

Wyndham North Precincts 1088 and 1089, Oakbank and Tarneit North.

Historical Heritage Assessment



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Cover Photo: *Doherty House (H036) View of ruins facing west.*

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INTRODUCTION

1.1 Executive Summary

This report outlines the results of an historical heritage (non-Aboriginal) desktop and limited visual survey, cultural heritage investigation of the Wyndham North Precincts 1088 & 1089, Oakbank & Tarneit North (Map 1). The report was commissioned by the Growth Areas Authority (GAA) to inform the design of Precinct Structure Plans in the Tarneit area regarding heritage places and sites to be removed or retained. These PSPs are some 25 kilometres west of Melbourne in the City of Wyndham.

More precisely, PSPs 1088 and 1089 are near the border of Truganina and Tarneit, both of which areas have historically been associated with pastoral and agricultural pursuits. Recently these areas have been included within the urban growth boundary. This investigation is supported by limited field survey combined with searches of relevant historical registers and wider historical research.

This report provides justification and recommendations for the removal or retention of heritage places and archaeological sites within PSPs 1088 and 1089. Management recommendations are provided for places and sites indicated for retention.

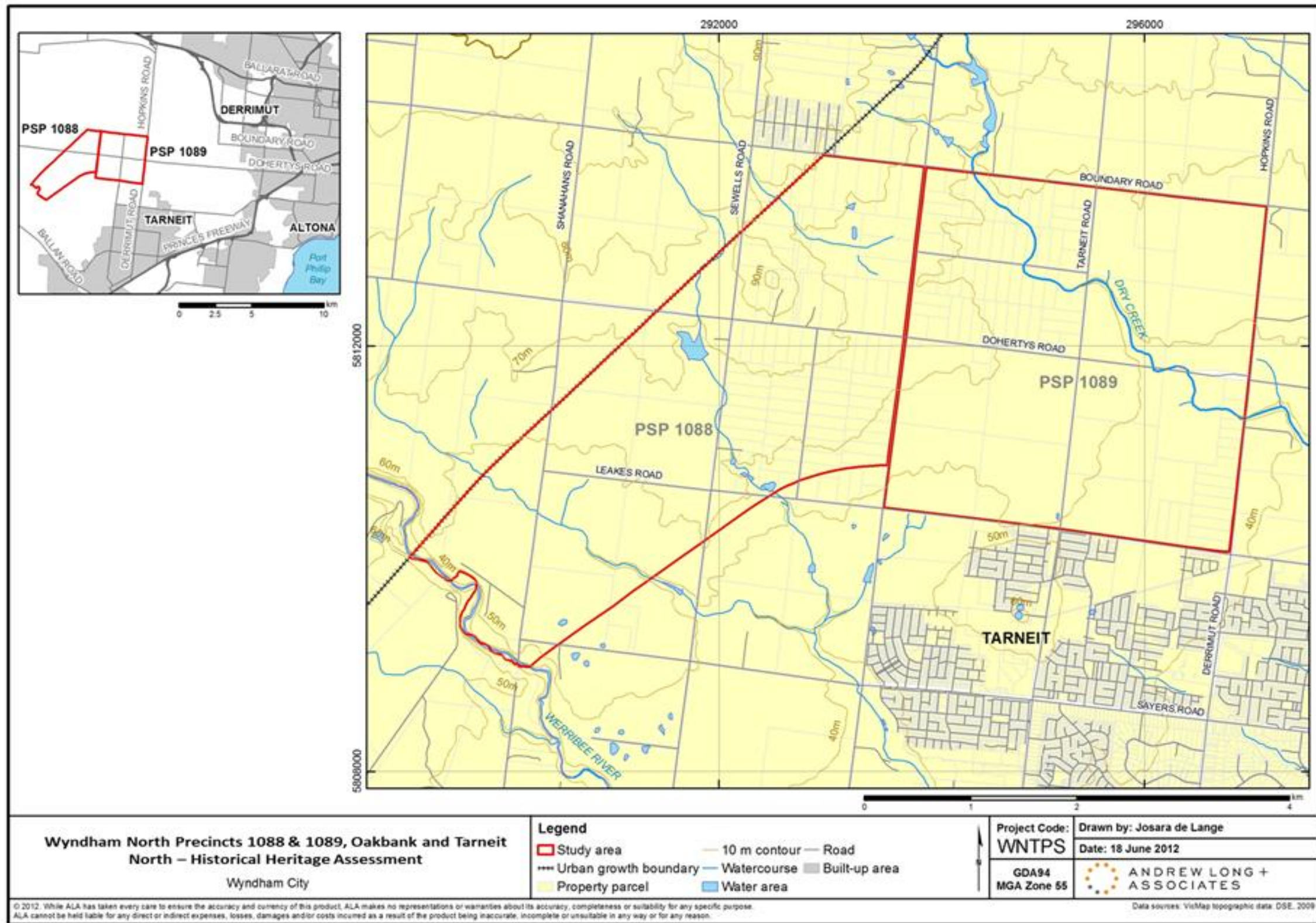
The findings and recommendations of this study are situated within the guidelines and parameters of the Department of Planning and Community Development Framework of Historical Themes (DPCD 2012).

1.2 Purpose of Report

The purpose of this report was to investigate and document any previously unidentified sites of historical significance in the Wyndham North Precincts 1088 & 1089, Oakbank & Tarneit North, likely to be impacted by future urban growth. Further, to verify that appropriate heritage protection listing applies to already identified historical sites in these areas.

No previously unidentified sites were located in this study, however one site currently on the local Heritage Overlay is considered worthy of increased protection through inclusion on the Victorian Heritage Inventory. This is HO36 in PSP 1089, a substantial bluestone ruin.

The report will first provide a brief summary of the nature and European history of the area, then detail the nature of registered historical sites in PSP 1088 and 1089. A physical survey directed by aerial imagery was undertaken to ascertain the possible presence of previously undetected historical sites. The results of the survey are presented with recommendation for the inclusion of site HO36 in the Victorian Heritage Inventory.



Map 1: Location map showing Wyndham North Precincts 1088 & 1089, Oakbank & Tarneit North

2

LAND USE HISTORY

2.1 The Activity Area

The activity area consists of two partly adjoining areas in the City of Wyndham. The south westerly of the two, PSP 1088, is bounded by Dohertys Road to the North east, and Sayers Road to the south west, Shanahans Road to the west and Davis Road to the east. Davis Road forms the west boundary of PSP 1089, which is bounded to the east by Derrimut Road, to the north east by Boundary Road, and the south west by Leakes Road Both PSPs are some 10.5km² each.

Climate in this area is temperate with warm dry summers and maximum rainfall occurring during spring. Dryer summer conditions and lower winter temperatures inhibit plant growth.¹ The dominant soils of the area are red-brown earths.

This report will look at the broad historical background of the activity area focusing where possible on patterns of settlement and land use. The report will then detail the sites of heritage significance that have been identified in the vicinity of the activity area.

2.2 Background Land Use History

This section draws predominantly on recent historical research carried out by Neylon et al. (2011, 2011a). From the 1970s onwards the area now known as Wyndham City has experienced unprecedented change. Following its designation as a Growth Area the areas around Werribee township have been transformed from rural to suburban subdivisions.² The following background history outlines the past of the area and how European land use in the region has changed over time.

The first one hundred years of European settlement history in Wyndham City can be divided into two distinct periods. The first, spanning from 1835 to the 1890s when it was a squatter pastoralist dominated community, and the second, from the 1890s to the 1930s when it was a community evolving from pastoralism to closer settlement.

The Australian Handbook, 1893, described Werribee as:

Werribee (Wyndham), 19 ¾ miles NW, from Melbourne, on the river of the same name. It is a railway station, with telegraph and post office, on the line to Geelong. It is in the counties of Grant and Bourke, the river Werribee dividing

¹ J.M. Maher and J.J. Martin, *Soil and Land Survey of the State Research Farm, Werribee*, Department of Agriculture, Victoria, Melbourne, 1979, p. 5.

² C. Kellaway and Context Pty. Ltd., *City of Wyndham Heritage Study*, 1997, p. 18.

them. Plains of considerable extent, used for grazing purposes, environ the village, which is 77 feet above sea level. In the district there are 8,872 acres under cultivation, principally with hay and artificial grasses. In the shire of Wyndham, population about 6,000.

On 10 October 1862, the Wyndham Road District was proclaimed, and was replaced by a shire council on 11 March 1864. The shire extended from Footscray to Little River, and northwards to the Melton Reservoir. The area was 276 square miles, or 715 square kilometres. It contained the places now known as Balliang, Exford, Hoppers Crossing, Laverton, Little River, Manor, Mambourin, Mount Cottrell, Tarneit, Truganina, Werribee South/Point Cook, and Wyndham Vale.

The name change to Werribee Shire occurred on 15 December 1909. On 15 December 1984, when Victorian council boundaries were restructured, the locality's name was changed back to Wyndham, and a small part in the north of the municipal area was transferred to Melton Shire. Proclamation as a city took place on 20 March 1987

EARLY PASTORALISM AND SETTLEMENT

The period 1835 to 1838 saw a proliferation of unregistered occupation along the Werribee River. During 1836 a number of settlers from Van Diemens Land relocated to the Werribee Plains assisting in the establishment of the south-western portion of Victoria as a vast sheep run dominated by squatters.³

This land made up one of the first places of European settlement in Victoria. Some of the squatters in the district included John and Edward Wedge, James Simpson, Captain Charles Swanston, Alfred Langhorne and Charles Franks. One of the first runs set up was that of the Wedge family. In April 1836 John Helder Wedge arrived from Van Diemens Land with 2600 sheep and 12 head of cattle and established himself 'on the Werribee' with his brother.⁴

Once initiated, the speed of squatting and settling occupation was rapid. By the middle of 1836, 170 settlers resided in the area, and by mid-1837 – only some six months later, the Werribee plains were fully occupied. For a distance of 40 kilometres back from the coast the land was stocked with as many sheep as it could carry.⁵ Landholding in the late 1830s and throughout the 1840s was often highly fluid, as prior to 1850 licences, then later leases, were only available on a yearly basis.

A pattern soon developed as a result of early land sales with a small number of very large holdings covering tens of thousands of acres each held by Clarke, Staughton, Chirnside and a few others who consolidated their original squatting runs.

Interspersed between these were medium sized pastoral holdings of 1,000 to 10,000 acres and small holdings of 30 to 350 acres. The smaller holdings represented pockets of agriculture, dairying and mixed farming along the richer and better watered soils of the river and creek valleys. Many small land holders, particularly in the less fertile areas, only managed to make their farming profitable by leasing adjacent blocks of land. However, in areas such as Rockbank and Truganina the land was simply not suitable for small-scale agriculture. As a result grazing remained the dominant activity.

³ K.N. James, *Werribee: the First One Hundred Years*, Werribee District Historical Society, Werribee, 1985, pp. 4-7.

⁴ *Werribee: the First One Hundred Years*, p. 6.

⁵ *Werribee: the First One Hundred Years*, pp. 6-7.



Government attempts to establish closely-settled rural communities in these areas was therefore destined to fail due to these environmental constraints.⁶

Farming practices and preferences in the Werribee Plains were greatly influenced by the predominately Scottish and northern English pastoralists who settled in the area. They were experienced in sheep husbandry and wool producing and gave little thought to cropping or, in particular, growing wheat. Sheep were raised for their wool, while sheep and cattle were slaughtered for fresh meat, skin and hides, tallow, and other by-products.⁷

Grazing methods during the initial period of licences, leases and grass rights, had involved shepherds employed to circulate stock around estates and to prevent depredation by dingoes and extreme weather-related losses. Shepherd huts were constructed at points of vantage and adjacent to reliable water. A single shepherd could have anything from 400 to 1000 animals in his care.

The majority of land sales on the Werribee Plains coincided with the 1850s gold rush and as a consequence, prices were greatly inflated. Some settlers moved further north where they could continue grazing Crown Land on cheaper leases, some made do with smaller farms while others went into different occupations. Grazing was still the primary farming activity on the freehold properties, both on the few very large estates and on the many smaller ones. Secure tenure also saw an increase in local capital improvements such as fencing, sheds, dams and sheep washes. Substantial homesteads were also constructed. Pastoral estates were firmly established by the end of the 1850s.

The gold rush resulted in a shortage of labourers, including shepherds. Fencing to prevent stock straying onto roads and other properties became necessary. By 1859, about one quarter of the parish of Truganina was fenced. This is likely to have been typical of the rest of the wider region. The fences made a distinctive grid pattern across the plains, reflecting the simple one mile squares into which the flat country had been surveyed. James Smith described the area as

...(plains) as flat as a billiard table are crossed and recrossed by miles upon miles of three-rail fences, and occasionally by low stone walls composed of boulders that look like rusty cannon balls.⁸

Cultivation, however, remained poorly developed.⁹ The 1850s saw this start to slowly increase. The dry climate and poor soils of the region favoured hay crops, with potatoes the next most common crop followed by small areas of barley. A combination of cropping and grazing was the mainstay of Werribee Plains farmers. Only pockets of land between the stony areas were suitable for cultivation and a viable farm had to combine both cropping and grazing. The Crown Land sales saw blocks of between 100 and 640 acres made available to settlers. However, the viability of any farm was not purely related to size, but also to the nature of terrain and soil and the availability of water.¹⁰

Farmers frequently leased several times more land than they actually owned. Near the permanent

⁶ Garry Vines, *Pastoral Properties: Grazing on the Keilor-Werribee Plains*, Melbourne's Living Museum of the West, Highpoint City, 1993, p. 8.

⁷ *Rural Industry in the Port Phillip Region*, p. 132; *Pastoral Properties*, p. 9.

⁸ J. Smith, *Picturesque Atlas of Australia*, quoted in *Pastoral Properties*, p. 10.

⁹ *Rural Industry in the Port Phillip Region*, pp. 61-4; *Pastoral Properties*, pp. 8-9.

¹⁰ *Pastoral Properties*, p. 10.

streams – the Werribee, Maribyrnong and Litter Rivers, Kororoit Creek and a few others – farms could be smaller due to their proximity to water. Hay, fresh meat and milk were profitable on these small holdings. Their proximity to markets (to Melbourne or near the railways around Melton, Bacchus Marsh or Werribee) enabled them to specialise in fresh produce.

LATE NINETEENTH –CENTURY AGRICULTURAL AND RESIDENTIAL DEVELOPMENT

Between 1850 and 1890 the history of the Werribee area diverged from that of Victoria in general. Elsewhere in the colony, the 1840s and 1850s had seen the beginning of agricultural settlement as distinct from pastoralism. This was generally followed by a period of rapid absorption of the most fertile land by settled landowners. In Werribee however, this period saw the district remain characterised by large sheep runs dominated by pastoralists, notably the Chirnside family.¹¹ Agriculturalists were relatively few in number and farm production was limited. In 1880, of 186,350 acres of occupied land in the district, no more than 7,500 acres (slightly less than 4%) was under tillage. There were only 167 agricultural (non-pastoral) holdings exceeding one acre. Hay remained the prominent crop with only small amounts of barley, wheat, oats, maize, peas, potatoes and other root crops. There were many sheep, but relative to the size of the shire, few people.¹²

The year 1898 marked the beginning of a push by the Victorian Government, under the closer settlement scheme, to repurchase large areas of squatting era landholdings. Reclaimed land was divided into smaller allotments and then re-sold to a new generation of settlers. Closer settlement land was clearly earmarked for farming activity and the program was designed to bolster the agricultural industry in Victoria. In 1906, as part of the closer settlement program, the Victorian Government acquired 20,000 acres of land that was originally part of the Chirnside family's Werribee Estate.

The southern boundary of the study area is located in the northern section of the Chirnside family's major land holdings. It contains and adjoins subdivisions of Chirnside allotments that are fairly uniform in size (between 200–300 acres). The size of these allotments suggest that they were the parts of the Chirnside holdings that were either leased out to individual tenants in the 1890s or reclaimed by the Government at the turn of the century for the Closer Settlement Scheme. It is highly likely that these areas comprised small pockets of agriculture, dairying and mixed farming. The proximity of these allotments to the various creeks that meandered through the large Chirnside holdings suggests that the agricultural activity in this area was likely to have been more successful than surrounding areas. It is difficult to glean information regarding the land use of these allotments as there are generally no further details other than land owners' names and the acreage of the allotments recorded on parish maps.

TWENTIETH-CENTURY AGRICULTURAL DEVELOPMENT

In the early 20th Century, agriculture in Werribee rapidly expanded. The area was conveniently placed to supply the Melbourne metropolis. The pace of farming in Werribee was then fast and intensive: three crops were sown and harvested over the year. Farmers sold produce wholesale to

¹¹ In 1875 the Chirnside estate of about 85,000 acres held some 80,000 sheep. Werribee: the First One Hundred Years, p. 1.

¹² *Werribee: the First One Hundred Years*, p. 2.

fruiterers and green grocers at the Victoria Market. During the 1930s it was usual for a market gardener to grow a fair variety of vegetables such as lettuce, cauliflower, cabbage, peas, beans and tomatoes, but never root crops. The amount of land gardened steadily increased from 500 acres in 1927, to 775 acres in 1932, and 909 acres in 1933. It was from 1930 onwards that this industry became of major importance. From that time onwards the area market gardened at Werribee doubled: in 1934 this area was 1130 acres, and by 1941 it was 2200 acres.¹³

The National Catholic Rural Movement, a similar scheme to Soldier Settlement, became prominent in the 1940s and featured significantly in Werribee. In 1922 the Werribee Park mansion and 404 hectares of land had been sold to the Catholic Church and became the Corpus Christi seminary for the training of priests. By the end of the Second World War then, the Catholic Church already had a solid foothold in the area, and used its assets to assist migrant coreligionists. Some of the seminary grounds were let to immigrants from Italy. Some of these Sicilian families already had limited experience in Werribee through their employment as labourers on the soldier settlers' dairy farms.¹⁴

In 1941 agricultural activity in the Werribee area included dairy farming, market gardening, fruit growing and poultry farming. Market gardening steadily replaced dairy farming as the mainstay of the district. In the mid-1920s there were 17 dairy farms along Kay Road, but by 1976 there was only one. Records also show that in 1954 there were 104 holdings on which pastures were grown, but by 1976 there were only 82.¹⁵

ENVIRONMENTAL IMPACTS ON DEVELOPMENT

Accessibility to water dictated how land was used in the Werribee district. The rainfall of Werribee averaged a relatively low 540 mm per year, which is characteristic of the wider area between the eastern shores of Port Phillip Bay and the Brisbane Ranges.¹⁶ Because of the climate, irrigation was, and still is, needed for maximal plant growth. Irrigation permitted the production of other, higher value crops, such as lucerne. Although rainfall is relatively low, soil in the area is fertile clay. Once regular watering became possible after the implementation of an extensive irrigation system in the early 1900s, the soil became well suited to small-scale agriculture. The development of irrigation in Werribee was typical of that in Victoria generally. Residential occupation increased substantially after work began on the construction of a reservoir in 1914. By 1922, 224 of the 238 blocks available on the Werribee Estate were occupied, 100 being dairy farms allotted to ex-soldiers.

The drought of 1939 necessitated the introduction of water restrictions and bores were dug across the district. 'They used a post hole digger to try and tap the water table, then they would attach a diesel pump to the tractor and try and fill their own dams.'¹⁷ Successful irrigation continued to be hampered by problems of insufficient water supply, and in 1935-36, work began on enlarging the

¹³ Harold Hanslow, *Werribee River and tributaries, additional storage: evidence prepared for the Public Works Committee*, State Rivers and Water Supply Commission Melbourne, 1941.

¹⁴ *Now and Then*, pp. 17-21.

¹⁵ Douglas Cargeeg, 'The Werribee Irrigation District: interactive land-use on the urban fringe', Masters Thesis, Monash University, 1976, p. 73.

¹⁶ 'The Werribee Irrigation District'.

¹⁷ Maria Mantello, *Now and Then: the Sicilian farming community at Werribee Park, 1929-1949*, Carlton, 1986, p. 36.

capacity of the Melton Reservoir.¹⁸ However, many of the farmers, especially the soldier settlers, were inexperienced irrigators and they did not utilise the system efficiently. Major problems arising from this inexperience were under or over-watering, water logging and inadequate fertilisation.¹⁹ Although hand irrigation was physically demanding and labour intensive, perseverance and hard work eventually ensured a high return for many which led to very high land values in the Werribee Irrigation District.

OTHER INDUSTRIES

The allocation of land for major industrial purposes has also had a long history in the area. In 1919 the State Government set aside part of the area now known as Laverton North for noxious trades. In 1922 the Metropolitan Town Planning Commission recommended that land be set aside for stock sale yards, resulting in the Special Use 7 zone, covering a very large area to the north of the Offensive Industrial Zone. Later, a Dangerous Industrial Zone was established at Derrimut to cater primarily for the manufacture of explosives. At the time these zonings were made, the land was considered suitable because of its distance from redeveloped residential areas. Residential development since the 1960s and increased community awareness and concern about environmental issues have led to changes in the environmental management in this area in the last twenty years.²⁰

¹⁸ 'The Werribee Irrigation District', p. 40.

¹⁹ 'The Werribee Irrigation District', p. 40.

²⁰ 'Laverton North and Derrimut draft land use & environmental policies for your information and further comment', Industrial Safety & Amenity Land Use Project, Melbourne, 1990, p. 27.



3

HERITAGE REVIEW

3.1 Register search

The land use history of the Wyndham North Precincts 1088 & 1089, Oakbank & Tarneit North, fits within the general patterns of settlement and land use typical to the Wyndham/Werribee area that is detailed in Section 1. A heritage review of the following registers and sources was carried out for PSP areas 1088 and 1089.

- Victorian Heritage Register
- Victorian Heritage Inventory
- Register of the National Estate
- Commonwealth Heritage List
- National Heritage List
- Local Planning Scheme Heritage Overlays
- National Trust of Australia (VIC)

The following table (Table 1) details sites located in these PSPs, categorised by the nature of their registration as Heritage Overlay (HO), or Victorian Heritage Inventory (VHI). No sites were identified from the Victorian Heritage Register (VHR).

3.1.1 Heritage Overlay (HO)

These are recorded in the schedule to the Heritage Overlay of the Wyndham Planning Scheme, included on Planning Scheme Maps, and are given some statutory protection under the *Planning and Environment Act* (1997).

3.1.2 Victorian Heritage Inventory (VHI)

This is a record of known archaeological sites across Victoria. It does not provide specific protection to archaeological sites, however the *Heritage Act* (1995) lends protection to all historical archaeological sites over 50 years old in Victoria that are not included in the Victorian Heritage Register. Under Section 127 of the Act it is an offence to damage, disturb or excavate relics and sites whether or not they are listed on the Heritage Inventory, unless subject to consent issued under Section 129 of the Act.

With one exception, sites within PSP 1088 and 1089 appear protected by appropriate levels of Overlay or Inventory listing. The exception is HO36 - a substantial ruined bluestone structure currently standing on Doherty's Road in Lot 1 Plan 97350 (Tarneit). This has been recorded in greater

detail below and will be subject to further discussion in section 3.1. The locations of the heritage sites listed below are illustrated in Maps 2 and 3.

PSP	HO/ VHI	Number	Name	Location	Heritage Significance
1088	HO	35	Dam	Part B Section 18, Tarneit Parish. Dohertys Road Mount Cottrell,	Local
1089	HO	36	Doherty House (ruined house outbuildings, stone walls & immediate setting)	Lot 1 LP 97350. South side of Dohertys Road, Tarneit. NOTE: THIS IS NOT DOHERTYS ROAD HOUSE RUIN (BELOW)	Local
1089	HO + VHI	38 + 7822- 0833	Missen House (HO) also known as Former Dohertys Road Homestead Complex (VHI). House, stone walls & plantings	Lot 1 PS706371, North side of Dohertys Road, Tarneit. NOTE: THIS IS NOT DOHERTY HOUSE (ABOVE)	Local
1089	VHI	7822- 2294	Leakes Road Well	830 Leakes Road. Corner Leakes & Tarneit Roads	Local
1089	VHI	7822- 1296	Davis Road Basalt Platform	Portion C Section 20 Tarneit	Local

Table 1: Heritage Sites within Wyndham North Precincts 1088 & 1089, Oakbank & Tarneit North

3.1.3 Drystone walls predating 1940

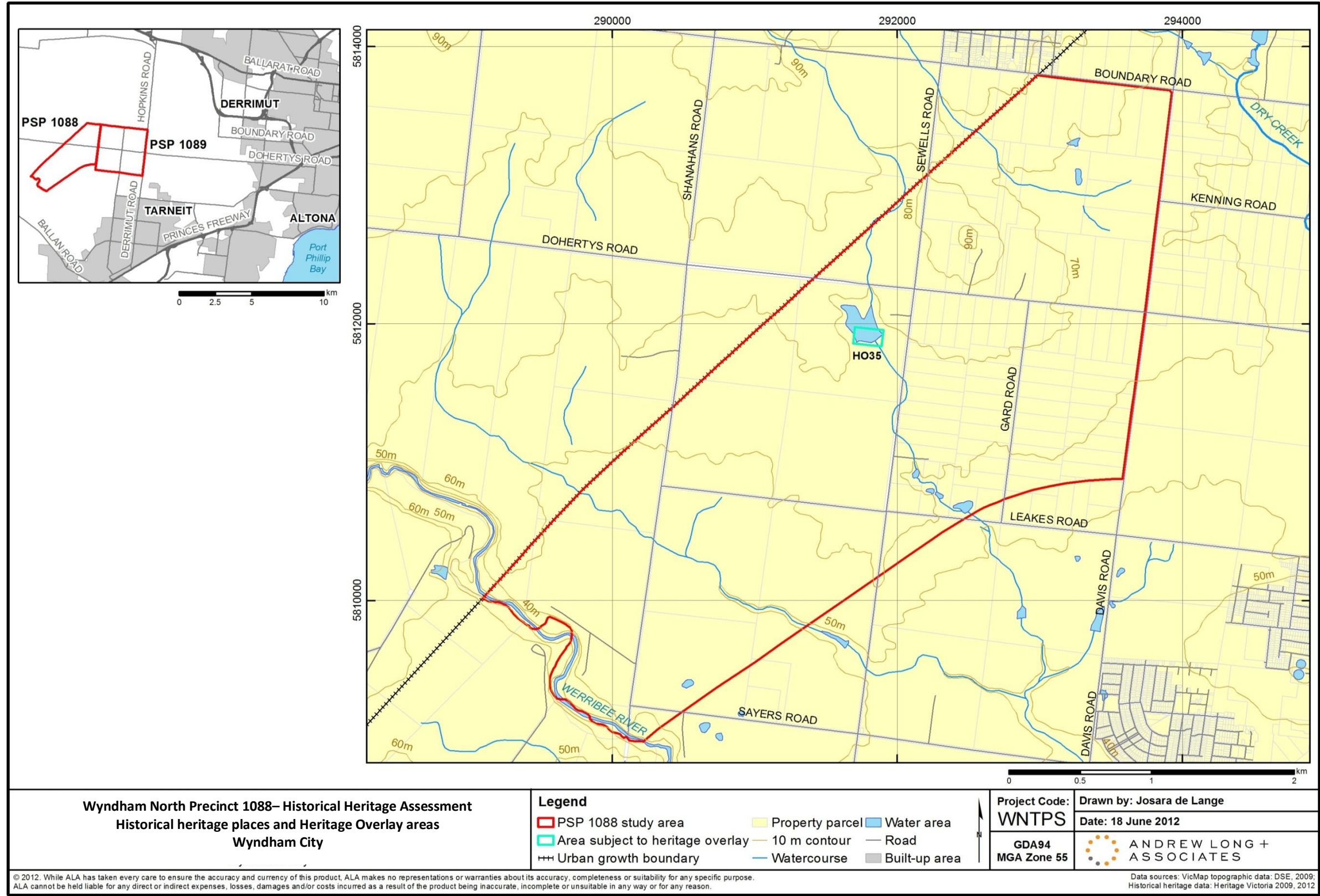
The most common heritage structure in PSP 1088 and 1089 are drystone walls predating 1940. These are found in a range of states of preservation. Their current purposes include containing livestock, as property boundaries and road reserve delineators. They frequently augment subsequently constructed wire and post fencing. These drystone walls are subject to a level of protection under Clause 52.37 of the Wyndham Planning Scheme which protects these where constructed before 1940, and states:

A permit is required to demolish, remove or alter a dry stone wall constructed before 1940 on land specified in the schedule to this provision. This does not apply to:

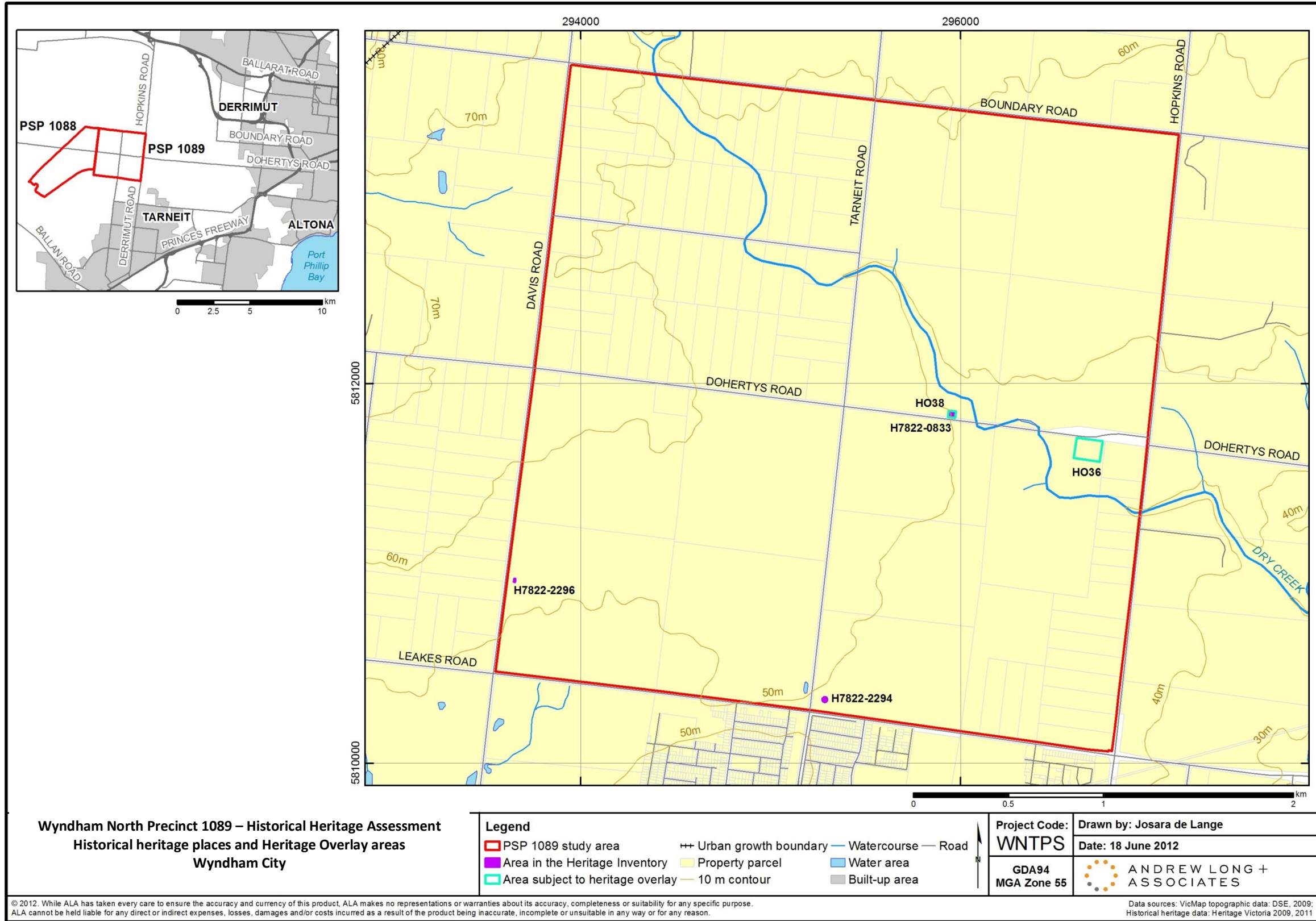
Dry stone structures other than walls and fences.

The demolition or removal of a section of a dry stone wall to install a gate.

The reconstruction of damaged or collapsing walls which are undertaken to the same specifications and using the same materials as the existing walls.



Map 2: Historical heritage places and heritage overlay areas in Wyndham North Precinct 1088



Map 3: Historical heritage Places and heritage overlay areas in Wyndham North Precinct 1089

4

HISTORICAL ARCHAEOLOGY SURVEY

4.1 Results

Further to this documentary review it was considered that a ground survey of the area might reveal so-far unrecorded features of historical significance, and would allow for verification of the status of previously registered sites. Utilising aerial photography and imaging, a number of properties (Table 2 below) were identified as plausibly containing previously unidentified structures or remains of heritage significance. Where access was granted by landowners, these were traversed on foot by two archaeologists (where conditions such as vegetation and livestock permitted). Where conditions were unsuitable, the property was entered, traversed and surveyed vehicularly. Where landowner consent of access was not obtained, properties were visually surveyed from their boundaries.

With the exception of numerous bluestone drywalls in varying states of preservation no further sites were identified during the survey. The following section presents the results of the ground survey.

PSP	Address	Cadastral	Comments
1088	1383 Doherty's Road Mount Cottrell 3024	Lot 9 Plan 92917 Tarneit	No previously unrecorded features of historical significance were identified. The residence is of modern construction and paddocks to its rear show no sign of built heritage. One feature constructed of historical bluestone that had been aerially identified, proved to be of recent origin.
1088	1395 Doherty's Road Mount Cottrell 3024	Lot 8 Plan 92917 Tarneit	No previously unrecorded features of historical significance were identified. This property was examined due to possible connection with an aerially identified structure at the perimeter of the adjoining property. This structure proved to be of recent origin.
1088	1467 Doherty's Road Mount Cottrell 3024	Lot 4 Plan 92917 Tarneit	No previously unrecorded features of historical significance were identified. The residence is of modern construction as are the number of large sheds associated with the residents business. Remaining paddocks are free of built structures or remains.
1088	1503 Doherty's Road Mount Cottrell 3024	Lot 1 Plan 92917 Tarneit	No previously unrecorded features of historical significance were identified. The residence is of modern construction and paddocks to its rear show no sign of built heritage.
1088	500 Sewell's Road Mount Cottrell 3024	Lot 38 Plan 92917 Tarneit	No previously unrecorded features of historical significance were identified. The residence is of modern construction and paddocks to its rear show no sign of built heritage.

PSP	Address	Cadastral	Comments
1088	480 Sewell's Road Mount Cottrell 3024	Lot 37 Plan 92917 Tarneit	No previously unrecorded features of historical significance were identified.
1089	1030 Doherty's Road Tarneit 3029	Lot 1 Plan 164624 Tarneit	Some remnant drystone wall observed. No other features of historical significance were identified.

Table 2: Properties surveyed following aerial and remote image reconnaissance

4.2 Heritage Inventory Sites in PSP 1089

(No Heritage Inventory Sites are situated in PSP 1088)

4.2.1 Davis Road Basalt Platform (H7822-1296)

Property access to the registered site, Davis Road Basalt Platform (H7822-1296 –Figure 4) was not possible on the day of the survey. The following information derives from a survey undertaken by Andrew Long and Associates in 2011 which led to the identification and subsequent registration of the site. Situated 1.97 kilometres northwest of Cowies Hill the site is located on an old eruption point, within an open field strewn with basalt floaters. The platform itself was constructed from basalt boulders and measured approximately 20 m in length and 5 m in width. Although at the time of the original survey the platform did not correspond to any other features such as homesteads or dwellings, it nonetheless may have possible rural farming associations such as a haystack foundation likely dating from the late 19th century. There is therefore potential for sub surface associated archaeological features such as post holes or foundations surrounding it as supports for a superstructure of which the platform may have been the floor.

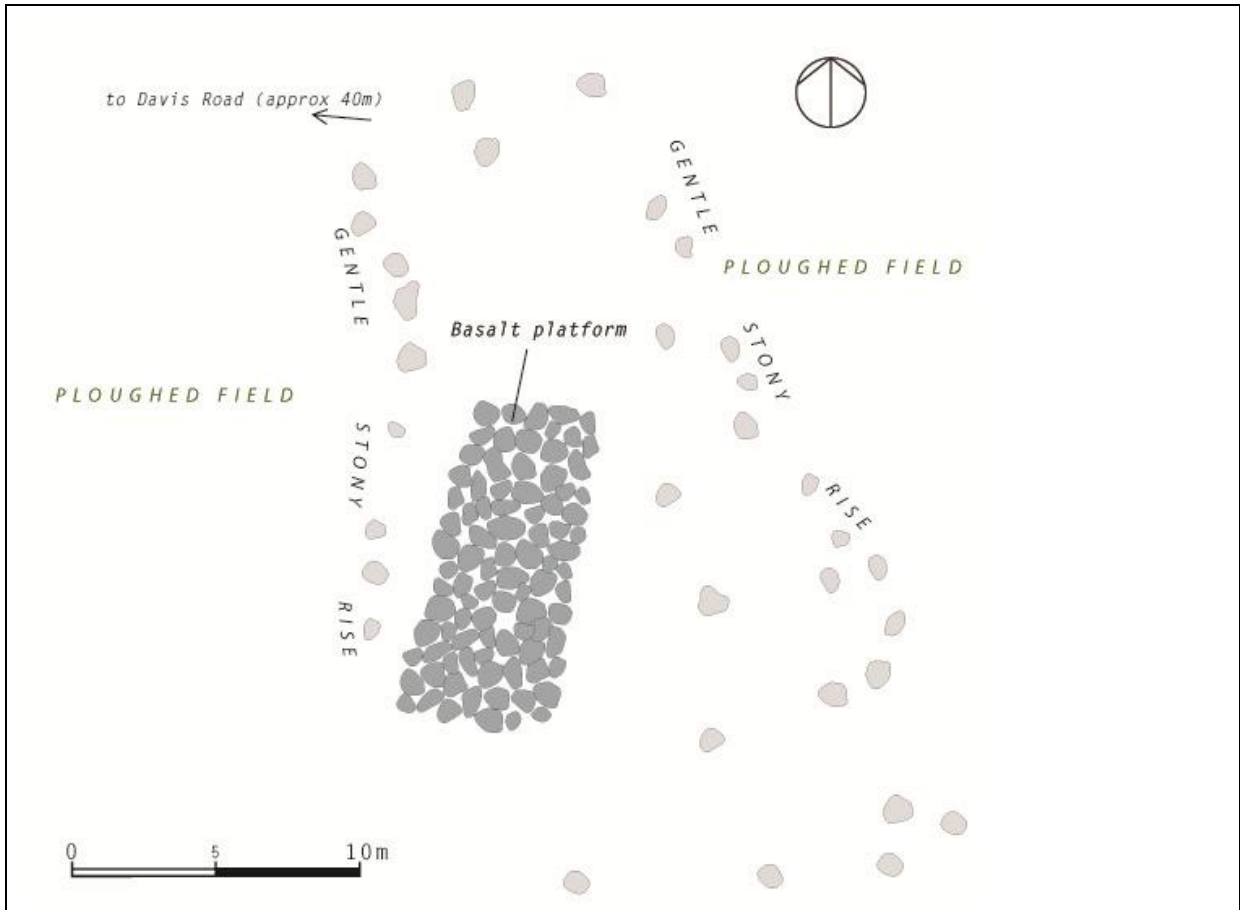


Figure 1: Site plan of Davis Road Basalt Platform (H7822-2296).



Plate 1: Davis Road Basalt Platform (H7822-2296) - facing west.

4.2.2 Leakes Road Well (H 7822-2294)

Located at 830 Leakes Road, near the corner of Leakes and Tarneit Roads, this site consists of a collapsed, filled in well towards the corner of a large paddock. Although the site was not accessed on the day of the current survey, the following information has been sourced through information from the Heritage Victoria site card. Personal communication with the land owner informed us that the wider plot has been continually cropped over his tenancy of the past 30 years, although the immediate location of the well has been avoided. The land owner reported that the well had been filled in throughout this period. He further stated that the previous tenants followed similar land use practices to his own. One of the earliest squatters in the area was John Aitken, who is listed in Spreadborough and Anderson's *Victorian Squatters* as the title holder in 1836 of Mount Aitken Station at the Skeleton Water Holes on Kororoit Creek, with a home run of some 26 km².

At the time that the site was registered the well was in a state of disrepair. No visible artefacts were apparent within the shaft of the well although the potential does remain for artefacts to be present beneath the surface. The site has no known specific historical significance and is considered to be of low to moderate archaeological significance.

4.2.3 Former Doherty's Road Homestead Complex (H 7822-0833, also listed as HO38)

This site is registered on the Victorian Heritage Inventory in which it is referred to as Former Doherty's Road Homestead Complex. It is also included in the Wyndham City Heritage Overlay as HO38, where it is referred to as Missen House. It is located on the north side of Dohertys Road, in Lot 1 LP 97350, between Tarneit Rd and Derrimut Rd, Tarneit.

The site comprises a collapsed bluestone house, probably of four rooms. The chimney and a series of connected bluestone walls survive to the front and back of the house. There are associated plantings (remains of a garden) and remains of a picket fence. The southern external wall has been white washed and the northern external wall has sections of cement based render adhered to it. A collapsed windmill is to the north of the house - close to a concrete septic tank.

Little is known about the site, and the following observations are paraphrased from the Heritage Victoria Site Card for the location, which acknowledges that any precise determination of past function would require considerable further historical research (Heritage Victoria 2012). The house structure which is visible on a 1915 army survey plan, probably dates to the mid-19th century, with later site components representing continued occupation of the site. In an uncorroborated proposition, the Heritage Victoria Site Card notes that the site's location on the banks of the Dry Creek could indicate previous function as an inn.

This site holds medium significance as an example of early settlement of the area. Furthermore the site has the potential to contribute to the archaeological record of rural domestic practices and life in Tarneit. Presently the site displays a scatter of surface cultural heritage material and it is therefore highly probable that sub surface archaeological deposits and features exist.

No previous archaeological excavations have been conducted on the site.

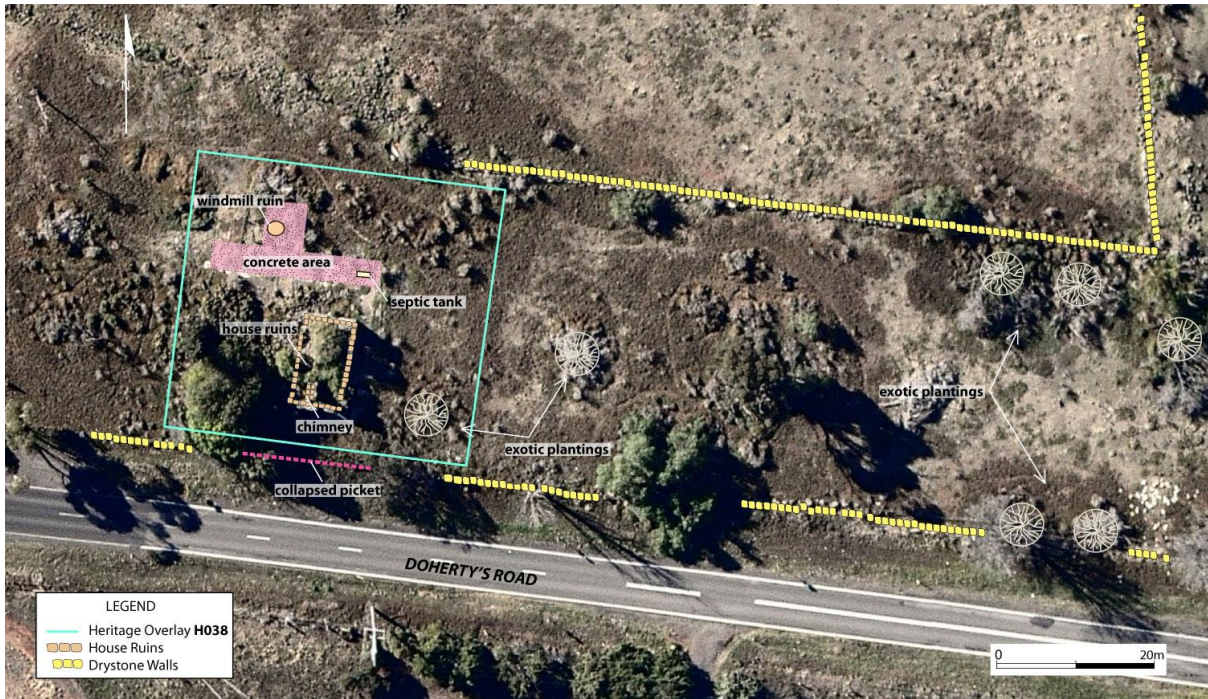


Figure 2: Aerial view of Former Doherty's Road Homestead Complex (H7822-0833) with site features

4.3 Heritage Overlay Sites in PSP 1088 and 1089

4.3.1 HO35 Dam (PSP 1088)

This is located to the south of Dohertys Road, between Sewell and Shanahans Roads. It is listed on the City of Wyndham Schedule to the Heritage Overlay (City of Wyndham 2009) simply as “Dam. The heritage place is the dam and immediate surrounds.” No further detail is given. It comprises a stone and earthwork dam constructed across the course of the seasonal Davis Creek.

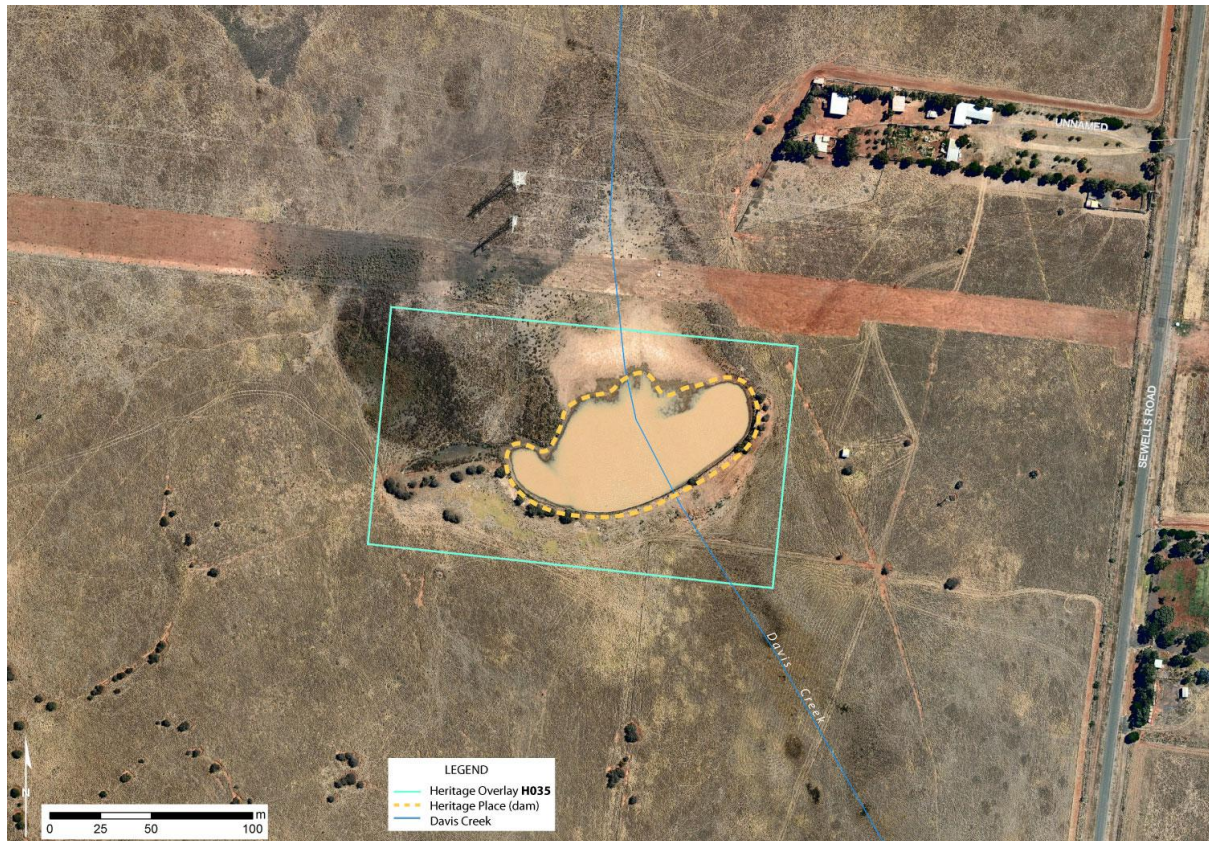


Figure 3: Aerial view of dam (HO35) to the west of Sewells Road.

4.3.2 HO36-Dohertys House (PSP 1089)

The survey identified a large rectangular bluestone structure located on the south side of Doherty’s Road in Lot 1 PS706371 (Tarneit). This comprised a ruinous multi room stone structure of modified and unmodified bluestone coursework and mud mortar. Much of the house was difficult to assess as it is filled and covered by dense scrub and climbing vegetation. It appeared however that it contained a minimum of five rooms. The walls are mostly well preserved and are approximately three metres high. The survey recorded seven windows that were framed by granite blocks, and four doorways, two of which still had their wooden lintels in place.

From the nature of the random-coursed bluestone construction it is likely that the building is early in date, c.1850 -1870.

The house appears to have been occupied from its construction till the mid-20th century since later structural modifications are visible throughout including two red brick chimneys, and red brick and ceramic paved external areas. Later occupation is also clearly evident in the presence of a dilapidated enamel cooking stove that dates approximately to the 1930s. This is located in small rear room of the house which also holds a fireplace, and likely served at one time as a kitchen.

Small artefact scatters of fragmented blue transfer ware ceramics exist within the building and its grounds. Other features identified included a circular shaped slightly raised mound at the rear of the house. This may result from the infill of a well or pit. A still standing fragment of a wooden post was identified approximately 21 metres south of the house ruins.

Other elements of the site include driveways, a windmill, water tanks, sheds and stock yards that are of more recent origin as well as a number of shipping containers. No drystone walls were encountered.

Further historical research is required to determine the level of historical significance of this site. The site is locally registered as of historical significance, and is similar to other known house ruins in the Tarneit area (see Former Doherty's Road Homestead Complex (H 7822-0833). It is highly probable for this site to yield sub surface archaeological deposits and features. As such, the site has potential to contribute to the archaeological record of rural domestic practices and life in Tarneit.

No previous archaeological excavations have been conducted on the site.

The site is presently protected under the Heritage Overlay of the local planning scheme (HO36), however, it has not been listed on the Victorian Heritage Register or the Heritage Inventory.



Figure 4: Aerial view of H036.

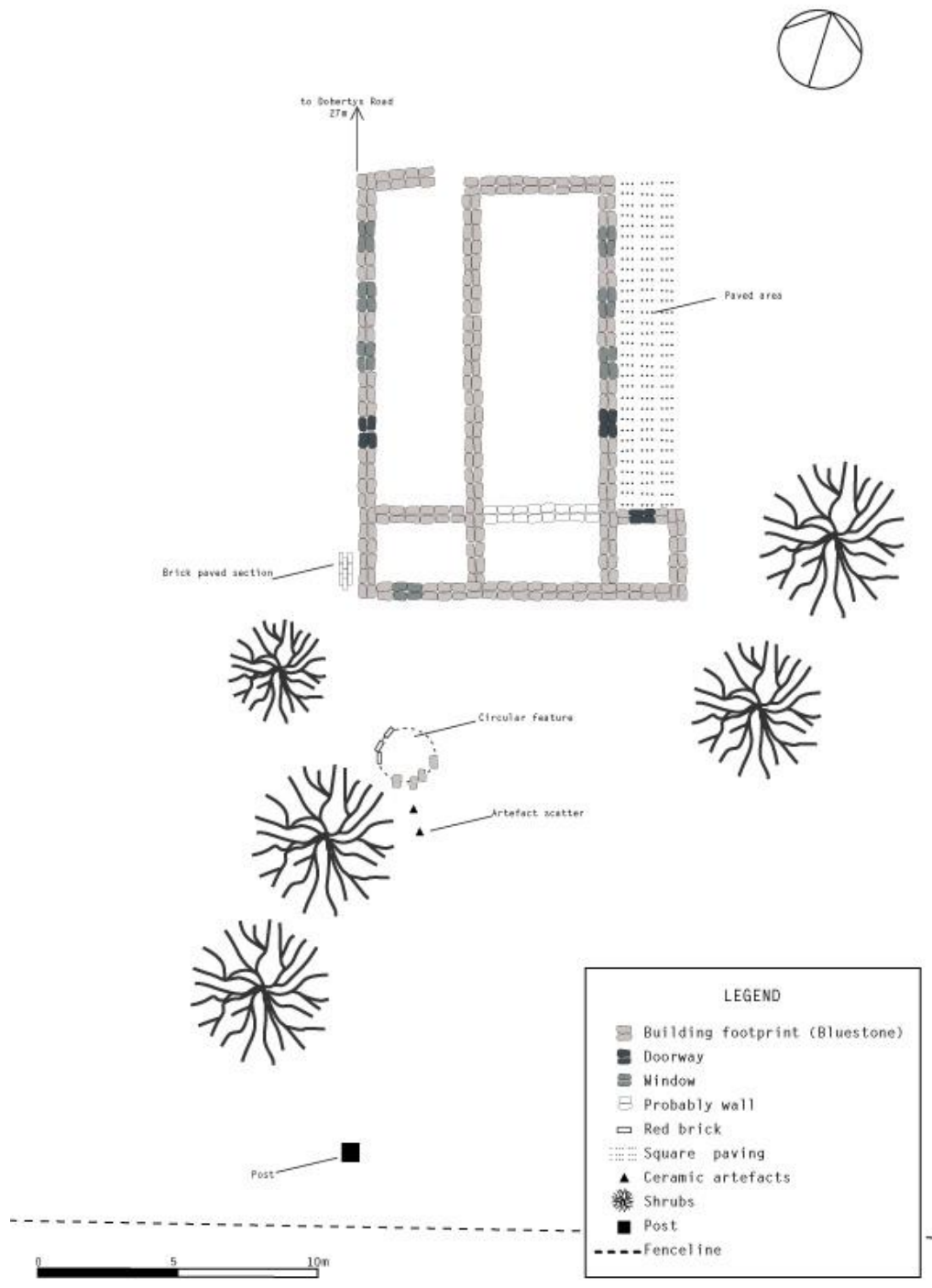


Figure 5. Site plan of HO36 –Dohertys House.



Plate 2: Doherty House (HO36) (photo faces south east).



Plate 3: Rear view Doherty House (HO36) Dashed circle indicates a circular slight mound possibly denoting a filled-in well or pit (photo facing north).

4.3.3 Dry stone walls

There are presently seven drystone walls within PSP 1089 and 1088 that relate to the agricultural history of the area. These often define road reserves, property boundaries and serve as containment for livestock, in which instance they are frequently augmented by post and wire fencing. These dry stone walls were inspected during on-site survey.

Although, the Wyndham Planning Scheme (52.37) stipulates conservation of significant drystone walls constructed before 1940, Heritage Victoria have advised that dry stone walls that have no historical associated features do not require registration within the Heritage Register.

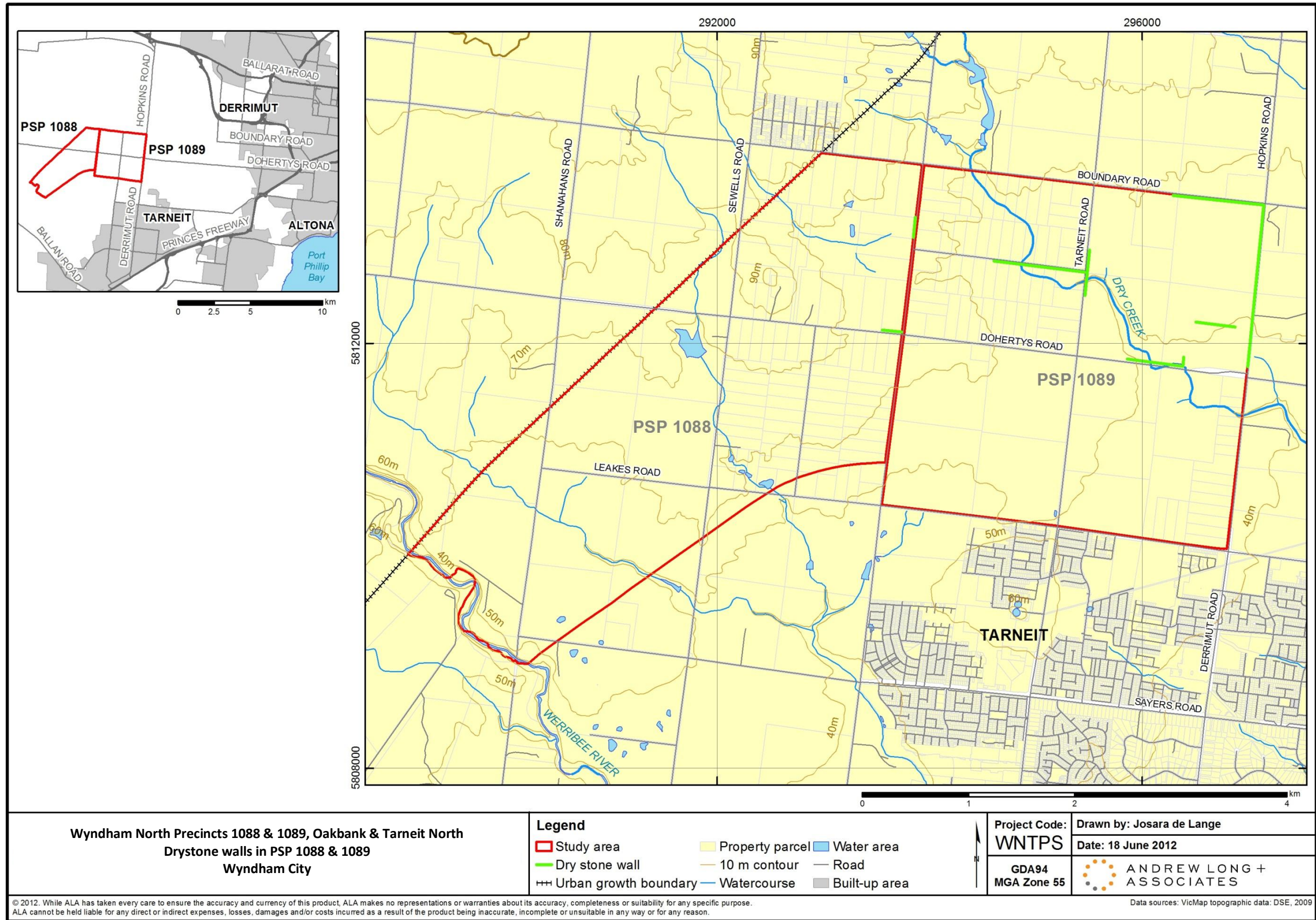
The dry stone walls in PSP 1088 and 1089 are not presently included in Heritage Overlay Planning Schemes and are not listed on the Victorian Heritage Register.

The dry stone walls associated with the registered site Former Dohertys Road Homestead Complex (H7822-0833) were viewed during on-site survey. With the exception of these, all other dry stone walls identified during the survey did not correspond immediately to any other features such as homesteads or dwellings.

Since they are not included in the Heritage Overlay Planning Scheme, details of the locations of dry stone walls should be forwarded to the appropriate municipality for their records.



Plate 4: Drystone wall on the north side Doherty's Road (Section PSP 1089) Photo faces east.



Map 4: Drystone walls in Wyndham North Precincts 1088 & 1089, Oakbank & Tarneit North

4.4 Summary

There are currently three Heritage Inventory listed sites and two Heritage Overlay sites within the study areas, these are:

- **PSP 1088**
 - *Dam (HO35)*

- **PSP 1089**
 - *Former Doherty's Road Homestead Complex / Missen House (H7822-0833 / HO28)*
 - *Leakes Road Well (H7822-2294)*
 - *Davis Road Basalt Platform (H7822-2296)*
 - *Doherty House (HO36)*

In the event that construction directly impacts on historical sites, places or structures listed on the Victorian Heritage Inventory, a Consent to Disturb or Destroy process must proceed in consultation with Heritage Victoria. With regard to Heritage Overlay (HO) sites it should be noted whether or not such sites are also listed on the Victorian Heritage Inventory, all HO sites are offered protection under the *Heritage Act 1995*. As such application for permits for any proposed works must be submitted to the relevant local government authority.

On the basis of the field survey undertaken, with the exception of the dry stone wall associated with Former Doherty's Road Homestead Complex (H 7822-0833), all dry stone walls encountered have no associated archaeological features or deposits and are therefore of low historic value. Dry stone walls that have no historical associated features do not require registration within the Heritage Register. Nevertheless, Arrangements will need to be made to inform Wyndham City Council of the locations of the dry stone walls encountered during the survey.

As detailed above, desktop, aerial and ground survey of the activity area found no new or unlisted sites of historical significance in PSP 1088 or 1099. Given the predominantly flat nature of the local landscape it is considered unlikely that there exist further, undetected sites in the area. One site, HO36 (Doherty House) is not included on the Victorian Heritage Inventory but is of a nature and scale that would warrant inclusion

5

RECOMMENDATIONS

5.1 Recommendations

The sites subject to recommendations within this report are:

- **PSP 1088**
 - **Dam (HO35)**

- **PSP 1089**
 - **Former Doherty's Road Homestead Complex / Missen House (H7822-0833 / HO28)**
 - **Leakes Road Well (H7822-2294)**
 - **Davis Road Basalt Platform (H7822-2296)**
 - **Doherty House (HO36)**

The following recommendations are presented by PSP within each registration type.

5.1.1 Heritage Overlay Sites

There are presently three Heritage Overlay sites that exist within the study area. It is recommended the listing of these be updated by the applicable local councils to incorporate the archaeological value of the sites. It should be noted that whether or not listed on the Victorian Heritage Inventory, all Heritage Overlay sites are offered protection under the *Heritage Act 1995*.

The following recommendations are therefore made:

PSP 1088

Dam (HO35)

It was not possible to inspect this place during the current project and a detailed archaeological survey is recommended in order to determine the archaeological values of the site. It is possible that the site has aesthetic and landscape values which will potentially allow the site or elements of the site to be retained within public open space as part of a broader historical landscape interpretation scheme.

PSP 1089

Doherty House (HO36)

It is strongly recommended that the Doherty House site (HO36) be included on the Victorian Heritage Inventory. The current registration of this place on the Planning Scheme Heritage Overlay is principally geared towards protection of the built fabric of the item and does not necessarily allow for appropriate protection and management of the archaeological potential. The site constitutes a largely preserved example of early bluestone construction in a building which appears to have been utilised well into the twentieth century.



The site has aesthetic and landscape qualities which, through appropriate and sensitive stabilisation works, may allow the site to be incorporated within public open space as part of a broader historical landscape interpretation scheme. Such an interpretation scheme should focus not only on the early settlement history of the district but also on the changing dynamics of land use within the area over time, capitalising on the abandoned and dilapidated nature of the site. In order to capitalise on the aesthetic values of the site it would need to be incorporated within open space large enough to preserve the current context of the site within an expansive and open landscape. The relatively close proximity of the Former Dohertys Road House Homestead Complex / Missen House site to the west on Dohertys Road raises the possibility of incorporating both sites within a broader open space preserving a portion of the historical landscape extending along Dohertys Road. Moreover, the proximity of the site to the course of Dry Creek, potentially allows the site to be preserved and interpreted within a broader landscape.

5.1.2 Heritage Inventory Sites

In the event that construction directly impacts on historical sites, places or structures listed on the Victorian Heritage Inventory, a Consent to Disturb or Destroy process must proceed in consultation with Heritage Victoria.

The conditions of each consent will be finalised by the Executive Director of Heritage Victoria at the time of the application and may comprise measures including but not limited to further historical and archaeological research and archaeological site salvage.

The following recommendations are therefore made for sites listed on the Victorian Heritage Inventory:

Former Dohertys Road House Homestead Complex / Missen House (H 7822-0833 also listed as HO38)

A detailed archaeological survey of the place is recommended in order to update the archaeological values of the site.

Furthermore, it is recommended that if impacts are proposed considerations to minimise harm or avoidance will need to be addressed and/ or further archaeological investigation prior to works. This may include a full archaeological excavation or testing programme prior to works and/ or and subsequent salvage programme with a view to recording archaeological features as and when they are encountered.

In the event that construction directly impacts the listed heritage site, a consent process must proceed in consultation with Heritage Victoria.

Salvage Methodology

Archaeological salvage of Former Dohertys Road House Homestead Complex should comprise controlled mechanical excavation, ideally using a 'mud' or flat edged bucket to retain potential stratigraphic information. All archaeological features and deposits identified during excavations

should be recorded prior to their destruction unless significant enough to warrant further archaeological investigation. All works to be supervised by a qualified archaeologist.

As with Doherty House, elements of the site have aesthetic and landscape qualities which, through appropriate and sensitive stabilisation works, may allow these elements to be incorporated within public open space as part of a broader historical landscape interpretation scheme. Such an interpretation scheme should focus not only on the early settlement history of the district but also on the changing dynamics of land use within the area over time, capitalising on the abandoned and dilapidated nature of the site. In order to capitalise on the aesthetic values of the site it would need to be incorporated within open space large enough to preserve the current context of the site within an expansive and open landscape. The relatively close proximity of Doherty House site to the east on Dohertys Road raises the possibility of incorporating both sites within a broader open space preserving a portion of the historical landscape. Moreover, the proximity of the site to the course of Dry Creek, potentially allows the site to be preserved and interpreted within a broader landscape.

Leakes Road Well (H 7822-2294)

It was not possible to inspect the site during the current project and therefore the actual values of the site are difficult to quantify. If impacts are proposed for the site, it is recommended that the well be subject to a salvage programme to be supervised by a qualified archaeologist.

Salvage Methodology

Archaeological salvage of Leakes Road Well should comprise controlled mechanical excavation, ideally using a 'mud' or flat edged bucket to retain potential stratigraphic information. All archaeological features and deposits identified during excavations should be recorded prior to their destruction unless significant enough to warrant further archaeological investigation. All works to be supervised by a qualified archaeologist.

Whether the site is appropriate for preservation within a broader historical landscape interpretation scheme is unclear, however, the relatively isolated nature of the site argues against this potential.

Davis Road Basalt Platform (H7822-2296)

This place will be removed as part of a consent process unrelated to the current PSP process and as such no recommendations are required for its future management.

5.1.3 Dry Stone Walls

The dry stone walls in the area are not afforded protection by Heritage Victoria, therefore, there is no requirement to obtain from Heritage Victoria a Consent to Disturb to allow the removal of these features. Arrangements, however, will need to be made to inform Wyndham City Council of the locations of the dry stone walls located during the survey. Presently, neither Council have endorsed the proposed amendments to the schedule relating to the protection/management of dry stone

walls. Currently controls apply under the Wyndham Planning Scheme (52.37) which stipulates conservation of significant drystone walls constructed before 1940.

The dry stone walls within the PSPs are significant historical landscape features which lend themselves to retention within the overall PSP subdivision as part of a broader historical interpretation of the landscape.

Item	Interpretive Value	Landscape Values	Inter- site relationships	Suitability for retention
Dam (HO35)	Unknown - probably low to moderate	Moderate	Not applicable	Moderate – requires further assessment
Dry stone walls	High	High	Undetermined	High

Table 3: Summary of retention potential for listed sites within PSP 1088.

Item	Interpretive Value	Landscape Values	Inter- site relationships	Suitability for retention
Doherty House (HO36)	High	High	In relative close proximity to Former Doherty’s Road Homestead Complex / Missen House (H7822-0833 / HO28).	High – relationship with Former Doherty’s Road Homestead Complex / Missen House offers potential to preserve landscape elements for interpretive purposes
Former Doherty’s Road Homestead Complex / Missen House (H7822-0833 / HO28)	High	High	In relative close proximity to Doherty House (HO36).	High – relationship with Doherty House (HO36) offers potential to preserve landscape elements for interpretive purposes
Leakes Road Well (H7822-2294)	Unknown – probably low	Low	Not applicable	Low
Davis Road Basalt Platform (H7822-2296)	Moderate	Low	Not applicable	Not applicable – site to be removed as a result of separate consent process
Dry stone walls	High	High	Undetermined	High

Table 4: Summary of retention potential for listed sites within PSP 1089.

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