690 Derrimut Road Tarneit is a natural structure and was utilized by people 'on the tramp' in the 1930s depression. The physical evidence of this use survives in the form of the smoke blackened interiors, ventilation holes cut into the roof of the cave.

How is it Significant?

The Itinerant's cave is of historical significance to the City of Wyndham

Why is it Significant?

The Itinerant's cave located on the west bank of Skeleton Creek is an extremely rare surviving example of a natural landform feature which was used for sheltering itinerants and those 'on the tramp' as a result of Government policy regarding sustenance in the years of the Great Depression (1930s). (Criteria A & B)

The site provides clear evidence of periodic inhabitation, and there is a strong oral tradition which illustrates the importance of this site to the community of Tarneit and Truganina which is supported by local oral history. (Criterion G)

Present Use: Nil

Current zoning: Rural Conservation Zone, Floodway zone and Urban Growth Zone although the area to the west is currently used for agricultural uses (RCZ, PUZ6 & UGZ),

Proposed Zone: recreational reserve incorporating the existing floodway zone of 200m wide +/- 50m.

Proposed Use: Nil, part of a passive recreation area along the creek.

Retain within PSP? Yes

Management arrangement:

Retain the cave without any real modification; introduce natural plantings in the area. The site may be interpreted but this is not entirely necessary.

Recreational use of the land (for example a bike path) may pass close to the site (on the west) but would be 10-20m away from the cave.

Proposed Works

Remove post and wire fencing running through the area, remove boxthorn but otherwise do no special work on the area.

Consider the use of planting within the cave to resist its reuse.



Wyndham Planning Scheme HO?

Name: Moss House

Address: off 690 Derrimut Road, Tarneit

No picture

Preliminary

The house is set back from the road by approximately 500m from Derrimut Road.

It is proposed by Context Pty Ltd that significance should be attached to the site by the wave of farming by smaller land holders. The site was most likely sold as a smaller land holding in the 1905 auction and if the house was original to this site then it is likely to date to that post 1900 settlement period.

Context Pty Ltd identifies the house as being brought to the site and if this is correct then it is difficult to sustain the nexus of historic importance that might be attributed to it.

Additional Heritage Research:

The land was originally sold to E. Duckett in January 1854, but was subsequently sold to John Robertson and was amongst the parcels of land sold out of his estate in 1905. Edward Duckett was something of a land speculator who sold land from his premises "York Cottage" off Little Bourke Street West. At various times over the 1850s period he had land for sale in various parts of the Port Phillip District including Tarneit, Tullamarine and Mulgrave. In April 1854 he was selling ten acre farmland allotments in Tarneit⁴² from a total holding of some 750 acres but it is unlikely such a proposition was taken up given the farming conditions which were more suitable to broad acre pastoralism.

The Itinerants Cave is across a small paddock at the rear of the house.

Description

The house is a timber, single storey double fronted symmetrical structure with metal roof and originally had just a front verandah under a bull nosed verandah. Its original features are two double hung sash windows. A long bull nosed verandah has now been added to the north side of the house, somewhat subverting the understanding of the original house.

Significance:

(As proposed by Context Pty Ltd).

What is Significant?

The double fronted weatherboard cottage located at 690 Derrimut Road is believed to have been moved to this location in the 1920s, by A. Morton Begg as his farmhouse. The location from which it is moved is not known. The cottage is surrounded by a traditional early twentieth century planting of Sugar Gums. The condition and integrity of the place is not confirmed, but appears to be fair.

How is it Significant?

The cottage and Sugar Gums at 690 Derrimut Road are of historic significance to the City of Wyndham.

Why is it Significant?

The cottage and Sugar Gums at 690 Derrimut Road are of historic significance as they represent a changing land use pattern, associated with closer settlement immediately after World War One. (Criterion A)

The relocation of the house to the site also is of historic interest as it illustrates the way in which the new wave of closer settlement farmers adapted to life on the land, and the problem of constructing residences, often with little money. (Criterion A)

⁴² The Argus Melbourne, 18 April 1854, p3.



Present Use: Farm House
Current zoning: Urban Growth Zone

Proposed Zone: Residential
Proposed Use: Nil, it is not proposed to include this site in the heritage overlay.

Retain within PSP? No

Management arrangement:

It is not proposed to include this site in the heritage overlay, there is insufficient connection between the building and the known development of the land unless the house was constructed on this site after the land sale of 1905.

Proposed Works

Nil



Wyndham Planning Scheme no HO

Name: 'Glen Alvie'

Address: 1245 Sayers Rd, Tarneit



Glen Alvie, Sayers Road. 2012.

Preliminary

This timber house is visible from Sayers Road. It is reported in the 1997 Context Pty Ltd report as being moved to the site. It was mis-located in that report as being on Allotment A1 of Section VIII. Its general appearance is late Victorian although it was modified when it was moved in 1923.

Additional Heritage Research:

The house is on Allotment A of Section XVI, being land first owned by P Donahue in July 1852. This land was subsequently owned (around 1900) by Percy Chirnside. The land then came to be acquired around 1904 by McKenzie brothers, Alex and Ken.

According to Jessie Squires⁴³ the house now on Sayers Road (known as Glen Alvie) is an assembly of two buildings forming a larger house and these had been previously located further west near the Werribee River just a short distance away. The two were amalgamated in 1920 with the main frontage facing Sayers Road and an extension added on the south end. Other buildings on the property were timber structures housing draught and light horses as well as stys for pigs. Oats and hay were grown on the property as well as a small number of animals, sheep and dairy cows amongst them. Reports to Parliament around this period indicated a transition from dairy cattle to crops, in part due to commodity price differences which made one more form of farming more valued. Irrigation to these areas by The State Rivers and Water Supply Commission were in part responsible for this and around 1928, the Council itself set up an irrigation scheme just south of this site. The proximity of the river has helped maintain a long term regime of crops over animal husbandry in this part of the municipality. In 1937 the land was sold to Edwin Rowe.

Sayers Road was opened to this location in 1910.⁴⁴ Even so, it was for a long time just a dirt track but in part explains the present day location of the house set just back from the road reserve.

Description

The house is a timber, single storey structure with hipped metal roof. It has a verandah facing onto the internal road. The building still has the general appearance of a late Victorian building with a scale typical of the period, a typical hipped roof form, and double hung sash windows.

The simple brick chimneys are the result of their rebuilding in 1920 as is some of the detail added at that period ie a front door in a 1920s style was added after the move.

⁴³ Daughter of the owners from 1916.

⁴⁴Handwritten note on the Tarneit Parish Plan and Government Gazette.P3708, 1910.



Significance:

What is Significant?

The timber farmhouse house at 1245 Sayers Road, Tarneit.

How is it Significant?

The timber farmhouse known as Glen Alvie is of historic significance to the City of Wyndham.

Why is it Significant?

The house at 1245 Sayers Road is an early farmhouse constructed around 1920 from two other houses which were occupied by Alex and Ken McKenzie who had purchased the land (as a subdivided portion) from Percy Chirnside. Chirnside had acquired this land as part of a larger parcel originally purchased in the crown land sales of 1852 by P. Donohue. The original house established on this larger tract of land (432 acres) was the early stone farm house known as 'Wattle Park'. The site is therefore significant for a continuity of agriculture from its original settlement and the house itself can be traced back to the earliest days of farming. (Criterion A)

The relocation of the house to the site also is of historic interest as it illustrates the way in which the new wave of closer settlement farmers broke down larger parcels of land into manageable segments although these small parcels proved difficult to sustain.

Present Use: Farm House

Current zoning: Urban Growth Zone

Proposed Zone: Residential

Proposed Use: Residential.

Retain within PSP? Yes

Management arrangement:

It is proposed that this site should be included in the heritage overlay, there now appears to be sufficient connection between the building and the known development of the land to make a case for inclusion as part of the early days of farming and closer settlement of the land.

Proposed Works

Nil



APPENDIX C – ASSESSMENT OF DRY STONE WALLS

Background

From the 1850s, farming practices in the western region have included using local stone for the construction of dry stone walls. A dry stone wall is defined as a wall built of stone without mortar or cement (astoneuponastone.com). They were built for a range of purposes including marking property boundaries, building stock enclosures, house enclosures, garden walls, dam walls and wells. Dry stone walls remain as a distinctive feature within the rural landscape across the western plains of Victoria, including throughout City of Wyndham.

This report identifies the dry stone walls seen while in the field for the Wyndham North area, and provides guidelines as to how these walls may be considered in future development.

This report is not comprehensive and is based only on what was seen during field visits, often from the public realm but also from within some accessed sites.

Brief history of dry stone walls in the Wyndham North region

The website, A Stone upon a Stone as affiliated with the Dry Stone Wall Association of Australia, describes the dry stone wall story as such:

"Dry stone walling in Australia emerged in the mid 1800's in areas where a proliferation of stone in the geological landscape necessitated a clearing of the land. Although built as the most economic form of fencing, specific historical associations can also be made with particular landowners as so often the style of wall also reflects the status of its builder. Constructed by both Anglo Celtic and European Migrants the walls are historically and culturally significant, standing as testimony to a time when artisan skills portrayed the patterns of our early settlement. Albeit agrarian and connected with grazing as the chief rural industry, their aesthetic qualities and strong sculptural forms create visual definitions and picturesque qualities that allude to romantic traces of ruins to the landscape."

For the purposes of this study, reference has been made to work previously undertaken by Gary Vines, archaeologist historian, in his book *Built to Last*, 1990, which provides a historical and archaeological survey of Dry Stone Walls in Melbourne's Western Region; and to work by Josie Black and Andrew Miller for the Corangmaite Arts Council, *If these walls could talk*, 1995, which provides some useful comparison work between areas in the Western Region including this study area. In addition some discussion has occurred with the Shire of Melton who has undertaken a survey of dry stone walls across that municipality. The survey for Shire of Melton was not available as a public document at the time of writing this report.

Dry stone walls are important to Melbourne's Western Region, including Wyndham North, as a distinct feature in a rural landscape. In 1990 Vines undertook an initial survey of the broader western region and concluded that:

"Dry stone walls form part of the special landscape characteristics of Melbourne's Western Region. They are historically important for their link with the early settlement of the district and the development of grazing as the chief rural industry..."

Stone walls were built as the most economic form of fencing in areas with abundant stone and distant from sources of timber...

Most of the walls in the region were built between the 1850s, when most of the land was opened for sale, and the 1880s...

The walls of Melbourne's Western Region are...one of the most characteristic features of the environment of the region adding interest to the landscape..." (p35)



It is noted that the extent of dry stone walling is high in the parishes of Tarneit and Truganina, west of and including Woods Road, with a dense amount of boundary walls running for various lengths along roadsides, as well as shorter length walls within the property boundaries. Vines described Truganina as:

one of the richest areas for dry stone walls with a wide variety of boundary walls, house walls and small enclosures...the general high density of walls in the area make this a particularly interesting landscape (p23).

Black and Miller also write about the Kelior-Werribee Plains and note that *"the richest localities for dry stone walls are in the Truganina/Mt Cottrell and the Mt Kororoit areas. Both of these localities feature low volcanic cones with a creek running at their foot – Skeleton Creek in the case of the Truganina district."* (p58)

Types of dry stone walls

In the documents viewed for this report, it is noted that a number of different types of dry stone walls exist across the Victorian Western Region, including walls that are all stone and walls that include posts with wire or rail.

It was observed that the dry stone walls in the study area are simply a triangular arrangement of stones up to 1m high and predominately include split timber posts with wire above. In some instances boxthorn hedges or peppercorn trees are associated with the walls. Other examples in the study area may also exist.

Existing threats to dry stone walls

New growth areas are threatening the dry stone wall landscape of the western region. A goal of the project *A Stone upon a Stone* website was to *"address the pressing need to capture and tell the dry stone story before time and urban development takes its toll"*

It was also noted during our site visits some dry stone walls appear to be less intact than others, especially along roadsides. This could be due to deterioration of walls on rural properties as they become no longer necessary for farming purposes, theft of rocks by the public and demolition of walls for the purposes of development including new driveways to rural properties or new gates in a fence.

A greater level of public appreciation of the importance of the dry stone walls is required, including amongst developers of new urban subdivisions.

Statutory Protection of Dry Stone Walls in City of Wyndham

Clause 52.37 Post Boxes and Dry Stone Walls

Amendment C86 to the Wyndham Planning Scheme proposes to introduce 94 sites in the Heritage Overlay. Following consideration of submissions to this amendment a Panel Report was delivered in August 2009. In that report it recommended:

"...that the schedule to Clause 52.37 (Post Boxes and Dry Stone Walls) be amended to include a requirement to demolish, remove or alter a dry stone wall constructed in Wyndham before 1940. We have made this recommendation following advice Council received from the Department of Planning and Community Development (DPCD) that such an approach is appropriate. In the meantime, Council will need to undertake a comprehensive survey of all dry stone walls in the municipality."

At the time of writing this report, the schedule to Clause 52.37 remains unmarked and no comprehensive survey has occurred.



Clause 43.01 – Heritage Overlay

A Heritage Overlay (HO) provides a more specific level of protection to dry stone walls and requires that a Statement of Significance be prepared for each heritage place – be it an individual wall or a series of walls associated with a larger homestead or farm. When a place including dry stone walls is included in the Heritage Overlay, the description of that heritage place should include dry stone walls in its description to ensure there is no doubt that they are included in the protection of the larger area.

Clause 22 – Local Policy Planning Framework

The Clause 22.12 – Heritage Conservation Policy provides a policy basis and objectives to be met in regard to heritage places. There is currently no mention of dry stone walls in this policy although they are included in the term “heritage place”, nor is there a dry stone wall policy in the scheme.

ASSESSMENT CRITERIA

It is important to note that overall every dry stone wall in the Wyndham North area is considered to be significant because as a collective they provide a tangible reminder of the farming practices undertaken in this region. The walls mark a distinctive part of the western region landscape, are aesthetic in appearance and represent the natural materials from this region.

Observations by the study team allowed certain conclusions to be made about each dry stone wall that was viewed in the field, such as its length, whether it was a roadside wall, or an internal wall used to contain stock or around a garden boundary.

The basis of the assessment for each wall used criteria as described below. This is based on the criteria used by Planning Collaborative (Vic) Pty Ltd in their assessment of dry stone walls in the Melton district, as well as criteria used by Gary Vines in *Built to Last*, 1990.

Note: No comparative analysis for dry stone walls has occurred as a part of this study.

A brief investigation of the general condition of walls has occurred but a detailed investigation has not been undertaken. A listing of wall locations and general conditions is appended.

In assessing dry stone walls the following were considered:

- Location and approximate length
- Height, approximate, and largely using Vines criteria sheets for guidance.
- Original purpose if known.
- Whether the walls are a part of a larger complex.
- Whether the walls are within a landscape area, especially if within a proposed public open space area.



Summary

It is recommended that a further comprehensive survey be undertaken for this area given its rich and significant context for dry stone walls.

The application of Clause 52.37 should be applied by City of Wyndham to ensure the appropriate management of all dry stone walls in the short term. Triggering Clause 52.37 provides Council with the ability to be able to consider any modifications to each dry stone wall on a case by case basis.

It is considered appropriate that the retention of dry stone walls should be addressed in any PSP prepared for areas 1088-1091 with a view to the retention of as many as possible. Guidelines should be considered for inclusion within the Schedule to the Urban Growth Zone.

It is recommended that minimal modification is to occur to the following walls:

- Skeleton Creek / Dry Creek; all dry stone walls located along the banks of these creeks
- Walls surrounding, and within, the Roberstons Farm complex (HO28).

For all other dry stone walls, retention is desirable to enable a link to the history of the rural origins of the PSP.

A greater level of public appreciation of the importance of the dry stone walls is required including developers of new urban subdivisions. Education in regard to the most appropriate ways to rebuild the walls is also required, with references to the Dry Walling Association to allow for access to qualified dry stone wallers.

BIBLIOGRAPHY

Black, J & Miller A, 1995, *If these walls could talk, Report of the Corangamite Dry Stone Walls Conservation Project*, Corangamite Arts Council Inc, Terang

Vines, G, 1990, *Built to Last: An Historical and Archaeological Survey of Dry Stone Walls in Melbourne's Western Region*, Melbourne's Living Museum of the West, Melbourne

Websites:

A Stone upon a Stone website: <http://www.astoneuponastone.com/dsstory.html>

Melton City Council website: Living Experience – Sculpture and Driving Trail
http://www.melton.vic.gov.au/Page/page.asp?Page_Id=724&h=1



APPENDIX D – TABLE OF DRY STONE WALLS IDENTIFIED IN THE WYNDHAM NORTH GROWTH AREA

* Note – this table only includes observed dry stone walls. Others may exist in the study area.

PSP1088

Location	Purpose	Condition
Dohertys Road, surrounding Dam (HO35)	The dam is defined by the dry stone wall, creating a kidney shaped bowl.	Walls are consistent with no intrusions.

PSP1089

Location	Purpose	Condition
Dohertys Road, north and south sides	The dry stone walls are associated with Doherty's Farm and consist of a number of sections forming an inner compound 48m x 105m. Further walls beyond within a plowed field	Boundary walls along both sides of the road with no intrusions. Internal garden dry stone walls and paddock walls uninterrupted.
Dry Creek, both sides, between Dohertys and Tarneit Roads.	The dry stone walls in the Dry Creek area were built by W & P Gardene and are all considered to be of high heritage significance. All are highly likely to have been built in the 1850s-60s period	Excellent.

PSP1090

Location	Purpose	Condition
Woods Road	Roadside walls between Boundary Road and Dohertys Road, east of Woods Road Roadside walls between Dohertys Road and Leakes Road, east of Woods Road	Low drystone wall, approx. 600mm high with breaks in the south east where land has been cleared. Note –The west side is more deteriorated and includes a number of breaks in the wall for gateways to property. Low drystone wall less intact than the section north of Dohertys Road. The wall on the east side is very low.
Boundary Road	Roadside walls between the edge of PSP1090 and Woods Road, north and south sides.	Drystone wall, approx. 800mm high with few breaks.



Derrimut Road	Between Boundary Road and Doherty Road east and west sides of Derrimut Road	Dry stone wall, approx 750mm high to the east of Derrimut Road, particularly on the land parcel which contains HO28, Robertson Farm.
Skeleton Creek/creek beds	Between Boundary Road and Leakes Road. The section north of Dohertys Road was not viewed as a part of this Strategy, but taken from the citation sheets of Vines, <i>Built to Last</i> .	A long dry stone wall runs along the creek bed to the south of the junction with Dry Creek, east of Derrimut Road and south of Dohertys Road. Another dry stone wall runs along the creek bed to the north of the junction with Dry Creek to the east of Derrimut Road and north of Dohertys Road.
Skeleton Creek reserve (HO119) Along Crown Reserve leading in from Woods Road toward ruins at Skeleton Creek	A complex of drystone walls running toward the Creek with a major north-south wall running southward through the Creek, dividing the waterhole in two parcels. There are some drystone walls running east - west into the creek around the stock waterhole and in particular the drystone walls each side of the government road reserve for the 600m east of the waterholes.	Consistent wall, surrounded by boxthorn hedges.
Leakes Road	Between and Woods Road and Derrimut Road, north side	Low dry stone wall consistently runs along the north side from Woods Road to roadworks before Skeleton Creek. The wall then continues beyond the roadworks for a short period. Note – most dry stone walls have been demolished from the south side. Some low stone walls exist from Skeleton Creek to Derrimut Road
Robertsons Farm (HO28)	A group of stone walls defining the farm allotment which created Robertson's Farm (Derrimut Road west boundary, north boundary, south boundary and internal homestead stone boundaries (a near square polygon of 155 x 155m)	Consistent with few breaks.



Woods Road, east and west sides	Boundary fences running along the roadside north of Dohertys Road.	For the northern half of this length of Woods Road there are consistent boundary walls on the east side. The west side is more deteriorated and includes a number of breaks in the wall for gateways to property. For the southern half there are no walls on the west and deteriorated walls on the west.
	Boundary fences running along the roadside south of Dohertys Road	On the west side the boundary wall includes large sections that have been demolished. The wall on the east is more consistent but also has parts that have been demolished. The wall is very low.
	Boundary fences running along the roadside, around ARP Hall	Consistent boundary wall runs along Dohertys Road but not including the intersection with Woods Road, around the ARP Hall site.
	Former church site	No wall could be viewed at this site.
Boundary Road	Boundary fences running along the roadside on the north side of the road.	Consistent boundary walls along the road with few breaks.
Skeleton Creek	A long dry stone wall runs along the creek bed to the south of the junction with Dry Creek., west of Derrimut Road and south of Dohertys Road.	Consistent for long stretches along the creek bed.
	Another dry stone wall runs along the creek bed to the north of the junction with Dry Creek to the west of Derrimut Road and north of Dohertys Road.	This wall was not viewed as a part of this report but should be included as a wall within the study area. Vines, 1990, recorded this wall as significant. The "dry stone walls" are listed in the description for HO119. It is presumed this includes the walls leading to the site from Woods Road and not those on the creek bed. The description in the HO should be altered to clarify this.
Along Crown Reserve leading in from Woods Road toward ruins at Skeleton Creek	Lining old crown reserve	Consistent wall, surrounded by boxthorn hedges.



Leakes Road	Boundary wall on the north side of Leakes Road.	Consistent with few breaks.
Robertsons Farm (HO28)	Boundary wall outlining the original farmstead building. Currently located away from the road.	Consistent with few breaks. The stone wall enclosing the site is specifically listed in HO28. All other items within that wall are protected; this description is sufficient.

PSP1091

Location	Purpose	Condition
Wattle Park (HO93)	Internal walls providing stock enclosures	Consistent wall with few breaks. Possibly an all stone wall??
Hogans House (HO62)	A possible boundary wall sits adjacent to the ruins of a farmstead	Wall is collapsing and are surrounded by Peppercorn trees



DRY STONE WALLS IDENTIFIED IN THE FIELD

Locations and conditions

Notes:

Gradings

It is difficult to grade any wall with just one grading as they vary over distance, in part due to the amount of stone found on a property and later quarrying of the stone.

These grades are for the most part based on the observable presence of the drystone wall although Grade A also takes into account information about the historical occupation of the land.

Grade A: Drystone walls where despite the condition relate to a known occupation of the land by a specific farmer or collective.

Drystone walls in the Dry Creek area built by W & P Gardener, all the walls in Skeleton Creek completed by various farmers and John Robertsons property drystone walls are all considered to be of high heritage significance. All are highly likely to have been built in the 1850s-60s period.

Grade B: Drystone walls which are not fully complete but highly visible on the roadside. These may also have recent breaks in them.

Grade C: Drystone walls which are not fully complete but are reasonably visible on the roadside. These may also have recent breaks in them and are generally in the range of 600mm high

Grade D: Drystone walls which are not fully complete but are reasonably visible on the roadside. These may also have recent breaks in them and are generally in the range of 200-300mm high and in some areas just have a single line of stones marking the boundary.