

CLYDE CREEK PRECINCT STRUCTURE PLAN
HERITAGE REVIEW AND ASSESSMENTS FOR
CLYDE AND CLYDE NORTH

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INTRODUCTION

This report was originally commissioned by the Growth Areas Authority on 14 December 2012.

The commission sought a review and update of the heritage assessments of “Mayfield”, 130 Tuckers Road, Clyde; “Fernlea”, 75 Tuckers Road, Clyde and the farm complex at 272 Hardys Road, North Clyde and properties in the Clyde township (the railway reserve, the former Methodist Church and the Clyde Store).

The brief was subsequently extended to include the entire Clyde township, 10 Ballarto Road and the Clyde Primary School. All, other than the school were considered as part of the *City of Casey Heritage Study*; (Graeme Butler and Associates, 1998)

A further extension to the brief sought a review of the significance of structures at 230 Hardy’s Road, Clyde North and 1755 Ballarto Road (sometimes known as 30 Tucker’s Road), Clyde. Following preliminary investigations which showed that 230 Hardy’s Road was not a Soldier Settler property as originally suspected it was decided not to proceed with any further documentation for that property.

This review was designed to form part of the preparation of the Precinct Structure Plan for the Clyde Creek Precinct, an area of 1,153ha bounded to the north by Hardys Road, to the east by Pound Road and Bells Road, to the south by Ballarto Road and to the west by Clyde Five Ways Road. It is understood that several of the places investigated are outside the boundaries of the PSP (including Clyde township), but it was considered important to ensure that the heritage significance for nearby properties was understood and appropriately dealt with in the Casey Planning Scheme.

This report therefore provides heritage assessment for the following properties

- 130 Tuckers Road, Clyde;
- 75 Tuckers Road, Clyde;
- Clyde Township;
- Clyde Primary School;
- 10 Ballarto Road, Clyde;
- 1755 Ballarto Road, Clyde; and
- 272 Hardys Road, Clyde North.

METHODOLOGY

The methodology underpinning this report addressed two main questions:

Do these places meet the thresholds for the imposition of a Heritage Overlay in the Casey Planning Scheme? This exercise involved:

- a review of Statements of Significance for the properties (where they existed);
- a review of the Thematic Environmental History, in order to assess the relationship of the properties to the history of the area;
- a review of other historical material and available information to confirm the basis of the existing overlays (where existing), and
- site inspections to confirm the existence and condition of the buildings and features as described in existing documentation as well as meeting owners (this was not possible for 230 Hardy’s Road and 1755 Ballarto Road) and discussing their understanding of the history of the place.

If so what should be the extent of the overlay and what documentation should support the resultant controls? This exercise involved:

- *a review of the current extent of the heritage overlays for these properties and where appropriate considering alternative boundaries;*
- *a re-writing of statements of significance to reflect additional information revealed in the site visits and review of historical material; and*
- *a review of the existing Casey Planning Scheme controls and proposing necessary changes.*

In coming to conclusions about heritage significance and recommendations it was necessary to consider the criteria used for assessment of heritage significance in Victoria (sometimes known as the HERCON criteria).

- Criterion A: Importance to the course, or pattern, of Victoria's cultural history.
- Criterion B: Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
- Criterion C: Potential to yield information that will contribute to an understanding of Victoria's cultural history.
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places and objects.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

In the context of this report for a place to qualify for the application of a heritage overlay that place must meet at least one of these criteria at a local level.

EXECUTIVE SUMMARY

The report analyses the heritage significance of:

- 130 Tuckers Road, Clyde;
- 75 Tuckers Road, Clyde;
- Clyde Township;
- Clyde Primary School;
- 10 Ballarto Road, Clyde;
- 1755 Ballarto Road, Clyde; and
- 272 Hardys Road, Clyde North.

Following a review of the findings of the *City of Casey Heritage Study*; (Graeme Butler and Associates, 1998) with respect to 130 Tuckers Road, 75 Tuckers Road and 272 Hardys Road along with site visits and additional historic research this report concludes that all are of sufficient heritage significance to warrant the application of heritage overlays in the Casey Planning Scheme. In all three cases the extent of those overlays was deemed to be too great and revised extents have been provided. The report also provides revised statements of significance for each property which reflect an improved knowledge of their history and understanding of the significant elements of each place.

The review of heritage overlays for the railway reserve, former Methodist Church and the Clyde store in the township of Clyde resulted in a recommendation that these individual overlays be replaced by a precinct overlay covering the portion of the town subdivision that was developed in the early years of the twentieth century. This reflected the interesting history of the township and its relationship to the railway, but also recommended the acknowledgement of the former church, the store, several early houses and the public hall as important contributory elements to that precinct. This recommendation also more appropriately recognises that the railway reserve has undergone dramatic change since the closure of the railway and demolition of the station. Whilst the cutting in which the railway tracks sat remains, there is no remaining physical fabric from the two successive station buildings that existed on the site. The report also clarifies the low level of significance of the Ballarto Road bridge, which was not only a later addition to the precinct, but has been substantially altered.

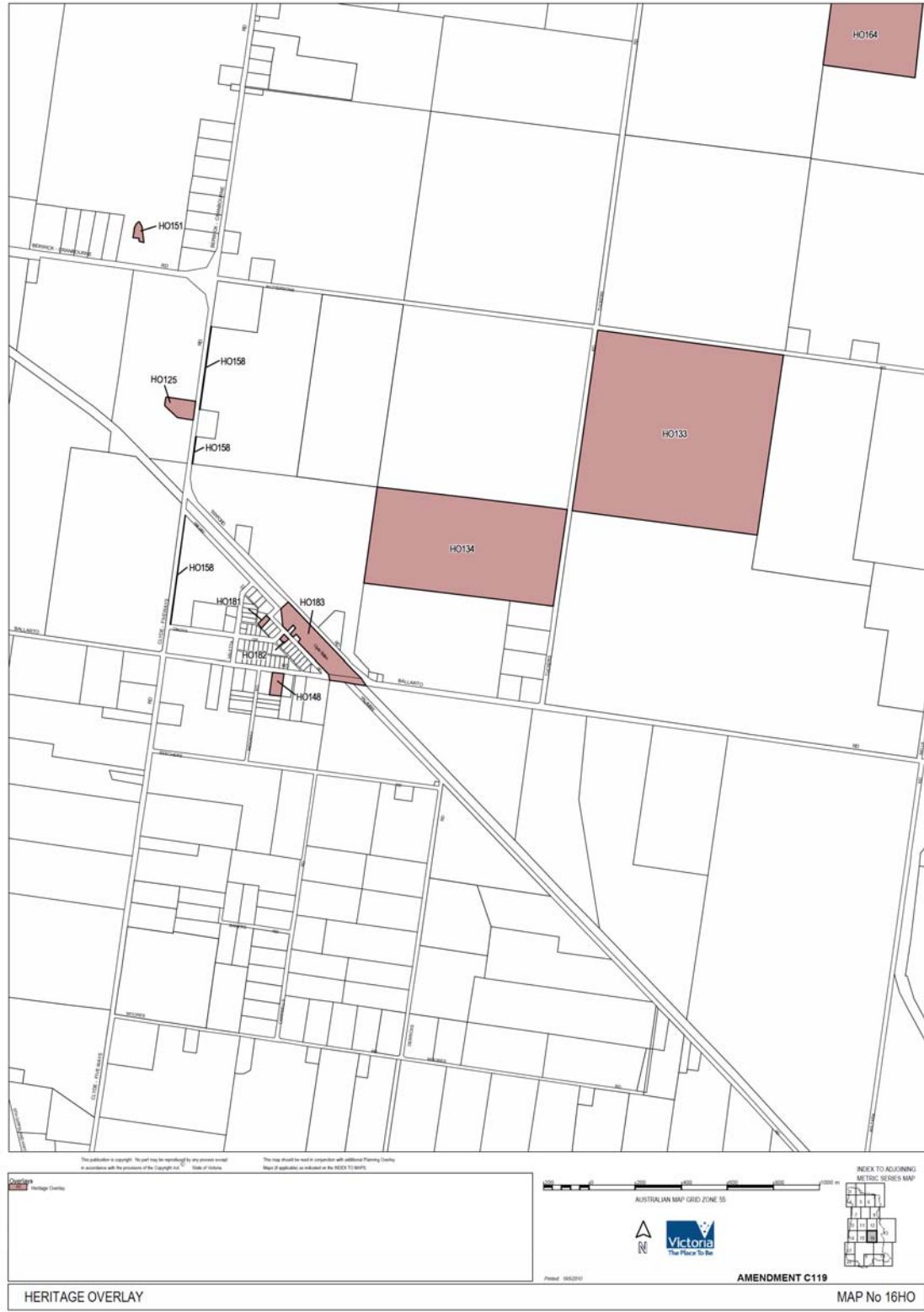
Clyde Primary School, 10 Ballarto Road and 1755 Ballarto Road had not previously been subject to heritage assessments. The original school building remains as a centrepiece of the current school and the proposed heritage overlay recognises its importance. 10 Ballarto Road and 1755 Ballarto Road are both early twentieth century farmhouses and as such warrant recognition as important remnants of the development of intensive agriculture in the district. The report recommends the application of heritage overlays to both as well as providing statements of significance.

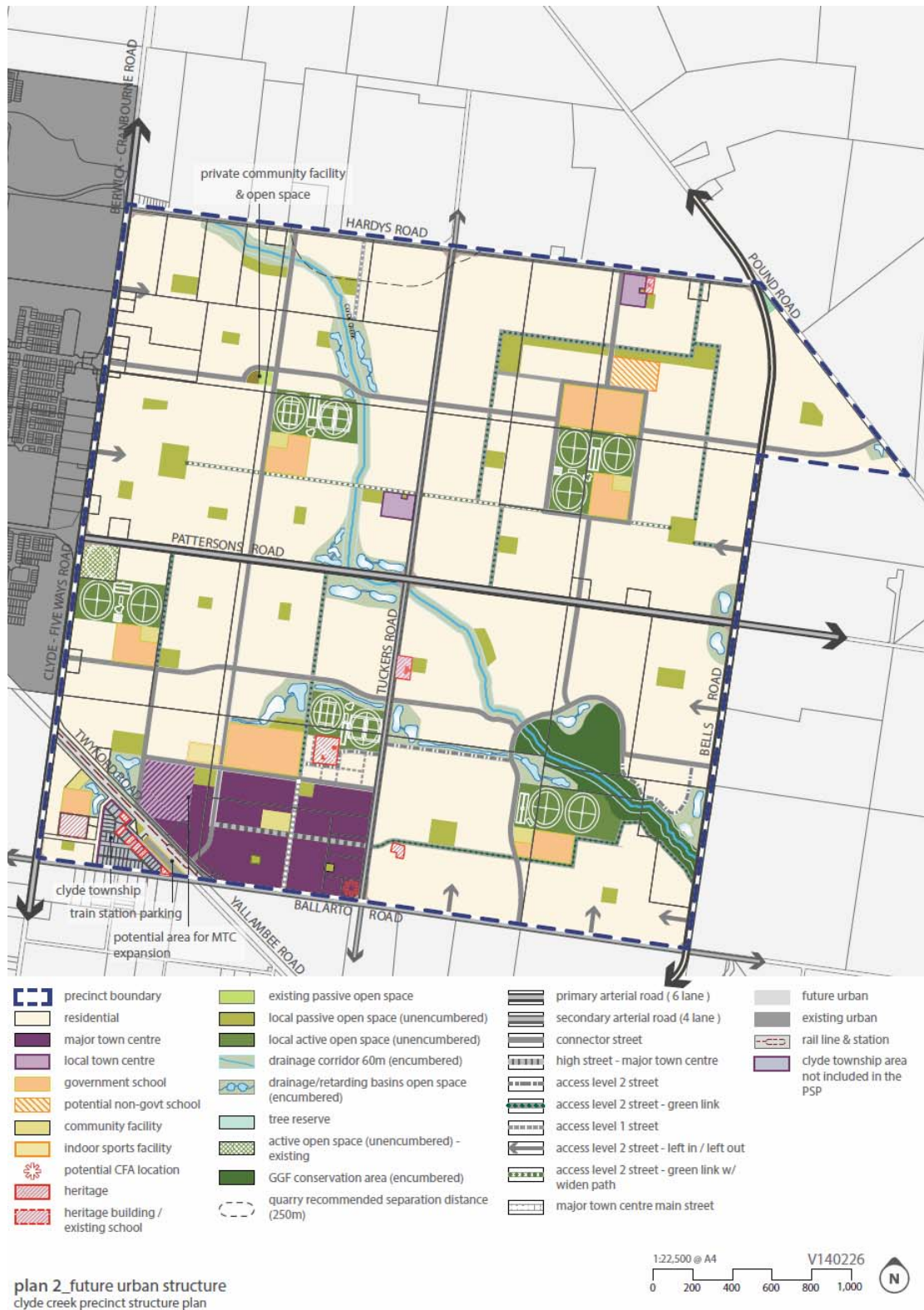
The report provides draft planning scheme maps, depicting the boundaries of proposed heritage overlays along with identification of significant and contributory buildings and trees within those overlay boundaries. It also provides policy provisions and a revised heritage schedule for the Casey Planning Scheme.

Finally it makes a series of recommendations with respect to acknowledging the heritage significance of places dealt with in the report, including that the planning scheme maps and Heritage Overlay schedule be amended in line with those provided as part of the report; that the Casey Heritage database and Heritage Victoria Hermes database be amended to incorporate the citations as proposed by this report and that the Casey Heritage Database be made a Reference Document to the Casey Planning Scheme. Finally it recommends that the Clyde Creek Precinct Structure Plan (PSP) not only respect the heritage significance of these properties but propose adjacent uses which will be compatible with the significance of those places.

LOCATION PLAN – existing Heritage Overlays in the Casey Planning Scheme (Clyde and Clyde North Area)

CASEY PLANNING SCHEME - LOCAL PROVISION





The maps shown above depict the area of Clyde and Clyde North covered by this report with the locations of the various sites and proposed changes to existing Heritage *Overlays* (including deletion of some sites and addition of others to the Heritage Overlay Schedule in the Casey Planning Scheme).

HISTORICAL CONTEXT

There is a considerable amount of written material detailing the history of Clyde and Clyde North. Rather than undertake any further research this contextual piece relies heavily on those other sources. Of the district the website <http://www.clydehistory.comyr.com/html/0706Private.html> says:

Commencing as a settlement on the Clyde-Berwick Road, North of Patterson's Road, Clyde 'moved' to the location in the South after the railway line was constructed. The history of the area is the story of both Clyde, and Clyde North.

In the 1860's, Melbourne, as the developing centre, was spreading out as surveys were completed and land sales conducted. Open country, most suitable for sheep and cattle, to the West and North of the State had been taken up or was controlled as part of large squatting runs and the push was to small holdings in the North, East and South-East— areas where there was a reliable rainfall.

For farmers nearer to the centres of population there was the opportunity to be providers of fresh seasonal produce. For those further out, the difficulties in getting produce to markets, strongly influenced what they produced, what they farmed, how they lived.

Distance from markets was once a limiting factor for Clyde. The arrival of the railway— and its later replacement by road transport—proved to be strong influences on the farming conducted in the area. Changes from grazing to dairying to market gardening and flower growing, have been due to farmers taking initiative, giving up, trying new technology, persevering, understanding what markets want, having a vision for their future.

As the area continues to change, there will be little in the landscape to help us visualise what greeted the early settlers. The names of streets and roads, a few buildings of the earlier era, will—with photos, and the family histories compiled by those associated with the area—remain as the only links to those days.

It went on to quote Thomas Patterson from his article "Prominent Pioneers" which appeared in *The Australasian* in December, 1932:

Westernport was fortunate in its early pastoral pioneers, many of whom were enterprising, capable men, who came out in the "thirties and forties", not from necessity, but in search of adventure and wider horizons. It is significant that the men who landed here in the early squatting days and began as overseers and managers of stations, really gaining their colonial experience on other men's money, were often the ultimately successful colonists, while it was sometimes not with others.
(Thomas Patterson,
The Australasian, Dec 24, 1932)

The Casey Heritage Study, Thematic Environmental History; (Context Pty. Ltd., 2004) had the following to say about the pastoral and farming properties of the City:

The story of settling the land in the study area is often told most vividly in its surviving houses, which document the improvements that were made as permanent tenure was acquired. However, it is often the later and more substantial homes that remain rather than the early, more primitive structures. Nonetheless, the city is quite remarkable for the number of surviving farm houses, ranging from the cottages of early German settlers at Harkaway to more

substantial homestead complexes on large rural properties. All eras are well represented. There are still a number of early Victorian cottages, which have sometimes been incorporated into later houses, or remain as outbuildings associated with newer homesteads. Some of the earlier houses illustrate interesting colonial building techniques. There are also some splendid examples of large farmhouses of the early twentieth century, inter-war period and later, some architect designed.

Although subdivision has greatly reduced the size of many of the once extensive district farm properties, the remaining farm houses have helped preserve the city's traditional rural character.

In addition, a remarkable number of outbuildings and other structures and landscape elements such as hedges and windrows, associated with the granting of pre-emptive rights and the acquisition of adjacent early freeholds, remain today as an important part of the heritage of the study area.

(Context, 2004, p16)

Of farming properties it said:

This section will therefore focus upon the associated outbuildings, which provide an important record of the historical development of a farm property and the types of rural activities that were carried out. Some of the largest properties in the study area are notable for the number and importance of their out buildings. Such buildings are becoming increasingly rare and provide an important historical insight into early farming management and operation. Many demonstrate early construction techniques of great interest, and often reflect skills specifically associated with a region or particular migrant group (such as the German settlers of Harkaway) and so contribute to the unique character of each district.

(Context, 2004, p36)

Of Clyde North and Clyde it said:

Clyde North

During the 1840s, an early Clyde community was formed round the Clyde watercourse that was a natural boundary between the Mayune and Gin Gin runs. Originally known as Pakenham South, the first church was erected c.1864, and a school by 1874. The church was replaced first in 1887 and then in 1906. There was also a hall. However, the further development of Clyde (as it was then known) was effectively stopped by the opening of the South Eastern Railway, which passed to the south of the settlement. A town soon sprang up around the station, which by 1915 became known as Clyde, with this village changing to Clyde North.

(Context, 2004, p53)

Clyde

When the first stage of the South Eastern Railway was constructed to Tooradin in 1888, a station reserve was set aside to the south of the existing Clyde village. Soon a new town sprang up around the station, which by 1915 eventually assumed the name of Clyde, while the original village became known as Clyde North. A post office was established at the railway station by 1889, and the first public building in the new town was the Methodist Church opened in 1909. The post office moved to a general store in Railway Road from about c1910. A state school commenced in the Methodist Church in 1915 before moving into its own building in Oroya Crescent in 1918. In 1926 the Clyde Hall (since extended) was erected.

(Context, 2004, p56)

Therefore, like most of Victoria the early settlement of the Clyde district took the form of large holdings. There are no physical remnants of this early pastoral settlement in the area of this review. However as the nineteenth century moved forward the Crown sold off allotments, which were much smaller and encouraged the development of more intense agricultural

pursuits. By the end of the nineteenth century there had been a growth in dairying in the district and many of the older farm houses that we see today were built to provide accommodation for dairying families. After the conclusion of World War 1 the Australian and Victorian Governments took up land and established farms for returned soldiers. The legacy of those farms provides a further layer to the historic development of the district.

The earliest township settlement took place at what is now known as Clyde North near the junction of the Berwick-Cranbourne Road and Patterson Road. With the decision to build the South Eastern Railway came the decision to build a station at the present township of Clyde. This was not an arbitrary decision and appears to have supported land speculation by the Freehold Investment and Banking Company. This company was a creation of the infamous Sir Matthew Davies, one of Melbourne's great land boom barons. Davies, a one time Speaker of the Legislative Assembly was well known for his pursuit of wealth through the speculative subdivision of land. It was the failure of the companies established by him and his associates that lead to the banking crash of the 1890s. The Freehold Investment and Banking Company went into liquidation in January, 1992 thus explaining why the development of many of the residential blocks of land at Clyde didn't proceed until the second half of the twentieth century.

The railway provided a positive incentive for the development of the district, as it meant farm products (particularly milk) could be moved quickly and efficiently by rail rather than relying on the vagaries of horse drawn road transport over poor roads.

CITATIONS

The following citations are prepared following a review of the existing documentation contained within the City of Casey Heritage Database and Heritage Victoria's Heritage Database, the material and references included in the *City of Casey Heritage Study*; (Graeme Butler and Associates 1998), as well as further research, site visits and consultation with owners and individuals interested in the history and heritage of the area.

These citations are structured in a standard form which provides current and historic information about each of the properties. Importantly they include an updated Statement of Significance. Headings such as "Item Group" and "Item Type" are drawn from Heritage Victoria's Hermes Database and should ultimately be used to update entries in that database. Where there is no information available the particular category has been left blank.

Each citation is prepared as a stand alone document which can be published or used as such, hence the inclusion of a statement of contextual history, which in several citations is identical. Each citation also contains a list of references which were specifically used for the preparation of that citation. A list of all references used in the preparation of this review is included in the Bibliography at the end of the document.

CLYDE TOWNSHIP PRECINCT



FORMER METHODIST CHURCH



CLYDE STORE.

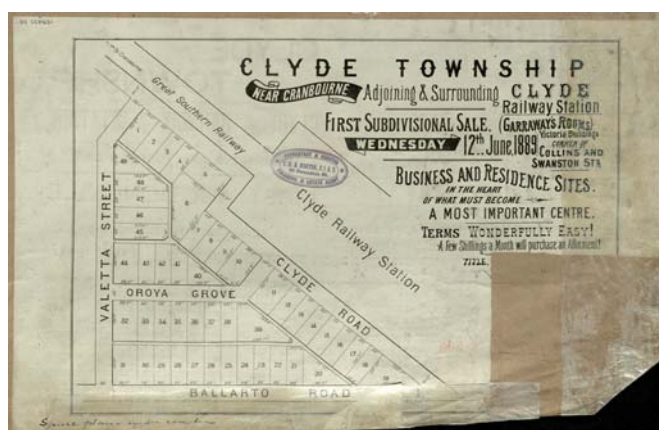
CONTEXTUAL HISTORY

The early settlement of this district was undertaken by “squatters” who took up large tracts of land. Names like Glass, Lyall, Bakewell, Paterson and Cameron are prominent in the histories of the area. Many of these early land holders took up Pre-Emptive Rights for portions of their claims and went on to build houses and other buildings as part of the requirements of these Rights. Subsequent transfers lead to the establishment of more intensive farming and the construction of houses to accommodate the farmers.

The late nineteenth and early twentieth centuries saw the growth of the dairy industry in Victoria and this part of the state was ideal for this agricultural pursuit, as was market gardening.

It was also on the way to the heavily timbered hills of South Gippsland, which initially offered a great supply of timber. The South Gippsland area was opened up to settlement in the late 1880s and this move was supported by the construction of the Great Southern Railway between 1887 and 1891 (when it finally reached Korumburra). The line through the Clyde district which was opened in 1888 lead to the moving of the township from Clyde North to a location adjacent to the new railway station.

PLACE HISTORY



CLYDE TOWNSHIP SUBDIVISIONAL PLAN [HAUGHTON COLLECTION, SLV]

http://search.slv.vic.gov.au/primo_library/libweb/action/dlDisplay.do?vid=MAIN&reset_config=true&docId=SLV_VOYAGER2239631

The Railway Construction Act of 1884 provided approval for the construction of a railway across the Koo-Wee-Rup swamp and into the South Gippsland hills. The construction of this line was broken into 3 contracts with the one covering the section from Dandenong to Whitelaw's Track (Korumburra) being let on 4 February, 1887 to J Falkingham for £251,272.

the line was open to traffic to Tooradin in 1888, but the Korumburra stage wasn't completed until 1891.

The opening of the new railway led to two changes in the Clyde district. Because of the distance of the station from Clyde (North) that town ceased to progress as it had previously and instead the rail town started to grow.

Pastoralist and early settler, Alexander Cameron sold land to the Freehold Investment and Banking Company which proceeded to subdivide land around the new railway station. The allotments were put up for sale on June 12, 1889, (see Subdivisional Plan above).

On the newly purchased land 5-6 houses were soon erected by the Stick Brothers of Ballarto Road. (Butler, 1998)

The Freehold Investment and Banking Company was a creation of the infamous Sir Matthew Davies, one of Melbourne's great land boom barons. Davies, a one time Speaker of the Legislative Assembly was well known for his pursuit of wealth through the speculative subdivision of land. It was the failure of the companies established by him and his associates that led to the banking crash of the 1890s. The Freehold Investment and Banking Company went into liquidation in January, 1992 thus explaining why the development of the blocks of land at Clyde didn't proceed until the second half of the twentieth century. (Cannon, 1966)

With the opening of the railway came the opening of the Clyde Railway Station Post Office (1889) and a new mail service was commenced between the station and the '*Kardinia Creek*' via the Clyde (North) School and Post Office.

It would appear that the first store established to service the new settlement was in Ballarto Road and operated by Sarah Williams from 1892. However, in 1905 the present store was established on the current site in a four roomed building that was moved from a property to the west of the town. (*clydehistory.comyr.com*)

Work commenced on the Great Southern rail line in February, 1887 and was opened as far as Tooradin in September, 1888. A cutting was dug just beyond Ballarto Road and the soil was used to build an embankment to get an adequate grade to Clyde.

Due to increased rail traffic on the line from about 1910 when the line reached Wonthaggi, where the coalmine had been operating since 1909, modifications were made at Clyde to speed the transport of coal. Re-grading of the Clyde Bank took place in 1914-15 when the cutting was deepened and using soil from Lang Lang station yard the grade was reduced to 1 in 110.



TIMBER BRIDGE OVER RAILWAY AT BALLARTO ROAD

Originally Ballarto Road crossed the railway at a level crossing near the start of Yallambee Road. Between 1888 and 1914 the gates at Ballarto Road were continually manned. At the level crossing, on the east side, a cottage was built on railway land, as housing for the railway employee who manned the gates and closed the road for trains. When the line was re-graded in 1914-1915 a bridge was built to replace the level crossing. The cottage was used by railway employees until it was eventually removed in the 1970's (*clydehistory.comyr.com*)

The railway station arrangements at Clyde changed after the regrading works of 1914-15. These works resulted in:

- two shunting lines on the east side;
- a standard Victorian Railway storage shed and loading platform with access from Twyford Road; and
- a cattle loading and storage area.

The platform at Clyde had a main building, a parcels shed, waiting room and toilets. The main building included the: ticket office, station master's office...and fire-place, signal control room, and, the Selector Train Control equipment.

Since then all evidence of the station buildings has been removed and the land filled to create the present park.

The first public building erected in Clyde was the Methodist Church opened in December 1909. Erected at a cost of £183 the building was fitted out with the pulpit, organ and pews from the Wesleyan Church at Clyde (North) which had only been closed for several years.[clydehistory.comyr.com]

The Clyde Public Hall wasn't built until 1928. Up until that time the Methodist Church was often used for public meetings and polling booths. Land for this public building was donated by Mr. A . Wenn. It provided a venue for the Mechanic's Institute to meet and house its library which by 1935 is reputed to have a holding of 1200 books.

REFERENCES

Keith MacCrae Bowden; *Great Southern Railway: An Illustrated history of the building of the line in South Gippsland*; published in association with the Australian Railways Historical Society (Victorian Division); 1970

Graeme Butler and Associates; *City of Casey Heritage Study*; 1998

Michael Cannon; *The Land Boomers*; Melbourne University Press; 1966

Context Pty. Ltd.; *Casey Heritage Study, Thematic Environmental History*; 2004

Niel Gunson; *The Good Country*; F.W. Cheshire; Melbourne :1968

Website; clydehistory.comyr.com

Corres: Ian Jenkin, Australian Railway Historical Society (including images from ARHS collection); 30 April, 2013.

PHYSICAL DESCRIPTION

The Clyde township is bounded by Clyde–Five Ways Road, Twyford Road and Ballarto Road and consists of a small subdivision dating from the late 1880s and designed adjacent to the new Clyde Railway Station which had opened in 1888. Most of the allotments were not built on until the second half of the twentieth century, but there are remnants of the initial settlement facing Railway Road and opposite the railway reserve. These include the Public Hall (1928), the former Methodist Church (1909), the store (moved to its current site in 1905) and houses at 2, 14 and 20 Railway Road. These houses have stylistic features which indicate that they were built between 1890 and 1910.

Whilst the Railway Reserve still exists there is no evidence of the station buildings. However, the cutting to the south remains as does the much altered Ballarto Road bridge. The house

opposite the general store appears to be a Victorian Railways “snail” house from the 1950s. It has been substantially added to and altered.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

What is Significant?

The precinct as outlined in the plan below and including the Clyde Railway Reserve and allotments at 2,4,6,8,10,12,14,16,18, 20,22,24,26,28 and 30 Railway Road as well as the allotment at 2A Oroya Grove.

Contributory buildings include (as coloured red) houses at 2, 14 and 20 Railway Road, the General Store at 18 Railway Road, the former Methodist Church at 28 Railway Road and the Public Hall at 30 Railway Road

How is it Significant?

The precinct is of local historic and social significance to the City of Casey.

Why is it Significant?

The precinct is of historic significance as a remnant of an early speculative subdivision created as a consequence of the development of the Great Southern Railway and the decision to establish a station at Clyde. It is also of historic interest as a remnant of the speculative ventures of Sir Matthew Davies, a leading politician of the late nineteenth century and renowned “land boomer”. The Clyde township was a subdivision of his company, the Freehold Investment and Banking Company which went into liquidation in 1892 as part of the general bank collapse of the 1890s economic depression.

The precinct is of social significance to the Shire of Casey as a part of the small settlement that grew up around the new railway station. Despite being slow to grow (many of the allotments were not built on until the later years of the twentieth century) the settlement provided a store, church, school and Public Hall for the surrounding farms. The railway station acted as the local post office for some time and the station was a busy centre for the despatch of milk from the surrounding farms. Despite the loss of the railway the core elements of the town remain an important social centre for the district.



PROPOSED EXTENT OF HERITAGE OVERLAY INDICATING SIGNIFICANT FEATURES.

FERNLEA, 75 TUCKERS ROAD, CLYDE



HOUSE EAST ELEVATION, JAN 2013



FORMER DAIRY AND MACHINERY SHEDS
JAN, 2013



FRONT ELEVATION, CIRCA 1900

LOCATION

75 Tuckers Road, Clyde

FORMER NAMES

No known former names

ITEM GROUP

Farming and Grazing

ITEM TYPE

Homestead Complex

ARCHITECT/DESIGNERS

Not known

ARCHITECTURAL STYLES

Victorian Period (1851-1901)

BUILDER/MAKERS

Not known

CONTEXTUAL HISTORY

The early settlement of this district was undertaken by “squatters” who took up large tracts of land. Names like Glass, Lyall, Bakewell, Paterson and Cameron are prominent in the histories of the area. Many of these early land holders took up Pre-Emptive Rights for portions of their claims and went on to build houses and other buildings as part of the requirements of these Rights. Subsequent transfers lead to the establishment of more intensive farming and the construction of houses to accommodate the farmers.

The late nineteenth and early twentieth centuries saw the growth of the dairy industry in Victoria and this part of the state was ideal for this agricultural pursuit, as was market gardening.

After WW1 the Soldier Settlement Scheme had a dramatic impact in this area, with some of the larger pastoral holdings being broken up for more intensive agricultural pursuits. The development of the dairying industry was greatly assisted by this.

PLACE HISTORY

This place was developed on land originally taken up by investor Hugh Glass in 1854. According to *Butler, 1998* by 1863 the property was owned by Edward Molloy and it then passed back to Hugh Glass by 1871. At that stage he was leasing it to a Thomas Rosling. It would seem that the house was built during this period, with a suggestion that this occurred in 1867. The form of the house would support a date in the 1860s, but there is no confirmation of this.

Margaret Tucker, acquired the property in 1884 and it seems that the house was in place by this time. In 1889 her daughter, Emily Eva Duff married Henry Clarke at the house. This marriage lead to a direct link with the property known as Wilandra at 130 Tuckers Road, as it was purchased by Emily Clarke soon after her marriage to Henry in 1889.

Margaret Tucker held a number of properties in Clyde and Cranbourne and by 1862 had been widowed twice. Her first husband was Robert Duff, brother of the Rev Alexander Duff, the prominent Presbyterian Minister in Cranbourne. Robert and Margaret had run the Cranbourne Hotel, but he died in 1860, leaving the business in the hands of Margaret and her two daughters, Annie and Emily. Margaret subsequently married Edward Tucker in 1866. Edward was the brother of Annie Duff (Tucker), wife of her brother-in-law, the Rev Alex Duff. Edward Tucker died in 1872.

Margaret lived on at Fernlea until her death in 1902 after which the property was sold to Ernest Manks. The Manks family was well known for their chaff cutting and threshing businesses. William Manks, the father of Ernest is described by *Gunson, 1968* as having: “the manner of an English gentleman”. Ernest and his brothers Henry and Charles all had their own chaff cutting and threshing businesses, moving the machinery from farm to farm by bullock cart. According to *Gunson, 1968* they each had teams of five or six men and they had partitioned the County of Mornington between them. It must be assumed that from 1902 Ernest’s business operated from Fernlea. In the ensuing 110 years the property has remained in the hands of the Manks family and is currently owned by Gordon and Rhonda Manks.

REFERENCES

Graeme Butler and Associates; *City of Casey Heritage Study*; 1998

Context Pty. Ltd.; *Casey Heritage Study, Thematic Environmental History*; 2004

Alma Bushell (ed); *Yesterday’s Daughters: Stories of our Past by Women over 70*, Ellinor Buchanan; Nelson; Melbourne 1986

Niel Gunson; *The Good Country: Cranbourne Shire*; F.W. Cheshire; Melbourne 1968

Website; *clydehistory.comyr.com*

PHYSICAL DESCRIPTION

Fernlea is a single storey brick house finished in a cement render. It features a large 'M' form roof with a small gable constructed over the internal valley. The verandah extends around three sides and is covered by the main roof. The gable ends to the roof at the rear of the house feature scalloped barge boards, reinforcing the view that the house was constructed in the 1860s/70s. The verandah is supported on timber posts and the floor of the verandah has been replaced with concrete.

Of special note are the two bay windows in the front (east) elevation. They feature early, multi-paned windows and must be seen to date from the construction of the house. A third bay window in the north elevation is clearly a later addition. It has delivery details marked on it in pencil indicating that it was installed after 1884 when Margaret Tucker and her family owned the property. It also has different detailing to the front windows.

The house is set well back from Tuckers Road and the early driveway avenue of cypress and pine has been replaced by an avenue of juvenile trees. The house is surrounded by a variety of mature plantings and to the north of the house are the remnants of the orchard with a few surviving old fruit trees. The paddocks surrounding the block feature a variety of eucalypt and cypress tree plantings. Behind the house is a domed water tank.

The complex of corrugated galvanised iron clad sheds to the south west of the house has served a variety of uses, including a dairy (milking shed). It may be that part of this complex was used by Ernest Manks as part of his chaff cutting and threshing business.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

What is Significant?

The house and farm complex known as Fernlea at 75 Tuckers Road Clyde (Crown Allotment 53, Parish of Cranbourne), including the house, constructed in the 1860s/70s, its garden (including fruit trees to the north of the house) and mature trees to the east and the complex of corrugated galvanised iron clad outbuildings located to the south west of the house.

How is it Significant?

The property is of local historic, social and aesthetic significance to the City of Casey.

Why is it Significant?

The property is of historic significance as an early rural property in the Cranbourne/Clyde district. The house is an unusual, if not rare example of an early colonial building in this part of Victoria and has long and historically important associations with the development of agriculture in the district. The ownership by the Manks family and their chaff cutting and threshing businesses makes it an important link to the twentieth century agriculture of the district. It is likely that the corrugated galvanised iron sheds to the south west of the house are remnants of this activity.

Fernlea is socially significant as a prominent house in the Clyde/Cranbourne district. From 1884 it was owned by the prominent Mrs. Margaret Tucker (Tuckers Road is named after her second husband's family). Her sister-in-law Annie Tucker had married the prominent Rev. Alex Duff and her first husband Robert Duff was his brother. Margaret inherited a significant amount of property in Cranbourne and Clyde and lived the life of a lady at Fernlea.

Fernlea is aesthetically significant as an unusual example of an early Victorian house in the district. It displays architectural features reminiscent of early colonial buildings. In particular, the expansive roof incorporating the verandah which covers three sides of the building. A distinctive feature of the building is the pair of multi-paned bay windows in the front elevation of the house.



PROPOSED EXTENT OF HERITAGE OVERLAY INDICATING SIGNIFICANT FEATURES.

WILANDRA 130 TUCKERS ROAD, CLYDE



MAIN CARRIAGE DRIVE WITH NORFOLK ISLAND PINE, JAN 2013



NE VIEW, JAN 2013



NW VIEW (JOHN COLLINS COLLECTION, SLV) 1980



SIDE (WEST) ELEVATION (JOHN COLLINS COLLECTION, SLV), 1980



"Harry, Ellinor, baby George and mother at Wilandra. Grandmother Tucker in phaeton drawn by Toby" FROM *BUSHELL*, p42

LOCATION

130 TUCKERS ROAD, CLYDE

FORMER NAMES

No known former names

ITEM GROUP

Farming and Grazing

ITEM TYPE

Homestead Complex

ARCHITECT/DESIGNERS

Possibly Wharton and Down

ARCHITECTURAL STYLES

Late Victorian - Italianate

BUILDER/MAKERS

Not known

CONTEXTUAL HISTORY

The early settlement of this district was undertaken by “squatters” who took up large tracts of land. Names like Glass, Lyall, Bakewell, Paterson and Cameron are prominent in the histories of the area. Many of these early land holders took up Pre-Emptive Rights for portions of their claims and went on to build houses and other buildings as part of the requirements of these Rights. Subsequent transfers lead to the establishment of more intensive farming and the construction of houses to accommodate the farmers.

The late nineteenth and early twentieth centuries saw the growth of the dairy industry in Victoria and this part of the state was ideal for this agricultural pursuit, as was market gardening.

After WW1 the Soldier Settlement Scheme had a dramatic impact in this area, with some of the larger pastoral holdings being broken up for more intensive agricultural pursuits. The development of the dairying industry was greatly assisted by this.

PLACE HISTORY

This house is located on Crown Allotment 55, granted to prominent Cranbourne identity, Alexander Cameron in 1854. According to *Butler, 1998* it was owned by James Mackay in the 1860s and a house was noted on the allotment in 1869. By the late 1880s it was owned by William Davis who sold it to Emily Sharp (wife of Henry) in 1889.

Butler, 1998 suggests that the house is called Mayfield, the name of Cameron's home. However, at the time of his death in 1881 Alexander Cameron was known to be living at Mayfield and his daughter was married at Mayfield, Cranbourne in 1883, by then the home of her mother. Alexander Cameron Jnr is reported to have taken up occupancy in 1883 (*Gunson, 1968*) and lived there until 1898. By 1883 *Butler, 1998* records that the property is owned by William Thomson and in *Bushell, 1986* Ellinor Buchanan, daughter of Emily Sharp recounts that her mother and father were married at Fernlea, the home of her grandmother in August, 1889. This coincides with Emily Sharp acquiring the property in December 1889 and the design of the house would fit with this date.

Butler, 1998 suggests that this may be a house designed by Melbourne architects Wharton and Down for which tenders were sought in 1892. However there is no definitive evidence to confirm this and a photo of the house (see above), taken when George Sharp was a baby (he was born in September 1892) shows it to be well established with a garden.

Ellinor Buchanan recalls that the house she lived in was called Wilandra, named after a property that her father had jackarooed on in NSW. It would therefore seem that this house was always called Wilandra, was probably built for the Sharps. Mayfield is another house.

The Sharps appear to have owned the property into the early years of the twentieth century and by the middle years of the century it was owned by the Fleming family. It was known as Mr Fleming's house in 1980 when John Collins took a series of photos (see above). However, it had been acquired by Mr and Mrs McCarthy in 1964. By 1980 it had lost its verandah and was in poor condition.

From 1986 the house was subject to an extensive renovation and substantial additions in a sympathetic manner undertaken by the McCarthys. The verandah has been reconstructed. The house is now lived in by their daughter, Mary McCarthy and her family.

REFERENCES

Graeme Butler and Associates; *City of Casey Heritage Study*; 1998

Context Pty. Ltd.; *Casey Heritage Study, Thematic Environmental History*; 2004

Alma Bushell (ed); *Yesterday's Daughters: Stories of our Past by Women over 70*, Ellinor Buchanan; Nelson; Melbourne 1986

Niel Gunson; *The Good Country*; F.W. Cheshire; Melbourne :1968

Website; clydehistory.comyr.com

PHYSICAL DESCRIPTION

Wilandra at 130 Tuckers Road, Clyde is a substantial red brick villa of a late Victorian – Italianate design, probably designed between 1885 and 1895. It has been substantially renovated and received extensive sympathetic additions as a result of a major construction campaign from 1986.

The roof is a hipped form clad in corrugated galvanised iron (or corrugated zincalume) with two prominent bay windows to the front (north) elevation. A large projecting verandah is constructed across three elevations (east, north and west) with projections coinciding with the bay windows.

The house is sited on a rise above Tuckers Road and is concealed from the road by vegetation. The approach to the house is now from the south to the rear of the house, but was originally served by a grand entry culminating in a circular drive at the front (north) elevation of the house. A substantial Norfolk Island Pine (*Araucaria heterophylla*) was planted in the centre of the circular drive and now dominates the vegetation on the property.

Like many properties in this district there are large avenues of eucalypts and cypresses planted along boundary and fence lines away from the house.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

What is Significant?

The house and farm complex known as Wilandra at 130 Tuckers Road Clyde (Crown Allotment 55, Parish of Cranbourne), including the house, constructed in the 1880s, its front garden and original approach drive and the mature Norfolk Island Pine (*Araucaria heterophylla*) in the circular drive along with the screen plantings to the west of the house.

How is it Significant?

The property is of local historic, social and aesthetic significance to the City of Casey.

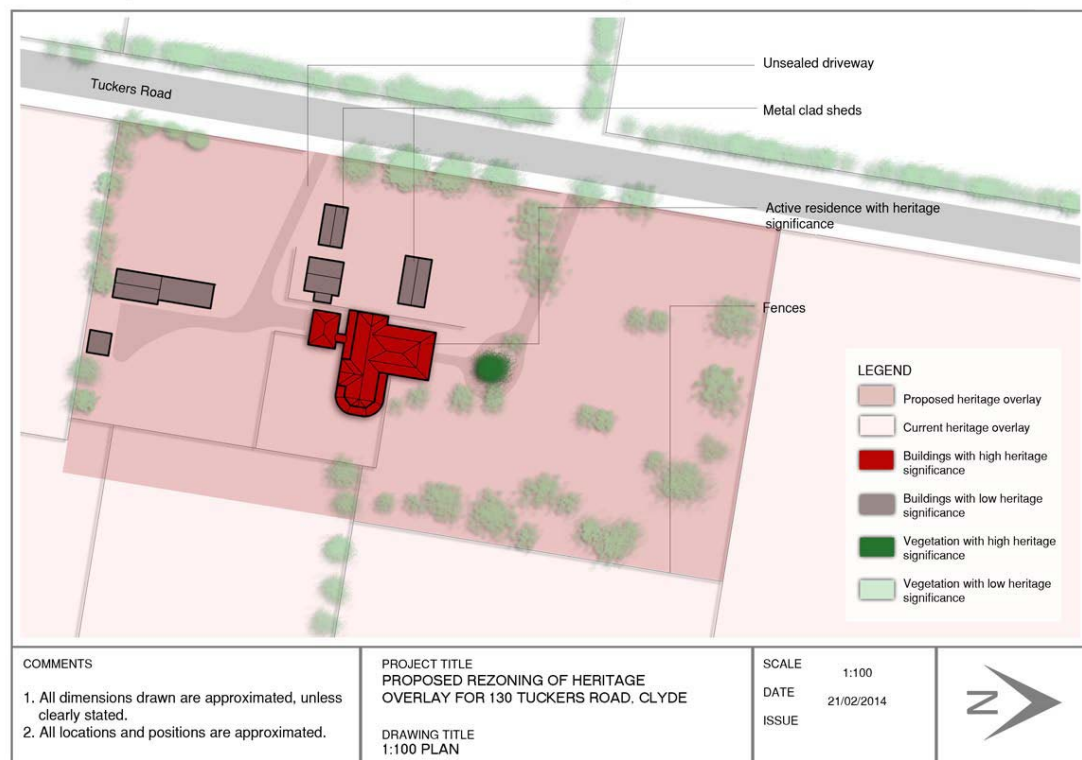
Why is it Significant?

The property is of historic significance as a prominent rural property in the Cranbourne/Clyde district. The house is a substantial example of a Victorian -Italianate building in this part of Victoria and has long and historically important associations with the development of agriculture in the district.

Wilandra is socially significant as a prominent house in the Clyde/Cranbourne district. The allotment on which it stands was originally known as Mayune and was taken up by prominent local identity Alexander Cameron in 1854. Whilst the exact date of construction of the house and the names of the owner at this stage have not been confirmed, it would appear that it was probably built after 1889 when it was owned by the Sharp family. Emily Sharp was the daughter of Mrs. Margaret Tucker (Tuckers Road is named after her second husband's family), resident of Fernlea at 75 Tuckers Road. At a later stage it was owned by the prominent Fleming family.

Fernlea is aesthetically significant as a prominent example of a late Victorian - Italianate house in the district. It displays architectural features typical of villas of this period. In particular, the red brick walls and expansive hipped roof, the pair of bay windows in the front elevation of the house and the encompassing verandah.

The prominent Norfolk Island Pine (*Araucaria heterophylla*) in the centre of the original circular drive is a prominent and important feature of the property. The screen planting between the house and Tuckers Road, whilst relatively recent is an important landscaping feature of the property.



PPROPOSED EXTENT OF HERITAGE OVERLAY INDICATING SIGNIFICANT FEATURES.

FARM COMPLEX, 272 HARDYS ROAD, CLYDE NORTH



FRONT VIEW, JAN, 2013-02-20



OLD DAIRY, JAN, 2013

LOCATION

272 Hardys Road, Clyde North

FORMER NAMES

No known names

ITEM GROUP

Farming and Grazing

ITEM TYPE

Homestead Complex

ARCHITECT/DESIGNERS

Not known

ARCHITECTURAL STYLES

Interwar Period (1919-1940)
Bungalow

BUILDER/MAKERS

Not known

CONTEXTUAL HISTORY

The early settlement of this district was undertaken by “squatters” who took up large tracts of land. Names like Glass, Lyall, Bakewell, Paterson and Cameron are prominent in the histories of the area. Many of these early land holders took up Pre-Emptive Rights for portions of their claims and went on to build houses and other buildings as part of the requirements of these Rights. Subsequent transfers lead to the establishment of more intensive farming and the construction of houses to accommodate the farmers.

The late nineteenth and early twentieth centuries saw the growth of the dairy industry in Victoria and this part of the state was ideal for this agricultural pursuit, as was market gardening.

After WW1 the Soldier Settlement Scheme had a dramatic impact in this area, with some of the larger pastoral holdings being broken up for more intensive agricultural pursuits. The development of the dairying industry was greatly assisted by this.

PLACE HISTORY

The first owner of Lot 64 (245 acres approx.) was probably William Sikes (Sykes), who would have purchased it in the 1854 land sales. Lot 69 was subdivided into three in 1859, with A. Patterson purchasing the 105-acre Lot 69A.

(<http://www.clydehistory.comyr.com/html/0712farmnames.html>) (County lots being subdivision of sections 68, 69 & 72, Parish of Cranbourne, County of Mornington, M. Callanan, Assist. Surveyor, Public Lands Office, Melbourne, August 18th 1859, SLV Map Collection).

Lots 64 and 69A Parish of Cranbourne were purchased by the Closer Settlement Board by early 1919. This land was then subdivided into three new lots and was described as 'Holden's Estate'. In May 1919 the Clyde Repatriation Committee ploughed, prepared the soil and planted seed on twelve acres on each of the three blocks in preparation for the new occupants. (*South Bourke and Mornington Journal*, 15 May 1919 p.2.)

The first discharged soldier to occupy 64A was Arthur Thomas Leadbeater in June 1919. His lease was declared void in 1924.

By late 1926 the Board had taken on the need for larger lots, re-subdividing Holden's Estate into two new larger lots, with the old 64B divided more-or-less equally between the new 64A and 64B. James Cox occupied the new 182-acre 64B. George Alexander Brooks and his wife, who was also experienced in dairying, occupied the new 168-acre 64A in 1927, moving to the seven-room house on Leadbeater's old 64A. The Board sold the house on the old Lot 64B. The Coxes, who were farming sheep, sold their conditional purchase lease for Lot 64B to Arthur Ernest Stagg and wife in 1929. Stagg vacated the block in 1931, and Stuart Norwood Earle took on a new lease. By 1935 Earle was having trouble making his payments and George Brooks applied to take over this land in addition to 64A. The Closer Settlement Commission decided that 64A alone was insufficient to make a viable "living area". Brooks was evaluated as a good and efficient farmer, and was cleared to take on the additional land. The house and washhouse on 64B were sold. Despite the extra land, in the following two years his financial position deteriorated, probably partly because of the drought conditions, and he attempted to sell the property.

In 1939 64A and B were amalgamated into the current 350-acre Lot 64A. The lease was transferred to James Andrew John Wadelton by 1940. Wadelton and his wife, who had previously been farming an 88-acre property at Flinders for eight years, obtained a private mortgage. The property was now known as 'Airlie' (Clyde History website, <http://www.clydehistory.comyr.com/html/0712farmnames.html>) The Wadeltons had a daughter and son while farming this block (*Argus*, 10 July 1943 p.2). The Closer Settlement Commission's district officer judged the Wadeltons to be model farmers. They made many improvements, but on 14 January 1944 a bushfire destroyed the house and nearly all buildings, fences and grass on the property. The fires at North Clyde on the 14th and 15th destroyed ten houses and 5000 acres of grass (*Argus*, 17 January 1944 p.3). Fortunately the Wadeltons were insured and by 1944 all of the buildings had been replaced. In May 1945 the Wadeltons obtained freehold for Lot 64A and they disposed of the property soon after.

The property has been used for sheep grazing, market gardening and dairying. It is currently a dairy farm. According to his daughter, Glenda Novotny the concrete block former dairy building was built by Mr Frank Allen around 1962. This dairy was subsequently converted to a herringbone style and was later replaced by a large rotary dairy, which is used today. The concrete block building is a disused open shed.

REFERENCES

Public Records Office Victoria (PROV) JAJ (*James Andrew John*) *Wadelton Cranbourne 64A 350-2-4 1919-1945, Allotments Granted under the Closer and Discharged Soldiers Settlement Acts', Unit 741 Consignment P0000 VPRS 5714*

Graeme Butler and Associates; *City of Casey Heritage Study*; 1998

PHYSICAL DESCRIPTION

The house at 272 Hardys Road is the centrepiece of a substantial dairy farming complex. It is an asymmetrical inter-war bungalow with a hipped terra-cotta tiled roof. The building is timber framed and clad in fibro cement. It features a recessed front verandah supported on substantial rendered masonry columns with a cement rendered balustrade. The verandah is incorporated under the main roof of the house. The windows feature projecting architraves providing something of a design feature for the building.

The property also contains a significant number of farm buildings including a concrete block milking shed from the 1960s, a modern rotary milking shed and various metal clad machinery sheds and garages.

The house is set well back from Hardys Road and has several substantial trees associated with it.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

What is Significant?

The house and farm complex known as at 272 Hardys Road Clyde, including the house, constructed in 1944, its front garden and the mature trees surrounding the house.

How is it Significant?

The property is of local historic and aesthetic significance to the City of Casey.

Why is it Significant?

272 Hardys Road is historically important as a surviving soldier settler farm which has operated as a sheep, market gardening and dairy farm since 1918. The complex of farm buildings demonstrates the historic importance of the various forms of agriculture in the Clyde/Cranbourne district, in particular the importance of dairying which is still the primary use of this property. Whilst the farm buildings are of little architectural importance, the original (1962) milking shed, the modern rotary milking shed and the various machinery sheds demonstrate the historic development of such a property.

272 Hardys Road is aesthetically significant as a high quality example of an interwar bungalow used as the centrepiece of a farming complex. It displays architectural features typical of bungalows of this period. In particular, the fibro cement walls, expansive hipped and tiled roof, prominent window architraves and the dominant front verandah supported on masonry columns and all contained under the main roof.

The mature trees are an important feature of the property, which otherwise sits in a flat and treeless landscape.



PROPOSED EXTENT OF HERITAGE OVERLAY INDICATING SIGNIFICANT FEATURES.

10 BALLARTO ROAD, CLYDE



NE VIEW



SE VIEW SHOWING LATER ADDITIONS

LOCATION

10 BALLARTO ROAD, CLYDE

FORMER NAMES

ITEM GROUP

Farming and Grazing

ITEM TYPE

Homestead Complex

ARCHITECT/DESIGNERS

Not known

ARCHITECTURAL STYLE

Edwardian

BUILDER/MAKERS

Not known

CONTEXTUAL HISTORY

The early settlement of this district was undertaken by “squatters” who took up large tracts of land. Names like Glass, Lyall, Bakewell, Paterson and Cameron are prominent in the histories of the area. Many of these early land holders took up Pre-Emptive Rights for portions of their claims and went on to build houses and other buildings as part of the requirements of these Rights. Subsequent transfers lead to the establishment of more intensive farming and the construction of houses to accommodate the farmers.

The late nineteenth and early twentieth centuries saw the growth of the dairy industry in Victoria and this part of the state was ideal for this agricultural pursuit, as was market gardening.

After WW1 the Soldier Settlement Scheme had a dramatic impact in this area, with some of the larger pastoral holdings being broken up for more intensive agricultural pursuits. The development of the dairying industry was greatly assisted by this.

PLACE HISTORY

The house at 10 Ballarto Road, Clyde was built around 1912 for James and Alice Stick. It is possible that Mr Stick, who in the 1912/13 Cranbourne Rate Books was described as a 'Carpenter', built the house himself. Mr Stick is reported to have built a number of houses in the new Clyde township following its subdivision and sale in 1889. Title records show that the Sticks owned the house until 1928 when it was sold to a Railway employee, Robert Burdon Grieves. (Butler, 1998)

This property once formed part of Crown Section 10 in the Parish of Sherwood. Title Records show that a William Valentine Bailey (Address listed as "Garden House", Valentine Grove, Malvern) acquired approximately 101 acres of land being described as part of Lot 10 on 5 May 1910. He immediately subdivided the land, with the title showing that Lot 5 was transferred on 13 December, 1916 to Alice Louisa Stick, Married Woman, of Clyde. However, Rate Books list James Stick as the owner from 1910. No house is included in the description for 1910-11 when the Net Annual Value (NAV) is £1, however, by 1911-12, the description 'W.H.' (weatherboard house) is included and the NAV has risen to £10. (Butler, 1998)

REFERENCES

Graeme Butler and Associates; *City of Casey Heritage Study*; 1998

Context Pty. Ltd.; *Casey Heritage Study, Thematic Environmental History*; 2004

Niel Gunson; *The Good Country*; F.W. Cheshire; Melbourne :1968

Website; clydehistory.com.au

PHYSICAL DESCRIPTION

10 Ballarto Road, Clyde is a timber framed and weatherboard clad villa of an Edwardian design, built by 1912. It has been substantially renovated and received extensive and sympathetic additions in recent times.

The roof is a hipped form clad in corrugated galvanised iron (or corrugated zincalume) with a gable roofed projecting room with an adjacent recessed verandah. The front and side windows are covered with skillion hoods and the gable end features modest but attractive timber barge boards. The bracketing to the front window hood also features decorative timber work. The verandah features is supported on turned timber posts and features simple timber frieze.

The house is sited on a rise above Ballarto Road and is concealed from the road by vegetation. A substantial pine is located close to the Ballarto Road boundary and a further substantial eucalypt is located just behind the house.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

What is Significant?

The house known at 10 Ballarto Road Clyde (Lot 5 of Plan of Subdivision 5176), constructed around 1912, its front garden and approach drive and the mature trees on the site.

How is it Significant?

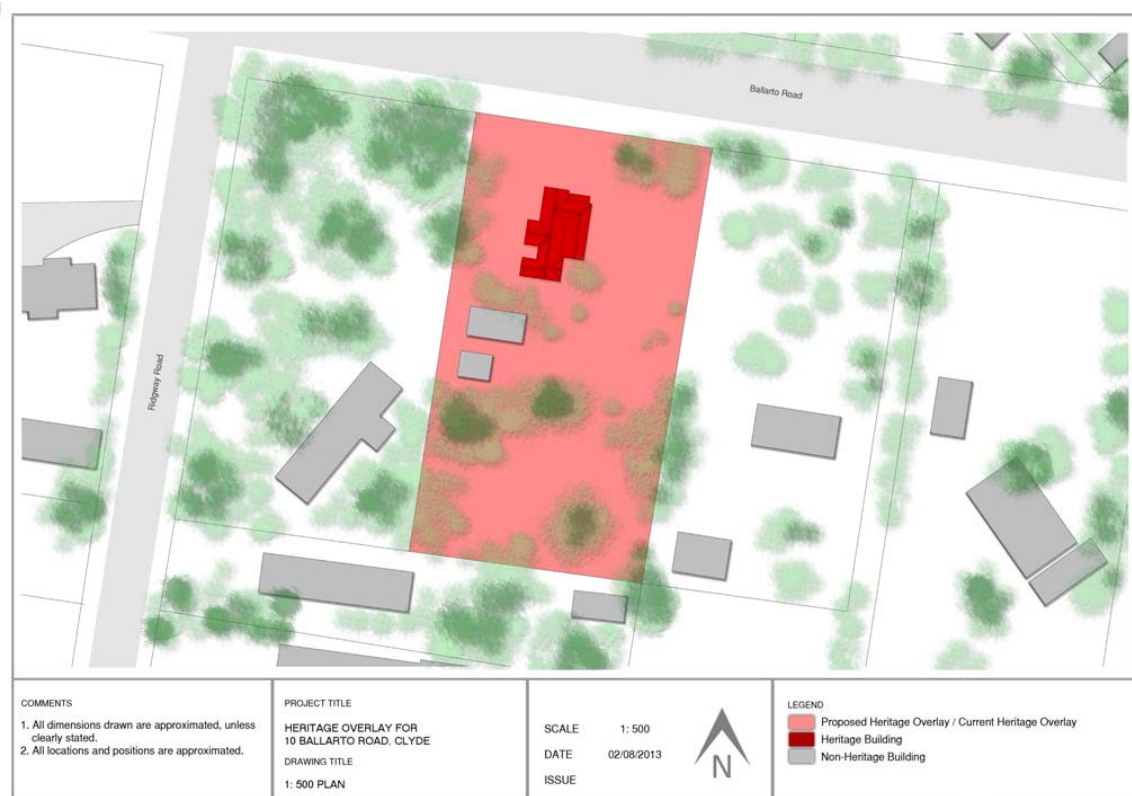
The property is of local historic and aesthetic significance to the City of Casey.

Why is it Significant?

The property is of historic significance as a prominent property adjacent to the Clyde township. The house is a typical and substantial example of an Edwardian villa in this district.

It is aesthetically significant as a prominent example of an Edwardian house in the district. It displays architectural features typical of villas of this period. In particular, the timber framed and weatherboard clad walls and expansive hipped roof with a projecting gable roofed room and recessed verandah. The gable end, front window hood and verandah all feature timber decorative elements.

The prominent pine on the boundary and the eucalypt at the rear of the house are important features of the property.



PROPOSED EXTENT OF HERITAGE OVERLAY INDICATING SIGNIFICANT FEATURES.

CLYDE PRIMARY SCHOOL, OROYA GROVE, CLYDE



FRONT ELEVATION



SW VIEW

LOCATION

Oroya Grove, Clyde

FORMER NAMES

ITEM GROUP

Education

ITEM TYPE

Primary School

ARCHITECT/DESIGNERS

Not known

ARCHITECTURAL STYLE

N/A

BUILDER/MAKERS

Not known

CONTEXTUAL HISTORY

The early settlement of this district was undertaken by “squatters” who took up large tracts of land. Names like Glass, Lyall, Bakewell, Paterson and Cameron are prominent in the histories of the area. Many of these early land holders took up Pre-Emptive Rights for portions of their claims and went on to build houses and other buildings as part of the requirements of these Rights. Subsequent transfers lead to the establishment of more intensive farming and the construction of houses to accommodate the farmers.

The late nineteenth and early twentieth centuries saw the growth of the dairy industry in Victoria and this part of the state was ideal for this agricultural pursuit, as was market gardening.

After WW1 the Soldier Settlement Scheme had a dramatic impact in this area, with some of the larger pastoral holdings being broken up for more intensive agricultural pursuits. The development of the dairying industry was greatly assisted by this.

The Railway Construction Act of 1884 provided approval for the construction of a railway across the Koo-Wee-Rup swamp and into the South Gippsland hills. The line was open to traffic to Tooradin in 1888.

The opening of the new railway led to significant changes in the Clyde district. Because of the distance of the station from Clyde (North) that town ceased to progress as it had previously and instead the rail town started to grow.

Alexander Cameron sold land to the Freehold Investment and Banking Company which proceeded to subdivide land around the new railway station. The allotments were put up for sale on June 12, 1889.

On the newly purchased land 5-6 houses were soon erected by the Stick Brothers of Ballarto Road and with the opening of the railway came the opening of the Clyde Railway Station Post Office (1889) and a new mail service was commenced between the station and the '*Kardinia Creek*' via the Clyde (North) School and Post Office.

PLACE HISTORY

The Clyde Primary School opened on 13 October, 1910 as an adjunct to the long established school at Clyde North. It remained as such until the retirement of the long serving Head Teacher, Thomas Twyford in 1915. After this time it became a separate school (No 3664) and operated from the former Methodist Church until a new building was erected on the current site in 1918. This is the building illustrated.

The school has undergone many changes over the years, but it wasn't until 1962 that an additional classroom was provided. Since then the site has acquired many new buildings. A teacher's residence was constructed in 1928.

REFERENCES

Michael Cannon; *The Land Boomers*; Melbourne University Press; 1966

Education Department of Victoria *Vision and Realisation*; a Centenary History of State Education in Victoria, 1973.

Website; clydehistory.comyr.com

Corres: Ian Jenkin, Australian Railway Historical Society (including images from ARHS collection); 30 April, 2013.

PHYSICAL DESCRIPTION

The original building at Clyde Primary School was a standard weatherboard clad single roomed school building located centrally on a large site in Oroya Grove. It features large windows to the west.

The building has been incorporated into later additions which has turned the school into a multi-roomed complex. Despite this it remains as a central and prominent component of the modern school.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

What is Significant?

The Clyde Primary School (No 3664), Oroya Grove, Clyde to the extent of the original (1918) timber clad building.

How is it Significant?

The property is of local historic and social significance to the City of Casey.

Why is it Significant?

The property is of historic significance as an important component of the history of the provision of education in the Clyde district. This is the second government primary school in the district (the first being at Clyde North) and the first purpose built school building in the Clyde township. Whilst a school existed at Clyde as early as 1910, it used space at the former Methodist Church until 1918.

It is socially significant as an important piece of social infrastructure in the township and district.



PROPOSED EXTENT OF HERITAGE OVERLAY INDICATING SIGNIFICANT FEATURES.

FARM HOUSE, 1755 BALLARTO ROAD or 30 TUCKERS ROAD, CLYDE



SW VIEW, NOV, 2013



WEST ELEVATION, NOV, 2013

LOCATION

Oakbank
1755 Ballarto Road or 30 Tuckers Road, Clyde

FORMER NAMES

ITEM GROUP

Farming and Grazing

ITEM TYPE

Homestead Complex

ARCHITECT/DESIGNERS

Not known

ARCHITECTURAL STYLES

Edwardian

BUILDER/MAKERS

Not known

CONTEXTUAL HISTORY

The early settlement of this district was undertaken by “squatters” who took up large tracts of land. Names like Glass, Lyall, Bakewell, Paterson and Cameron are prominent in the histories of the area. Many of these early land holders took up Pre-Emptive Rights for portions of their claims and went on to build houses and other buildings as part of the requirements of these Rights. Subsequent transfers lead to the establishment of more intensive farming and the construction of houses to accommodate the farmers.

The late nineteenth and early twentieth centuries saw the growth of the dairy industry in Victoria and this part of the state was ideal for this agricultural pursuit, as was market gardening.

After WW1 the Soldier Settlement Scheme had a dramatic impact in this area, with some of the larger pastoral holdings being broken up for more intensive agricultural pursuits. The development of the dairying industry was greatly assisted by this.

PLACE HISTORY

By 1900 this property was owned by Mrs Susan Mullins, who had inherited it from her husband Isaac Mullins who had died in 1894. It appears that she let it to farmers and it was used as a dairy farm (*Shire of Cranbourne Rate Books*).

The date of construction of the house is not exactly known, but it was certainly in place by 1905 (*Shire of Cranbourne Rate Books*).

Susan Mullins sold the property to George Funston in 1917 and he worked it as a dairy farm until his untimely death by drowning in 1936 (*The Argus*, 16 March, 1936)

REFERENCES

Rate Books; Shire of Cranbourne, 1900-1913

Farmer Drowned in Well; The Melbourne Argus, 16 March, 1936

Pers com; Mr Eric Thomas, 2.12.2013

PHYSICAL DESCRIPTION

The house at 1755 Ballarto Road is a simple weatherboard clad farm house with brick chimneys. It is a symmetrical late Victorian/Edwardian villa with a hipped corrugated iron clad roof and an encircling skillion verandah.

The property contains a number of other farm buildings.

The house is set well back from both Ballarto Road and Tuckers Road and has several substantial trees associated with it.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

What is Significant?

The house at 1755 Ballarto Road (30 Tuckers Road) Clyde, constructed around 1907 and the mature trees surrounding the house.

How is it Significant?

The property is of local historical and aesthetic significance to the City of Casey.

Why is it Significant?

1755 Ballarto Road is historically important as a surviving Edwardian farm house which appears to have operated as a dairy farm since the early twentieth century. The house demonstrates the historic importance of the subdivision of larger properties for various intensive forms of agriculture in the Clyde/Cranbourne district.

1755 Ballarto Road is aesthetically significant as a high quality example of an Edwardian house used as the centrepiece of a farming complex. It displays architectural features typical of villas of this period. It is a simple timber framed and timber clad house with brick chimneys, an encircling skillion roofed verandah and corrugated iron roof.

The mature trees of unknown species are an important feature of the property, which otherwise sits in a flat and treeless landscape.



PROPOSED EXTENT OF HERITAGE OVERLAY INDICATING SIGNIFICANT FEATURES.

DRAFT PLANNING SCHEME MAPS



CLYDE TOWNSHIP



FARNLEA, 75 TUCKER'S ROAD, CLYDE

CLYDE CREEK PSP HERITAGE ASSESMENTS



WI

LANDRA, 130 TUCKER'S ROAD, CLYDE



FARM COMPLEX, 272 HARDY'S ROAD, CLYDE NORTH

CLYDE CREEK PSP HERITAGE ASSESMENTS



10 BALLARTO ROAD, CLYDE.



CLYDE PRIMARY SCHOOL, OROYA GROVE, CLYDE



1755 BALLARTO ROAD, CLYDE

POLICY OBJECTIVES

CLYDE TOWNSHIP

- Conservation of the subdivisional and street pattern of the precinct.
- Conservation of the open space which is the former Railway Reserve.
- Conservation of the contributory buildings in the precinct.
- Development of non-contributory allotments in a manner that is sympathetic to the low scale residential development of the township.

FERNLEA, 75 TUCKERS ROAD, CLYDE

- Conservation of the house, significant outbuildings, significant trees and gardens
- Protection of the undeveloped immediate surrounds of the house, gardens and outbuildings, so that they continue to be seen as individual elements from a previous rural use.
- Continued use as a residence or other sympathetic use.

WILANDRA, 130 TUCKERS ROAD, CLYDE

- Conservation of the house, and, significant trees.
- Protection of the undeveloped immediate surrounds of the house and garden, so that they continue to be seen as individual elements from a previous rural use.
- Continued use as a residence or other sympathetic use.

FARM COMPLEX, 272 HARDYS ROAD, CLYDE NORTH

- Conservation of the house, and, mature trees.
- Protection of the undeveloped immediate surrounds of the house, gardens and outbuildings, so that they continue to be seen as individual elements from a previous rural use.
- Continued use as a residence or other sympathetic use.

10 BALLARTO ROAD, CLYDE

- Conservation of the house, and mature trees.
- Retention of open space around the immediate environs of the house, gardens and outbuildings.
- Continued use as a residence or other sympathetic use.

CLYDE PRIMARY SCHOOL

- Conservation of the original (1918) school building.
- Continued presentation of the original school building as the centrepiece of the school complex.

1755 BALLARTO ROAD or 30 TUCKERS ROAD, CLYDE

- Conservation of the house, and, mature trees.
- Protection of the undeveloped immediate surrounds of the house and garden, so that they continue to be seen as individual elements from a previous rural use.
- Continued use as a residence or other sympathetic use.

PROPOSED POLICY PROVISIONS AND REVISED HERITAGE OVERLAY SCHEDULE

The local policy provisions in the Casey Planning Scheme are similar to those of many schemes in Victoria and there seems to be no reason to change them. However, the Heritage Overlay Schedule requires adjustment in order to point to the Policy Objectives outlined above.

It is also noted that the Statements of Significance included in the City of Casey Heritage Database are not included as policy statements, nor as an Incorporated Document in the Casey Planning Scheme. As a minimum the database should be noted as a Reference Document for the Scheme.

A set of proposed changes are outlined below and an amended Schedule to the Heritage Overlay as it relates to these properties is included as part of this report.

Proposed Changes

HO181 Former Clyde Methodist Church , 26 Railway Road, Clyde

1. Delete from schedule and include as a Contributory Building to the proposed Clyde Township Precinct Heritage Overlay.

HO182 Clyde General Store and Post Office, Cnr of Railway Road and Oroya Grove, Clyde

1. Delete from schedule and include as a Contributory Building to the proposed Clyde Township Precinct Heritage Overlay

HO183 Former Clyde Railway Station Precinct and Railway Bridge Railway Road (also Ballarto Road and Twyford Road), Clyde

1. Delete from schedule and include in the proposed Clyde Township Precinct Heritage Overlay

HO133 Mayfield, 130 Tuckers Road, Clyde

1. The name of the place should be changed to Wilandra, as this is the actual name of the house and seems to have been so since the late nineteenth century, possibly since it was built. Mayfield appears to be another property.
2. Tree controls should be specified as applying to the Norfolk Island Pine at the front of the house and possibly screen planting to the west.
3. Consideration should be given to invoking the prohibited uses clause. Given that this property will, in future be surrounded by urban development it is possible that an alternative use will be sought and the conservation of the place may be assisted by this provision.

HO134 Fernlea, 75 Tuckers Road, Clyde

1. Tree controls should be specified as applying to mature trees to the north of the house, including remnant orchard trees. (NOTE: any reference to the avenue of trees along the drive is erroneous as these trees died, have been removed and a new avenue planted)
2. There are outbuildings of significance on this property and they should not be exempt from notification or permits. Therefore, it is reasonable that this column be qualified by reference to the former dairy as noted significant on the plans.

3. Consideration should be given to invoking the prohibited uses clause. Given that this property will, in future be surrounded by urban development it is possible that an alternative use will be sought and the conservation of the place may be assisted by this provision.

HO148 House 10 Ballarto Road, Clyde

1. Tree controls should be specified as applying to the mature eucalypt to the south of the house.
2. Consideration should be given to invoking the prohibited uses clause. Given that this property will, in future be surrounded by urban development it is possible that an alternative use will be sought and the conservation of the place may be assisted by this provision

HO164, Farm Complex, 272 Hardys Road, Clyde North

1. The reference to the outbuildings under "Heritage Place" should be deleted as the outbuildings are of little significance. The oldest is the 1962 milking shed which is not considered of architectural importance, but contributes to the history of the complex. The proposed revised overlay includes 2 modern sheds, which are not individually important, but sit within a reasonable cartilage for the house.
2. The tree controls should be invoked and qualified as applying to the mature trees surrounding the house.
3. There are no outbuildings which should be subject to notification controls as per Clause 43.01-4 and this column should be marked "No".

NEW HERITAGE OVERLAYS

Clyde Primary School, Oroya Grove, Clyde

1. A new HO should be added to the schedule to include this site in the HO provisions. However, the focus of the HO should be the original school building as mapped in the citation above.

Clyde Township Precinct

1. A new HO should be added to the schedule to include the precinct as mapped in the citation above.
2. The new precinct should delineate the following Contributory Buildings and items
 - the Clyde Public Hall, 30 Railway Road;
 - the former Methodist Church, 28 Railway Road;
 - the house, 20 Railway Road;
 - the Clyde Store, 18 Railway Road;
 - the house, 14 Railway Road;
 - the house, 2 Railway Road; and
 - the open drains along Railway Road

NOTE: The road over railway bridge on Ballarto Road is of low integrity and should not be included as a contributory item

3. The Policy Objectives recommended for this precinct should ensure that the Railway Reserve remains as open space (with the exception of the existing non-contributory buildings).

4. The Policy Objectives recommended for this precinct should also ensure that the current road configuration is retained.

1755 Ballarto Road, Clyde

1. A new HO should be added to the schedule to include this site in the HO provisions to the extent indicated in the plans above.

CLYDE CREEK PSP HERITAGE ASSESMENTS

The current schedule is adjusted below with the changes marked in red.

PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995	Prohibited uses may be permitted	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
HO 133	"Wilandra" 130 Tuckers Road, Clyde	No	No	Yes Restricted to the Norfolk Island Pine at the front of the house and screen planting on the western boundary	No	No	Yes		No
HO 134	"Fernlea", 75 Tuckers Road, Clyde	No	No	Yes Restricted to the mature trees and old fruit trees to the north of the house	Yes Restricted to the former dairy and sheds to the south west of the house as marked on the plan	No	Yes		No
HO 148	House 10 Ballarto Road, Clyde	No	No	Yes Restricted to the large eucalypt at the rear of the house.	No	No	Yes	No	No
HO 164	Farm complex 272 Hardys Road, Clyde North	No	No:	Yes Restricted to the mature	No	No	No		No

CLYDE CREEK PSP HERITAGE ASSESMENTS

				trees surrounding the house					
HO 181	Former Clyde Methodist Church 26 Railway Road, Clyde DELETE	No	No	No	No	No	No	No	No
HO 182	Clyde General Store and Post Office Cnr of Railway Road and Oroya Grove, Clyde DELETE	No	No	No	No	No	No	No	No
HO 183	Former Clyde Railway Station Precinct and Railway Bridge Railway Road (also Ballarto Road and Twyford Road), Clyde DELETE	No	No	Yes	No	No	No	No	No
New HO	Clyde Primary School Oroya Cr Clyde	No	No	No	No	No	No	No	No
New HO	Clyde Township Precinct	No	No	No	No	No	No	No	No
New HO	1755 Ballarto Road, Clyde	No	No	Yes Restricted to the mature trees surrounding the house	No	No	No	No	no

RECOMMENDATIONS

1. That the Casey Planning Scheme Maps be amended to incorporate the maps as proposed in this review.
2. That the Schedule to the Heritage Overlay in the Casey Planning Scheme be amended in accordance with the amended schedule as proposed at Section 6 above.
3. That the Casey Heritage Database and the Heritage Victoria Hermes database be amended to incorporate the citations as proposed by this report.
4. That, as a minimum the Casey Heritage Database be made a Reference Document in the Casey Planning Scheme.
5. That the Precinct Structure Plan for the Clyde Creek Precinct respect the heritage significance of these properties and propose adjacent uses which will be compatible with the policy objectives set out at Section 5 above.

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