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# MINTA FARM – GAA PSP11

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HISTORIC CULTURAL HERITAGE ASSESSMENT No. 3780

Assessment for Growth Areas Authority

Completed February 28, 2011

Authored by Heritage Advisors

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# MINTA FARM – GAA PSP11

## HISTORIC CULTURAL HERITAGE ASSESSMENT

**Name and Location of Activity:** Minta Farm – GAA PSP11, 2 to 106 (SPI 1\TP889741) and 108 to 128 (SPI 1\PS549431) Soldiers Road, and Grices Road (no address number; Allotment 32A Parish of Berwick), Berwick, Victoria.

**CHA Identifier:** 3780

**Commissioning Agent:** Growth Areas Authority

**Heritage Advisors:** Andrea Murphy and Dale Owen  
Tardis Enterprises Pty Ltd

**HCHA Authors:** Andrea Murphy, Dale Owen and Louise Blake

**Report Date:** February 28, 2011

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## ACKNOWLEDGEMENTS

Tardis Enterprises Pty Ltd would like to thank the following people for their assistance during the study:

**Judy & Marshall Baillieu** – Land owners  
**Mark Brennan** – Growth Areas Authority  
**Jeremy Smith & Brandi Bugh** – Heritage Victoria

## ABBREVIATIONS

asl	Above Sea Level
CA	Crown Allotment
DEWHA	Department of the Environment, Water, Heritage and the Arts
DSE	Department of Sustainability and Environment
DPCD	Department of Planning and Community Development
DSE	Department of Sustainability and Environment
EVC	Ecological Vegetation Class
GAA	Growth Areas Authority
HCHA	Historic Cultural Heritage Assessment
HO	Heritage Overlay
HV	Heritage Victoria
HVI	Heritage Victoria Inventory
mya	Million Years Ago
NLA	National Library of Australia
NT	National Trust
PROV	Public Records Office of Victoria
SLV	State Library of Victoria

*\* Throughout this report several technical terms are used that may not be familiar to some readers. An extensive glossary has been included as Appendix 3 and should be referenced for an explanation of terms.*

*\*\* It should be noted that archaeological reports relating to historic archaeological sites/places and the recommendations contained therein, may be independently reviewed by Heritage Victoria. Although the findings of a consultant's report will be taken into consideration, recommendations by an archaeological consultant for actions in relation to the management of a site should not be taken to imply automatic approval of those actions by Heritage Victoria.*

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## EXECUTIVE SUMMARY

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This historic cultural heritage assessment (HCHA) has been conducted due to a proposed precinct structure plan (PSP 11; activity area; Map 1). The activity area includes three rural properties (consisting of four land parcels) located between Cardinia Creek to the east, Soldiers Road to the west, Princes Highway and residential properties to the north, and Grices Road to the south (activity area; Map 2). This report has been sponsored by Growth Areas Authority and the activity area, known as 'Minta Farm', is owned and occupied by Mr Marshall Baillieu.

The background investigation conducted as part of this assessment indicated that the activity area has only been subject to one previous desktop based historic cultural heritage assessment (Murphy & Kennedy 2009). Although Murphy and Kennedy's assessment included some ground surface survey, no historic cultural heritage sites or areas of potential for historic cultural heritage values were identified within the activity area.

The background research conducted for this HCHA has however, gone into more detail regarding the history of land ownership than that of previous investigations. Land title information for each lot has been reviewed. This research has discovered that the activity area was not part of the early (pre-1900s) settlement of the region and was mostly utilized for grazing livestock. The background research indicates the first structures associated with permanent occupation within the activity area did not occur until 1904/05 (Section 7.2.2). However, from this period, it appears that the activity area was occupied on a permanent basis relatively consistently to the present. Although structures were built and/or added to over this occupation, the majority of the activity area was still utilized for grazing livestock and later (c.1960s), cropping. The activity area has been owned by the present owner's family (i.e. Baillieu) since 1931.

Additionally, as part of this HCHA, the area was again subject to ground surface survey. This survey resulted in the identification of several structures (Photo 15) and associated floral plantings of various ages within the activity area. However, when these structures and plantings were subject to historic cultural heritage assessment criteria, all but one was assessed as being of low historic cultural heritage significance (Section 14). The structures included the property 'Minta' homestead, a small dairy, workers quarters, a 'Myer House' and a cottage. The homestead was first referred to in 1913 on a record of sales and is presumed to have been established around this time. Since then the homestead has been significantly altered and added to until recently, which has resulted in its low significance assessment.

The additional structure that was assessed as having moderate historic cultural heritage significance is a 'Myer House'. This house is in excellent condition and its style/structure was created in a Government response for affordable housing due to housing shortages following WWII. Additionally, the structure and design of the Myer House is highly influenced by Norman Myer of Myer retail stores, as he was the instigator of the development of these homes which were known as 'Myer Houses'.

No historic archaeological remains or areas of archaeological potential were identified.

As a result of this assessment, no recommendations for any further historic assessment or management of historic values are considered necessary for the Minta Farm PSP.

However, it is considered appropriate that the GAA consider some recognition to the historic land use and occupation of the activity area as part of the PSP development. In particular, two of the structures identified, the small dairy (Photo 7) and Myer House (Photo 11), should be considered for retention if possible (Photo 1). The dairy is a representative example of the activity areas early 1900s pastoral occupation, and the Myer House is an excellent example of the Governments response to housing shortages following WWII. The dairy is in relatively good condition and the Myer House is in excellent condition.

Additionally, representative examples of trees potentially planted during the earlier occupational periods (i.e. 1904/05 or 1913/14) as well as those grown from seed by the Baillieu family (c.1930s), particularly those that are rare and/or in good health and have a high arboricultural rating (Callander 2008), should be considered for retention within any future development of the activity area. These trees are representative of the activity areas occupational history.

Remnant native trees with a high arboricultural rating should also be considered for retention as representatives of the environment prior to European settlement of the area.

In summary, although not requirements, the following table (Table 8) presents management options for historic values that can be considered as part of the Minta Farm PSP.

**Management Options for Historic Values within the Activity Area** (Table 8)

Site	Description	Management Options
Myer House (Photo 's 1 & 11)	Circa 1940/50 'Myer House' – a type of house created as a response to a housing shortage following WWII.	Retain within development and re-use as a house, business or commercial property.  If retained, consider a plaque/signage informing of the history of the 'Myer House'.
Dairy (Photo's 1 & 7)	Dairy associated with early 1900s farming occupation of the activity area. Associated with the establishment of the 'Minta' property.	Retain within development and present as an example of the areas early 1900s pastoral history.  If retained consider restoring the structure sympathetic to its original form and purpose.  If retained, consider a plaque/signage informing of the sites and/or regions pastoral history.
Plantings (Photo's 12 & 13)	Trees associated with various aged development of the activity area	Retain a sample of tress with high arboricultural ratings from different development periods within the activity area.  Consider using tree-lined driveway to present residence as a roadway within the development, leaving the trees <i>in situ</i> .  If retained, consider a plaque/signage informing of their association with the occupation period of the activity area.

## 1 INTRODUCTION

This historic cultural heritage assessment (HCHA) has been conducted due to a proposed precinct structure plan (PSP 11; activity area; Map 1). The activity area includes three rural properties (consisting of four land parcels) located between Cardinia Creek to the east, Soldiers Road to the west, Princes Highway and residential properties to the north, and Grices Road to the south (activity area; Map 2). This report has been sponsored by Growth Areas Authority and the activity area, known as 'Minta Farm', is owned and occupied by Mr Marshall Baillieu.

Tardis Enterprises Pty Ltd (ABN 45 726 098 396) key personnel Andrea Murphy (project manager) and Dale Owen (project archaeologist) prepared this HCHA (No. 3780). Andrea Murphy holds an Honours degree in archaeology and has over twenty years experience in all facets of cultural heritage management. Dale Owen has an Honours degree in archaeology and over seven years experience in archaeological and heritage management (Appendix 5). Additionally, historic background has been conducted by Louise Blake who holds a Masters in Biography and Life Writing, a Graduate Diploma in Cultural Heritage Management and a Bachelor of Arts in Professional Writing. Louise also has over 15 years experience in the cultural heritage sector in the ACT and Victoria (Appendix 8).

This HCHA has been conducted under the guidance of the *Guidelines for Conducting Historic Archaeological Surveys* (Department of Planning and Community Development [DPCD] 2008) and any historic artefacts/material has been managed in accordance with the *Archaeological Artefacts Management Guidelines 2004* as published by Heritage Victoria (HV) – DPCD, Melbourne. All historic values have been assessed and managed with consideration for *The Australian ICOMOS Charter for Places of Cultural Significance* (The Burra Charter; Australia ICOMOS 1999) and *Australian Historic Themes* (Australian Heritage Commission 2001) standards.

The activity is an urban development consisting of, but not limited to: a business area, mixed use zone, open space/parks/reserves, residential development and associated infrastructure such as pathways, roads and utility installations (see Section 3 for a detailed description of the activity).

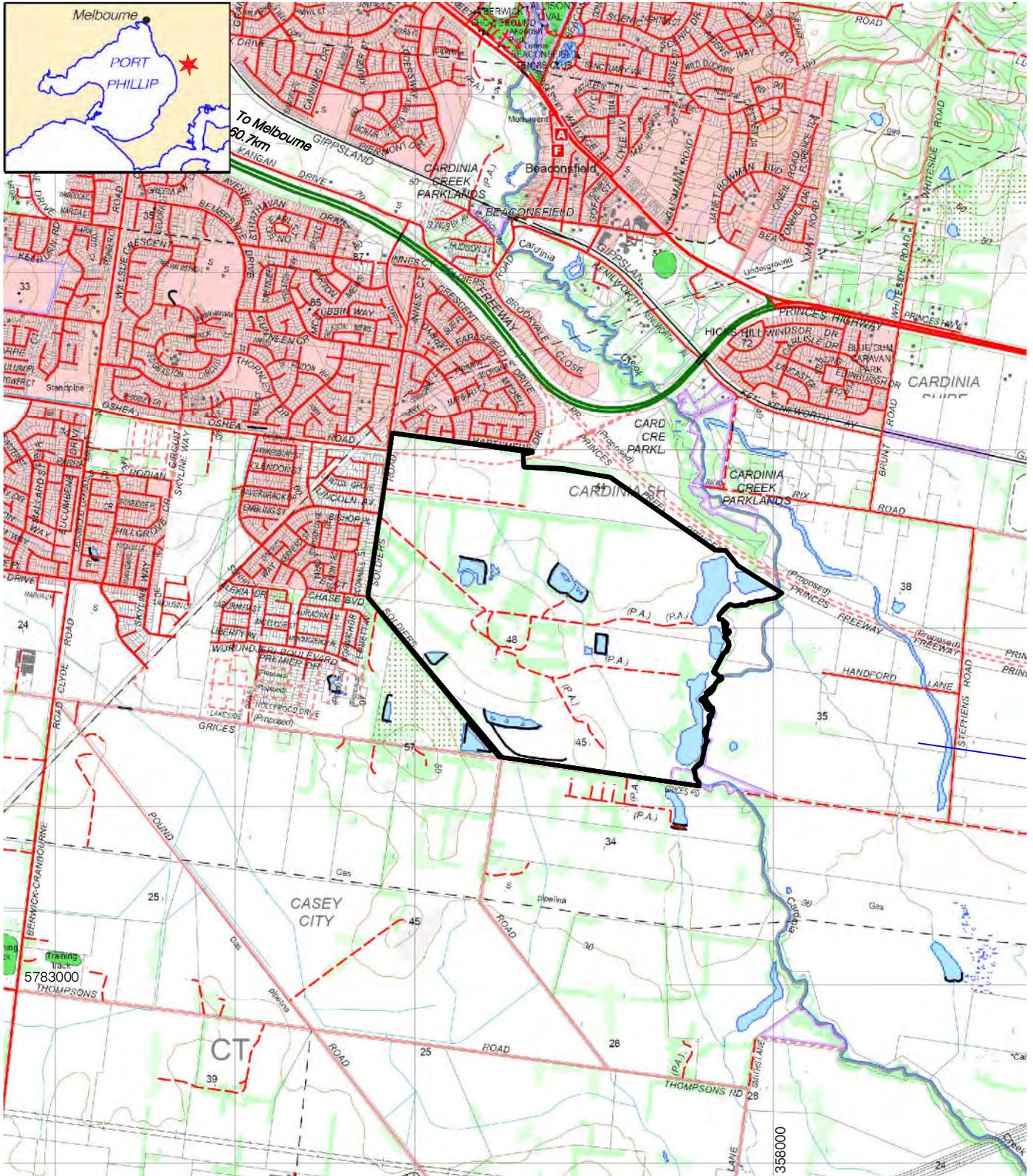
In summary, to address project brief conditions (Appendix 1), the aims and objectives of this HCHA are to:

- Review historic cultural heritage databases, inventories, registers and/or other historical information depositories relevant to the activity area to establish potential historic heritage values;
- Establish a land-use history of the activity area to identify potential areas of historic cultural heritage value and/or significant disturbance that may have affected potential values;
- Collate relevant information relating to the history and/or historic figures associated with the activity area;

- Conduct field reconnaissance/survey of Minta Farm for the purpose of identifying historic heritage values that may not be identifiable via investigation of documentation;
- Determine whether historic archaeological values exist, or potentially exist within the activity area;
- Determine the historic cultural heritage sensitivity of the activity area;
- Devise appropriate management of any historic cultural heritage values.

Background research (project inception works) conducted for this HCHA proceeded from 6 May 2010. Initial field reconnaissance of the activity area was conducted on 4 June 2010 and additional survey was carried out on 9 June 2010 (Sections 13 to 13.3).

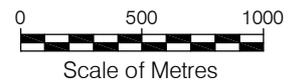
GAA representative Mark Brennan and property owners/occupiers Marshall and Judy Baillieu were consulted throughout this HCHA with regards to the activity.



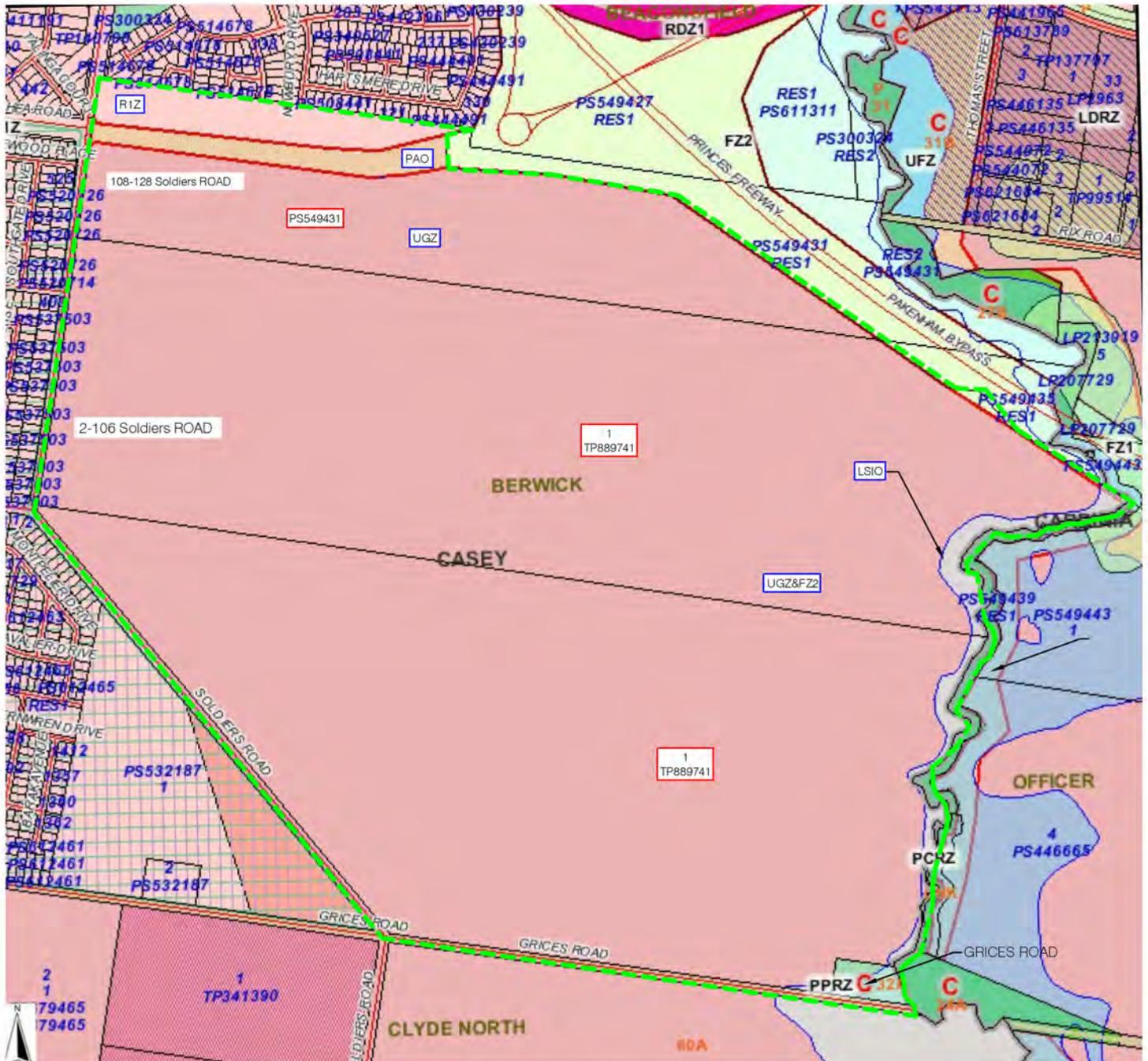
Topographic map used for Location Plan: 1:30,000 Number T7921-1-4-2

**Legend:**

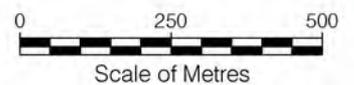
-  Denotes Activity Area  
288.9 hectares (approx)
- Parish: *Berwick*
- LGA: *Casey*



**Map 1 Activity Area Location**  
(Melway Ref: 131 H6)



Topographic map used for Location Plan: 1:30,000 Number T7921-1-4-2



**Legend:**

Denotes Activity Area  
288.9 hectares (approx)

Lot Identification  
xxxx= number

- RIZ Residential 1 Zone
- LSIO Land Subject to Inundation Overlay (LSIO)
- UGZ Urban Growth Zone
- FZ2 Farming Zone
- PAO Public Acquisition Overlay



**Map 2 Lot Plan of the Activity Area (DSE 2010a)  
(Melway Ref: 131 H6)**

## 2 ACTIVITY AREA

The 2.9 square kilometre (approximate) activity area is located in the local Government area of the City of Casey, Parish Berwick, County Mornington and includes the addresses of 2 to 106 (SPI 1\TP889741) and 108 to 128 (SPI 1\PS549431) Soldiers Road, and Grices Road (no address number; Allotment 32A Parish of Berwick), Berwick (Maps 1 & 2). Within the activity area boundaries, there is a total of four land parcels.

The activity area is bound to the east by Cardinia Creek, to the north by the Pakenham Bypass and residences (at the northwestern corner), to the west by Soldiers Road and to the south by Grices Road (Map 2). Within these boundaries, the activity area is between approximately 40m and 60m above sea level.

Other than the Grices Road property (Allotment 32A – Parish of Berwick) and a strip of land along the activity areas northern boundary, the entire activity area is within the City of Casey Planning Scheme's Urban Growth Zone (UGZ) and Farming – Schedule 2 Zone (FZ2) and is subject to the Farming Zones associated Schedule 2. The Grices Road property is subject to the Public Park and Recreation Zone (PPRZ), and the strip of land along the activity areas northern boundary is subject the Residential 1 Zone (R1Z) and its Schedule (DSE 2010a; Map 2).

In addition to the Zones, the activity area is also subject to City of Casey Planning Scheme's Inundation Overlay (LSIO) along the margin of Cardinia Creek, and the section of land between Princes Freeway and Oshea Road is subject to Public Acquisition Overlay (PAO) and its Schedule 1 (PAO1; DSE 2010a; Map 2).

The present conditions and salient features (Photo 1) of the activity area consist of:

- Undulating land of mostly cleared, grassed rural paddocks. These paddocks have been repeatedly ploughed;
- Five large and three small dams;
- A homestead complex which includes a main residence, five cottages/dwellings, workers quarters, equipment sheds, livestock sheds, a swimming pool and associated tree plantings;
- Several gravel surfaced tracks throughout;
- Cardinia Creek (including large areas of ponding & some vegetation re-growth).



Legend:

 Denotes Activity Area  
288.9 hectares (approx)

Parish: *Berwick*  
LGA: *Casey*

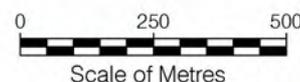


Photo 1 2011 Aerial Photograph of the Activity Area  
( Melway Ref: 131 H6 )

### **3 ACTIVITY DESCRIPTION**

The activity is a proposed Precinct Structure Plan that will sub-divide the activity area into residential allotments, retail and commercial properties, parks/reserves, and possibly transport terminals and community area/hub(s). These proposed sub-divisions will also require infrastructure such as the undergrounding of services (gas, water, power, phone *etc.*), roadways, footpaths and drains.

For the purposes of this HCHA, potential future works are also considered. Such works are likely to include:

- Landscaping;
- Fences;
- Pathways;
- The construction of residences and commercial buildings.
- Car parks;
- Erection of signage;
- Residential swimming pools;

All of these activities will disturb the ground surface within the activity area to varying degrees, and all have the potential to affect any historic cultural values that may exist.

### **4 DOCUMENTATION OF CONSULTATION**

The Notice of the Heritage Victoria assessment identifier number (3780) for this assessment is presented in Appendix 2. Additionally, all correspondence made during the course of this assessment is presented in Appendix 6.

The following were consulted and/or had their cultural heritage information/collections reviewed as part of this assessment:

- National Trust Register (National Trust 2010);
- Australian Heritage Database (DEWHA 2010);
- State Library of Victoria (SLV 2010a);
- National Library of Australia (NLA 2010);
- Picture Victoria (2010);
- Public Records Office (PRO 2010);
- Heritage Victoria Inventory (HVI; Accessed 7 June 2010);
- Victorian Government Gazette (SLV 2010b);
- Victorian Heritage Register (Heritage Victoria 2010);

- City of Casey Planning Scheme Heritage Overlays (DSE 2010a);
- Cardinia Shire Planning Scheme Heritage Overlays (DSE 2010b).

The present owners were also consulted for their knowledge of the history of the activity area.

## **5 PROJECT AIMS**

The object of HCHA is to determine potential historic cultural heritage and/or archaeological values within the activity area through review of historic documentation (e.g. maps, plans, databases, previous reports, historical documents *etc.*) and, if possible, discussion with persons who may have historic knowledge of the area.

Such investigation will establish areas of historic cultural heritage sensitivity/potential and, in turn, inform of where further investigation via survey and/or subsurface testing may be required.

If any such values exist, this HCHA aims at developing appropriate management of those values.

These aims are conducive to the Project Brief (Appendix 1) from the Sponsor and meet the requirements of the *Guidelines for Conducting Historical Archaeological Surveys* (DPCD 2008).

## **6 GEOGRAPHY AND ENVIRONMENTAL BACKGROUND OF THE ACTIVITY AREA REGION**

This section reviews the geology, landform, geomorphology and environmental aspects of the activity area.

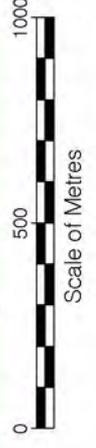
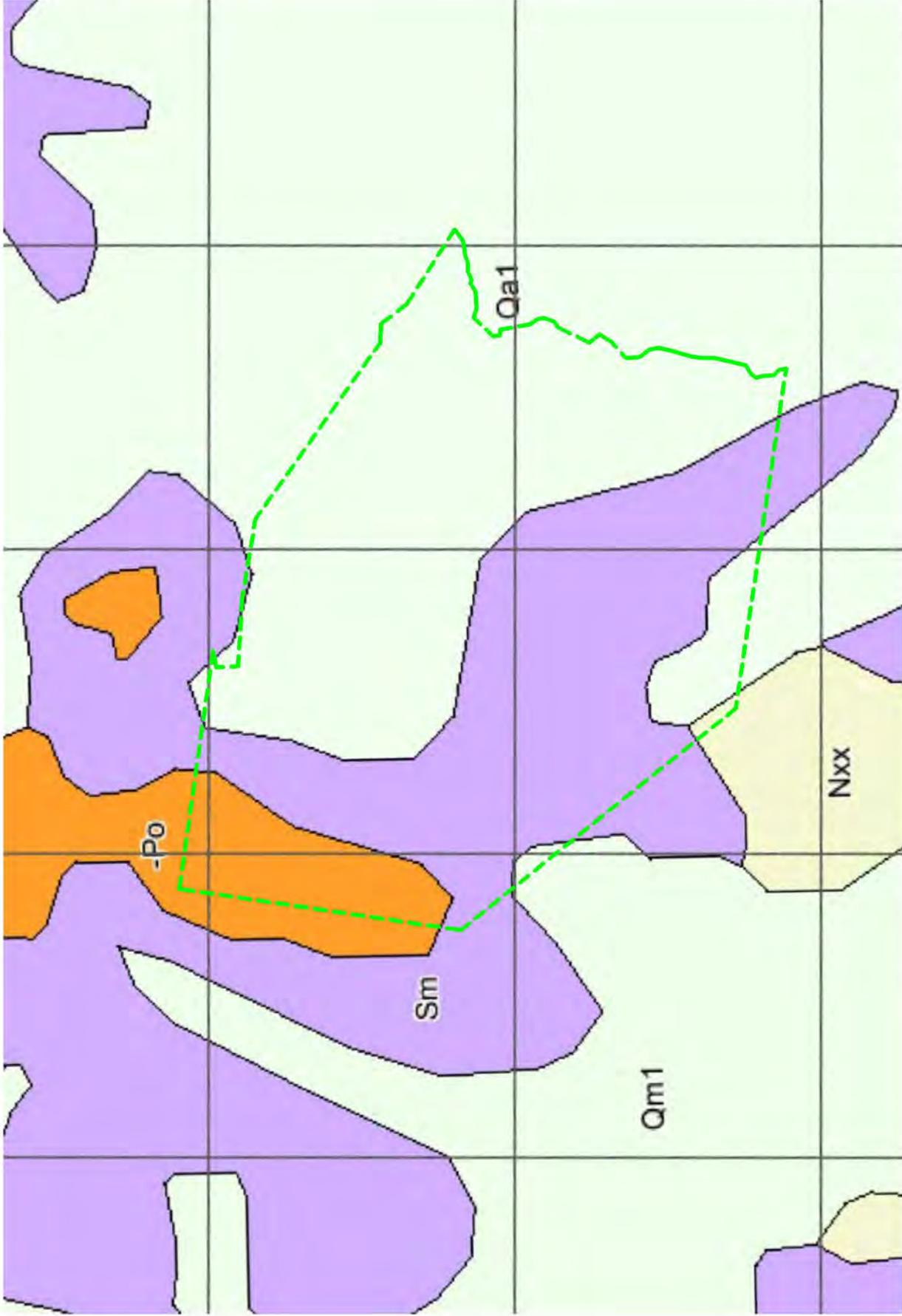
### **6.1 Review of Landforms and Geomorphology of the Activity Area**

Understanding the environment prior to European settlement brings an understanding of what ground disturbance works Europeans may have conducted to be able to settle the area. Additionally, investigation of the environment after European settlement allows knowledge of the type of settlement that occurred. This information is used in conjunction with investigation of available data such as land acquisition records to produce a site prediction model specific to the activity area.

The majority of the activity area is made up of alluvium (Qa1 on Map 3; eastern section of and smaller area to the south within the activity area) and the geological formation called the Murrindindi Supergroup (Sm on Map 3; western section of the activity area). The alluvium specifically consists of fluvial (i.e. produced by or found in a stream) Holocene (10,000 BP to present) alluvium, gravel sand and silt. The older Murrindindi Supergroup consists of undifferentiated marine mudstone and sandstone from the Silurian to Devonian Periods (~440mya to 360mya; Queenscliff SJ 55-9 – 1:250,000 Geological Mapsheet Series).

At the approximate centre of the western boundary of the activity area, a smaller section of swamp and lake deposits (Qm1) exists. These consist of Holocene fluvial gravel, sand and silt deposits; and the north-western corner of the activity area consists of the Older Volcanic Group geological formation. The extrusive Older Volcanics consist of Eocene to Oligocene (55.8 mya to 23mya) tholeiitic (igneous rocks that are similar in composition to basalt, but are richer in silica and iron and poorer in aluminum) and minor alkaline basalts (Queenscliff SJ 55-9 – 1:250,000 Geological Mapsheet Series).

The activity area is around 34m (at Cardinia Creek) to 68m (at the north-western corner) above sea level and is situated within the Eastern Uplands near their southern extent.



- Nxx Baxter Snadstone
- Po Older Volcanic Group
- Sm Murrindi Supergroup
- Qm1 Unnamed Swamp & Lake Deposits
- Qa1 Unnamed Alluvium

- Denotes Activity Area

**Legend:**

### Map 3 Geology of the Activity Area

Tardis Enterprises Pty Ltd, *archaeologists & heritage advisors*

## 6.2 Climate

Berwick is characterized by cool winters and warm summers with temperatures ranging between 9° and 21° Celsius (average daily temperatures on an annual basis). Rainfall for the area averages 600mm to 800mm per day annually and the relative humidity is between 50% and 60% percent annually (Bureau of Meteorology 2010).

Although the climate would not have restricted settlement of the broader area, the combination of 125 to 150 days exceeding 1mm of rain annually and the low-lying nature of the activity area would have made the location undesirable due to regular inundation (Bureau of Meteorology 2010). The extensive drain network found throughout the region today is evidence of the works that were required to make the area habitable for settlement.

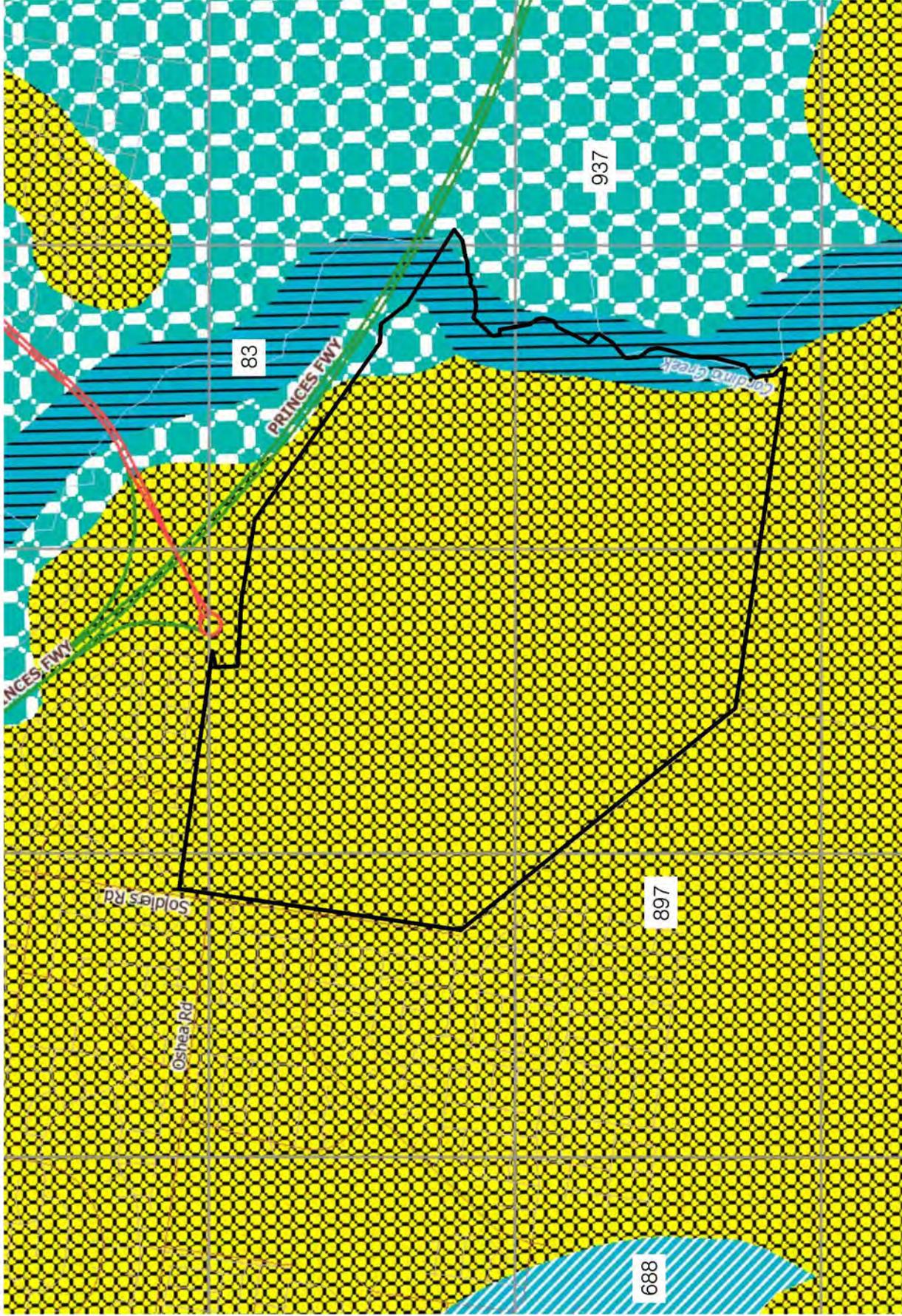
## 6.3 Vegetation

The vegetation within the activity area in 1750 (& on European arrival to the area) consisted mostly of the Ecological Vegetation Class (EVC) 'Plains Grassland/Plains Grassy Woodland Mosaic'. Along the eastern boundary of the activity area (Cardinia Creek) 'Swampy Riparian Woodland' (with a small area of 'Swampy Woodland' at the north-eastern corner) existed (Map 4).

The 'Plains Grassland/Plains Grassy Woodland Mosaic' is a combination of treeless vegetation dominated by largely graminoid and herb life forms. Shrubs and trees may be also occasionally present (Plains Grassland); and open, eucalypt woodland which occurs on a number of geologies and soil types (Plains Grassy Woodland). This EVC occupies poorly drained, fertile soils on flat or gently undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer (DSE 2010d).

The 'Swampy Riparian Woodland' is described as woodland generally occupying low energy streams of the foothills and plains. The lower strata are variously locally dominated by a range of large and medium shrub species on the stream levees in combination with large tussock grasses and sedges in the ground layer; whereas 'Swampy Woodland' consists of open eucalypt woodland with ground-layer dominated by tussock grasses and/or sedges and often rich in herbs. Occurs on poorly drained, seasonally waterlogged heavy soils, primarily on swamp deposits but extending to suitable substrates within some landscapes of sedimentary origin (DSE 2010d).

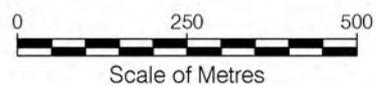
Such an environment, consisting mostly of open vegetation with few trees would have been attractive to early settlement. Very little vegetation clearance would have been required to graze livestock or plant crops on the land. It is likely that both of these activities have occurred on the activity area. Presently, the activity area is mostly cleared and appears to have been repeatedly ploughed as indicated by 'lines' throughout the paddocks on an aerial photographs taken in 1963 (Photo 2) and 2006 (Photo 1). As a result, remnant native vegetation only exists along the immediate banks of Cardinia Creek (Callander 2008: 1 & 13).



- Legend:**
- 83 Swampy Riparian Woodland
  - 688 Swampy Riparian Woodland/Swamp Scrub Mosaic
  - 897 Plains Glasstand/Plains Grassy Woodlands Mosaic
  - 937 Swampy Woodland
- Denotes Activity Area

**Map 4 1750 Ecological Vegetation Classes of the Activity Area (after DSE 2010c)**

Tardis Enterprises Pty Ltd, archaeologists & heritage advisors



Legend:

 Denotes Activity Area  
288.9 hectares (approx)



Photo 2 1963 Aerial Photograph of the Activity Area

( Melway Ref: 131 H6 )

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## **7 HISTORIC CULTURAL HERITAGE ASSESSMENT**

### **7.1 Background**

The background research conducted for this HCHA has been assembled by Louise Blake (Tardis Enterprises Pty Ltd Historian) to investigate the history of the activity area and surrounds via Title searches and other available documentation, most of which is presented below (with minor edits).

This research has been conducted using previously published material, as well as a range of public records, including land titles. While the activity area was not inspected for the purposes of this (Blake/historians) report communication was made with the current landowner to clarify some of the information gathered.

### **7.2 Land Use History of the Activity Area**

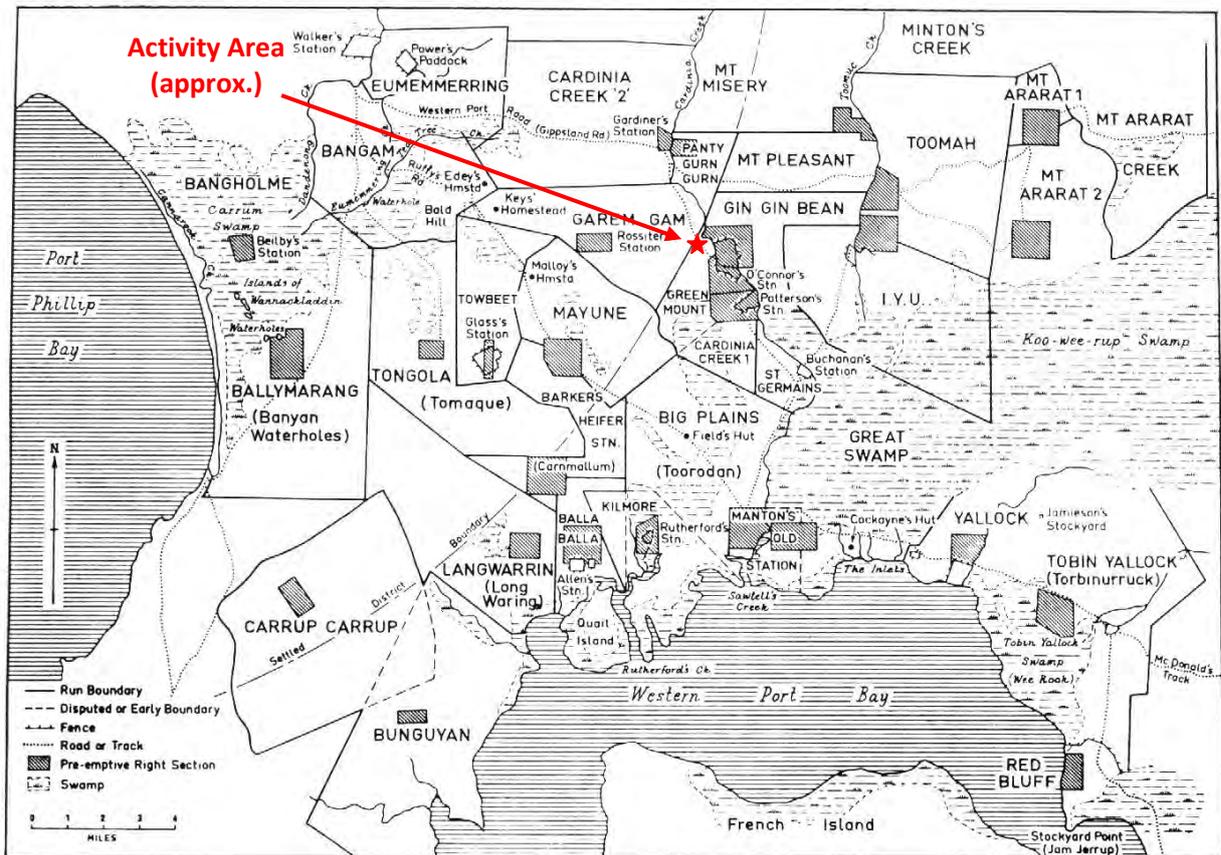
#### **7.2.1 Thematic History**

##### *Pastoral Era*

Permanent settlement began in the Port Phillip district in the mid 1830s following the arrival of the first ‘overlanders’ driving stock from New South Wales. Squatters began flooding into the district, bringing with them sheep and cattle to occupy what seemed like an abundant supply of grazing land. Squatting was legalised in 1836 with squatters being charged a license fee of £10 for a ‘run’. Dingle (1984: 25) writes that these runs were often quite large and were determined by the number of stock that could be grazed on them with minimal labour. The runs had few fences or buildings, apart from a hut and fencing around holding yards, and the land wasn’t cultivated. By 1840, 481 people held pastoral licenses, with less than half these people remaining in 1845 (Dingle 1984: 27).

Squatters began taking up pastoral runs in the Western Port District, of which Berwick was a part in the late 1830s and early 1840s. Access to water was an important factor in the location of runs, and Cardinia Creek bordered several runs in the district. The activity area is located in part of the 3,200 acre Garem Gam run (Figure 1) which had been settled around 1837, but not licensed until 1841 by Dr James Bathe and TJ Perry (Berwick-Pakenham Historical Society [BPHS] 1982: 2) Parts of the run were subsequently leased by a number of parties until the 1850s.

From 1847 lease holders were given the option of taking up a pre-emptive right on their land (i.e. a long term lease) at the end of which lease holders could purchase up to 640 acres of the run, which usually included a homestead and adjoining land (Nelson & Alves 2009: 29). Several pre-emptive rights were taken up on land in the vicinity of the activity area but not in the activity area itself.



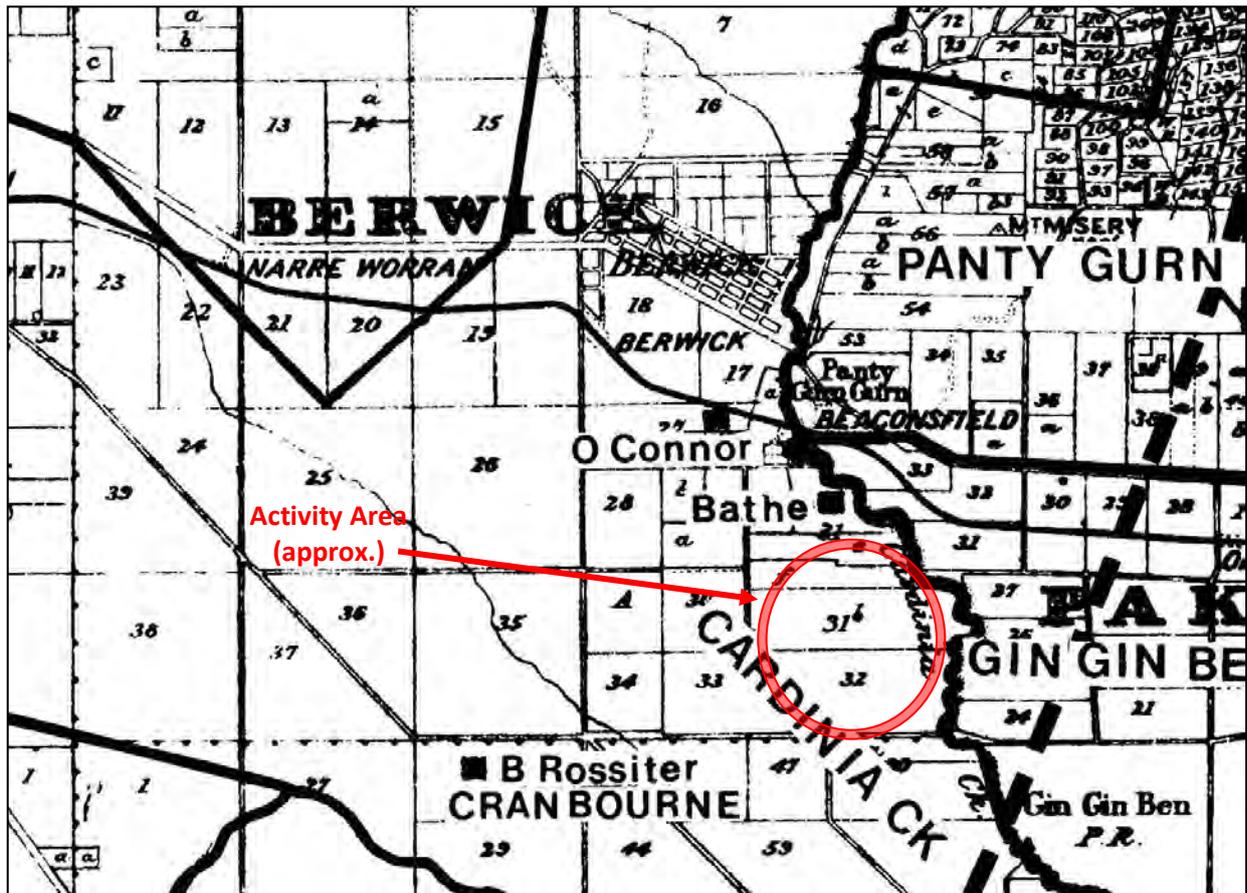
**Figure 1** Early Cattle Runs of the Port Phillip District (Gunson 1974 in BPHS 1982: 4)

### *Selection and Early Freehold*

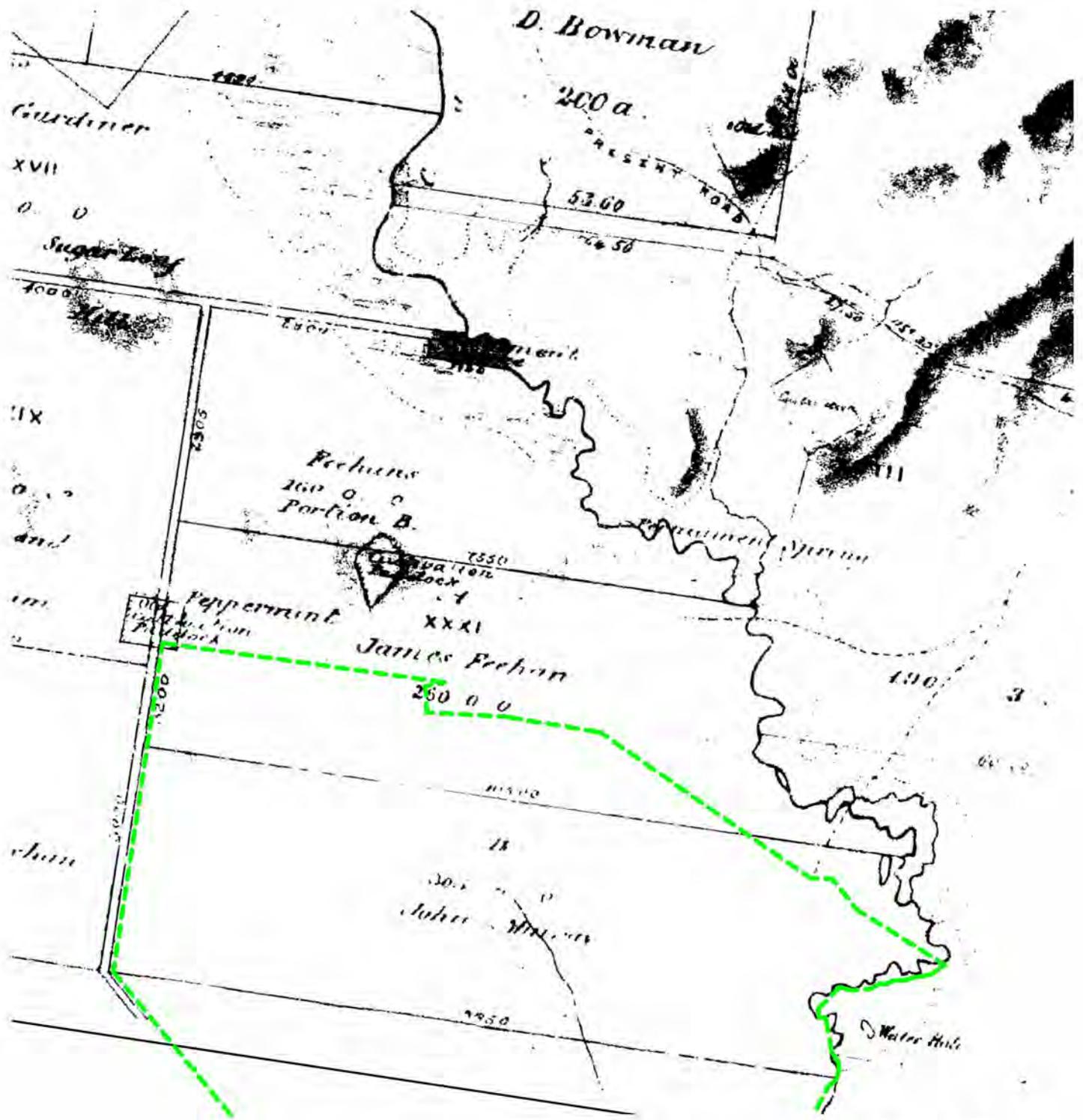
In the 1850s government surveys of land within Port Phillip were undertaken and pastoral runs were divided into smaller allotments prior to sale at auction. The first government land sales in Berwick were held in 1853 and 1854 (Context 2004: 11). Some settlers who had previously purchased pre-emptive rights purchased additional land at these auctions, while other allotments were purchased by land speculators and wealthier landholders. Fahey writes that “the process of acquiring land through sale was stacked against the settler of small financial means. Sale was at competitive auction at a minimum price of £1 per acre. In populated areas, where the demand was high, prices rose above £1” (Nelson & Alves 2009: 30). In the first Crown Land sales the allotments, now part of the activity area, were the southern portion of CA 31A, CA 31B and CA 32 (Figures 2 & 3).

Following these first sales a series of Land Acts were passed opening up land in Port Phillip for selection. The most successful of these was the 1869 *Land Act*. Selectors held the land under licence to the Crown for three years and in that time they had to undertake a range of improvements, including fencing, cultivation and construction of a permanent residence (Nelson & Alves 2009: 32). At the end of the three years the selector could either buy the land outright or apply for a seven year lease, and continue paying rent towards the purchase price of £1 per acre. The combination of these conditions and the security that a long term lease provided saw the land transformed. Murphy and Kennedy (2009: 29) note that the activity area “does not appear to have been a core area for development of farm infrastructure and it is unlikely that any substantial structures were built on the activity

area”. This is borne out by further research which has not located evidence of selectors in the activity area.



**Figure 2** Run Plan Showing Crown Allotments in the Activity Area Region (after Spreadborough & Anderson 1983: 335)



Legend:

 Denotes Activity Area  
288.9 hectares (approx)

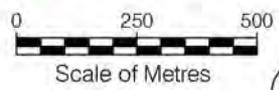


Figure 3 Roll Plan 25 - Berwick Parish  
(Melway Ref: 131 H6)

## ***Closer Settlement***

In the 1920s a portion of the activity area was acquired as part of the Closer Settlement Scheme. The scheme was a response to an increased demand for agricultural land following the 1890s depression and government concerns that those seeking land might move to other colonies. The *Land Act* 1898 enabled the Government to purchase large estates and subdivide them into smaller farming allotments, allowing more people to settle on the land (Nelson & Alves 2009: 285). Settlers acquired the allotments under a conditional purchase lease, eventually enabling them to apply for a Crown Grant to the land. Following the end of World War I Soldier Settlement schemes were established with the same principles but more generous conditions. Settlers in both schemes were expected to live on the land, fence it, destroy vermin and weeds, and undertake other improvements before they were entitled to the Crown Grant. This scheme had mixed success in some areas of Victoria due to the unsuitability of the land and inexperience of the settlers.

### **7.2.2 Specific History**

The following section provides details of the land ownership and use of each allotment in the activity area since the first Crown Land sales in the 1850s.

*Note: The tables below detail the history of landownership in the activity area based on the evidence available. They are not comprehensive lists and there may be other landowners still to be included. The lists also include those who have leased the land.*

#### ***Crown Allotment 31A (CA 31A; Table 1)***

James Feehan acquired CA 31A circa 1855, as well as the allotment adjoining the northern boundary (outside the activity area). Other members of the Feehan family had also acquired land in the district. James' father Maurice Feehan had been one of the leaseholders of the Garem Gam run with Benjamin Rossiter and Sarah O'Shea (Billis & Kenyon 1974: 65). James' brother Richard Feehan acquired CA 30 and CA 33 which adjoined CA 31B and CA 32, as well as allotments in the Parish of Cranbourne. Richard was a publican at the City Arms Hotel on the corner of Elizabeth and LaTrobe streets (Argus 21 May 1859).

It is not known how James Feehan utilised this allotment. An early map (Figure 3) shows a small cultivation paddock on the boundary between CA 31A and the northern allotment (north of the activity area). Another cultivation paddock is marked on the western boundary between CA 31A and CA 29A (abutting [north of] the north-western boundary of the activity area). Both of these paddocks are located outside the activity area. In 1859 Feehan placed a notice in the Argus stating that several cows had strayed into his paddock (though it is not known which paddock he was referring to) and if they were not claimed within 30 days they would be sold (Argus 17 November 1859). In the late 1860s and early 1870s advertisements published in the Argus indicate that Feehan attempted to sell his 420 acre farm (which included 31A) for £1,200 (Argus 3 May 1869; 6 July 1872). In the Shire of Berwick rate book for 1880/82 James Feehan is still listed as the owner of 300 acres on Lots 31 and 32 in Berwick (PROV, VPRS 16166/P1, Unit 3), so perhaps he succeeded in selling a portion of the land. A newspaper report from the same year confirms that James was still a farmer at Berwick, but had freehold land at Corop and

leased land at Deep Creek, Bulla. The report states that his wife Mary had petitioned for an inquiry by the Master of Equity as to whether James “was of sane mind and capable of managing his affairs”, alleging that he had spent time in Yarra Bend Asylum as recently as August of that year. Justice Molesworth found that the inquiry should take place, but it is not known what the outcome was (Argus 26 October 1880). James died of influenza in 1899, a farmer and grazier of Tolmie. There is no mention of the Berwick property in the administration of his estate (PROV, VPRS 28/P0, Unit 937, File 73/595; VPRS 28/P2, Unit 532, File 73/595).

In the 1920s the allotment was broken up into smaller parcels of land to be used for Closer Settlement (Figure 4). Like the scheme established on the former ‘Springfield’ property in Berwick, the land for this scheme had been part of a large estate, then owned by Andrew Spencer Chirnside. Chirnside had purchased Samuel Mackay’s property ‘Melville Park’ (originally owned by Captain Robert Gardiner) in 1910 and renamed it ‘Edrington’. (Heritage Victoria 2010). In 1918 Chirnside offered 480 acres of his land for closer settlement. The Argus reported the inspection of the property by staff from the Closer Settlement Board (later known as the Closer Settlement Commission), who advised that the land was valuable and suited to potatoes and other root crops (Argus 4 April 1918). The land was subdivided into five farms and four workmen’s homes and was valued at £9,000 (Argus 20 February 1923). Other sources state that the acreage amounted to 538 acres and provided land and houses for nine local returned soldiers (BPHS 1982: 74)

**Table 1 CA 31A**

Date	Name	Comments	Reference
c.1855	James Feehan	Granted 260 acres in CA 31A	Put away plan B315, Berwick
1880	James Feehan	Listed as ratepayer for 300 acres on lots 31 & 32	VPRS 16166/P1, Unit 3
1910	Andrew Spencer Chirnside	Chirnside acquires ‘Edrington’ from Samuel Mackay; acquisition of CA 31 unknown	Victorian Heritage Database
1918	Closer Settlement Commission	Chirnside offers? acres of land to CSC; actual date of transfer unknown	Argus 4 April 1918



**Figure 4** Chirnside's Land (Closer Settlement), Berwick (PROV VPRS 16171/P2, Imperial measure)

***Crown Allotment 31F (CA 31F; Table 2)***

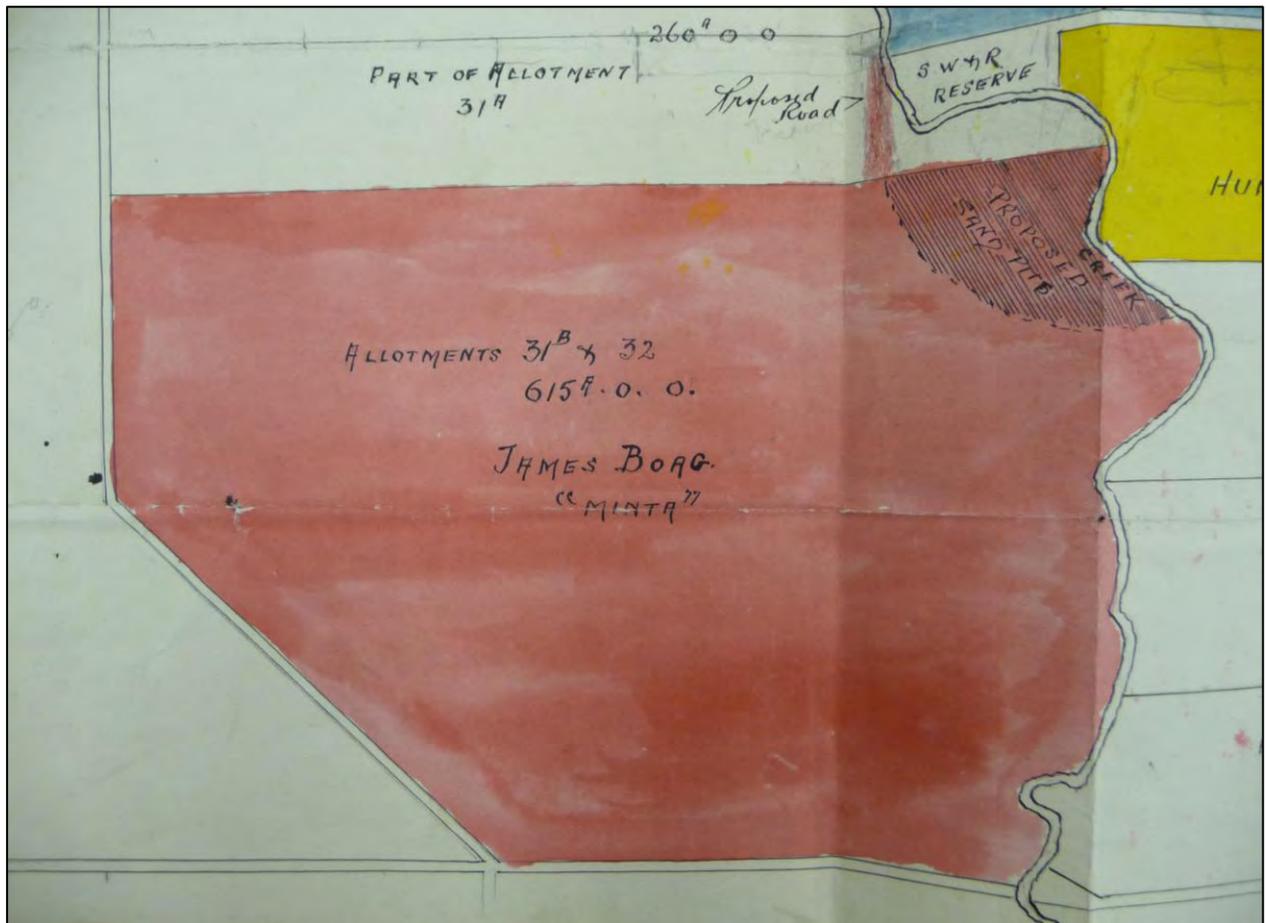
CA 31F is the only allotment from the Closer Settlement Scheme in the activity area. The first settler on the allotment was Henry Nixon. Nixon was a local man who joined the AIF on 7 March 1916 and served with the 3<sup>rd</sup> Australian Pioneer Battalion in France. He was returned to Australia in April 1918 with a hernia and was discharged in July (National Archives of Australia 2010: B2455, Henry Nixon, service no. 286). Nixon took on a conditional purchase lease on the land in 1923 and stated on the paperwork that he intended to use the land for mixed farming. He was single and had been a farm labourer prior to his enlistment. His parents were dead by this time and his sister and her family were listed as dependants (PROV, VPRS 5714/P0, Unit 729, File 50/12).

In 1925 Nixon completed the necessary insurance paperwork stating that the property contained a dwelling house of pine construction with an iron roof, a brick fireplace and/or chimney and wood fire. It is possible that the existing homestead retains part of this structure. In the accompanying letter Nixon notes that the only other constructions on the property were cow sheds made of iron and post and wire fences (PROV, VPRS 5714/P0, Unit 729, File 50/12).

In 1926 the Manager of the Minta Sand Company wrote to Nixon requesting right of way over part of his property to give the company access to Mrs Hargreaves' property. A map on the file shows that part of the north-east corner of CA 31B adjacent to Cardinia Creek was proposed as a sand pit, and that the proposed road would run north of this pit through Nixon's property and enter the south-west corner of Hargreaves' property (Figure 5). The Hume Pipe Company is recorded on CA 27 on the eastern side of the creek. Both Nixon and the Closer Settlement Board granted the access, but the outcome is not known (PROV, VPRS 5714/P0, Unit 729, File 50/12). The current owners of 'Minta' are familiar with the Minta Sand Company but don't believe it was very successful (Baillieu, M. 2010, personal communication, 25 May). It is possible that the small lakes along the eastern boundary of the activity area are a result of sand removal. Sand, gravel and stone had been quarried in various locations throughout the district for use in road construction (Context 2004: 46).

**Table 2 CA 31F**

Date	Name	Comments	Reference
c1923	Henry Nixon	Applies for conditional purchase lease	VPRS 5714/P0, Unit 729, 50/12
1936	Marshall Lawrence Baillieu	Nixon transfers lease to Baillieu	VPRS 5714/P0, Unit 729, 50/12
1983	Ian Marshall Baillieu		Certificate of Title 8560/750



**Figure 5 Undated Map Indicating Location of Sand Pits (PROV, VPRS 5714/P0, Unit 729, File 50/12)**

Henry Nixon transferred his lease of CA 31F to his neighbor, Marshall Baillieu in 1937 indicating he was no longer able to manage the land due to ill health. In the insurance paperwork Baillieu completed in 1938 he noted that the dwelling on CA 31F was wood with an iron roof, brick fireplace and/or chimney and fuel stove. A dairy and cow shed and fencing were also noted on the file. The Closer Settlement Commission Inspector's yearly reports on the property stated that everything was good and well managed. On the 1944 report the Inspector added that the leaseholder was a "first class settler with plenty of money". Baillieu paid out the balance of his lease and obtained the Crown Grant on 30 September 1965 (PROV, VPRS 5714/P0, Unit 729, File 50/12).

***Crown Allotment 31B (CA 31B; Table 3) and Crown Allotment 32 (CA 32; Table 4)***

John Murray of Prahran acquired the Crown Grant to the 305 acres in CA 31B in 1855 (AP21711). At this stage little is known about John Murray and how he utilised his allotment. A parish map of Pakenham records a 'Jas Murray' and 'J Murray' acquiring land around 1866, but it is not known if it is the same John Murray of Prahran. The allotment appears to have changed hands several times in the 1860s. By the 1870s the land had been acquired by John Samuel White, together with CA 32. White was a contractor who had previously worked in Kyneton and Melbourne. After his acquisition of his Berwick property he became involved in local politics and served as President of the Shire of Berwick in 1880-1882 and 1884-1885. From 1892-1902 he was a member of the Victorian Legislative Assembly in the Albert Park electorate (Parliament of Victoria 2010).

In 1855 Richard Dowling acquired the Crown Grant to CA 32 consisting of 296 acres, 2 roods, 4 perches, together with CA 60 in the Parish of Cranbourne. Richard was a publican and had held the licence of a number of hotels in Melbourne. It is not known how Dowling utilised his land in Berwick, but he may have known at least one of his neighbours, fellow publican Richard Feehan. In 1859 a Richard Dowling wrote to the Argus clarifying reports it had published about an affray at the Farmers Hotel in Little Collins Street. Dowling wanted it known that he was not present at the time a Maurice Feehan assaulted a Mr Regan in the hotel and that he tried to prevent this sort of behavior in his establishments (Argus 30 October 1856). The Maurice Feehan involved in the assault may have been James and Richard Feehan's father. The connection between Richard and the Feehan's, if it is correct, may not tell us much about how the land in Berwick was used, but it does tell us something about some of the landholders who were buying up the land at this time – recent arrivals to the colony, keen to establish themselves in business, with money at their disposal to purchase land. Richard Dowling died in 1858 and his estate passed to his executors, Andrew Brown and Thomas Dowling. In the 1860s CA 32 and CA 60 were acquired by a number of different parties until it was purchased in the 1870s by John Samuel White, together with CA 31B.

In 1884 George William Taylor acquired CA 31B, CA 32 & CA 60. The Certificate of Title states that Taylor was an auctioneer in Melbourne (Certificate of Title 1964/637). In 1897/98 the property was valued at £120 (PROV, VPRS 16166/P1, Unit 19). In 1903 the three allotments were acquired by Scott Alexander Sharp, son of South Melbourne timber merchant John Sharp. The rate book for 1904/05 states that CA 31B and 32 had an annual net value of £150 and included a house and 600 acres of land (PROV, VPRS 16166/P1, Unit 28).

In 1910 Francis and Lillian Officer acquired CA 31B and CA 32 from Sharp. Officer was the son of Charles Myles Officer, who had moved to Port Phillip from Tasmania in 1848. Charles Officer had extensive holdings in Victoria and New South Wales and also served in the Victorian Legislative Assembly (Australian Dictionary of Biography 2010). Prior to Francis' purchase of the Berwick property he had been in partnership with his brother at Maryvale and Ullswater Stations (Argus 27 January 1941). Local histories describe the Officer family as "pioneers of the district" who took over the Mount Misery run in the Shire of Pakenham some time after the 1870s (BPHS 1982: 132). A parish map of Pakenham records 'M Officer' acquiring land in the 1880s, but it is not clear if this is Charles Myles Officer or another member of the Officer family (PROV, VPRS 16171, P3363). Regardless, Francis is likely to have been a member of the same Officer family and by acquiring the property in Berwick was continuing his family's association with the district.

It is during Officer's ownership of the property that we first find evidence of the name 'Minta', though the name may have been used by previous owners. From 1913 market sales published in the Argus record the sales of FA Officer of Minta Berwick (e.g. Argus 2 July 1913). The rate books of 1913/14 record Frank and his wife as owners of the 601 acre property, which included a house, all of which had an annual net value of £250 (VPRS 16166/P1, Unit 37). When Francis died in 1924 'Minta' included "a weatherboard dwelling containing 10 rooms and man's weatherboard cottage containing 4 rooms, stables and outbuildings valued by AS Dennis & Co. at £16 per acre". He also had four additional allotments in the Parish of Lang Lang. Listed in the debts due to the estate were agistment fees, including those due from Henry Nixon and E Gardiner (PROV, VPRS 28/P3, Unit 1520, File 200/654) who occupied in the Chirnside Closer Settlement estate.

Following Officer's death 'Minta' was acquired by James and Florence Boag, though according to rate books and Officer's probate papers the property appears to have been in Florence's name only (PROV, VPRS 16166/P1, Unit 52, Shire of Berwick rate book 1928/29; PROV, VPRS 28/P3, Unit 1520, Probate file 200/654). James belonged to the Boag family of brewers in Launceston and had taken over the company in 1919 after his father died (Launceston Family Album 2010). Post office directories suggest that James and Florence moved to Melbourne around 1925 and were living at 'Ardoch' in East St Kilda (Sands & McDougall 1925). It is not known if 'Minta' was their permanent residence or simply a country retreat. The current owners of 'Minta' understand that James Boag acquired the property to go hunting (Baillieu, M. 2010, personal communication, 25 May). Turner (n.d: 8.7) writes that hunting had been a popular recreational pursuit in the district, and in the 1920s the Melbourne Hunt Club moved from its Oakleigh location and established itself in Cranbourne, on the corner of Thompsons and Narre Warren-Cranbourne Road. The availability of land was crucial to the survival of the club. "There was eventually a network of properties that would participate in the hunt, making their land available and allowing the club to install special points in their fences where horses could safely jump" (City of Casey n.d: 8.8). A report in the Argus in 1926 lists a 'J Boag' as part of the opening meeting of the Melbourne Hound season in Berwick (Argus 25 May 1926). Another report from 1928 refers to 'Minta':

"Now in the open hounds fairly raced across the grass over Pound road into Boag's. The field had to ride hard to keep the pack in sight as they dashed over the Minta hill." (Argus 19 June 1928).

It appears that hunting continued in the area to at least 1948 where the Argus (25 August 1948) advertised that the Melbourne Hounds will meet at Minta Gate, Beaconsfield at 11am Saturday. The results of such meets were also reported in the Argus. For example, on 27 June 1939, the Argus reported that:

"It was not a very inviting morning when Melbourne Hounds met at Beaconsfield yesterday. The weather was bitterly cold and the wind was blowing a gale as hounds moved off to draw the tea tree along the banks of the Cardinia Creek. Hounds crossed the stream into Minta and ran through Gardiner's and completed another circle before going to ground in the convent paddock between the railway line and Prince's Highway. The pack was then taken back to where they found and several coverts were drawn, but hounds failed to find again".

James and Florence Boag did not have 'Minta' very long. Between June 1929 and October 1931 Richard Donelan is listed as the ratepayer. In 1928/29 the property was valued at £360; a year later this had risen to £450 (PROV, VPRS 16166/P1, Units 52-53). Like the Boag's, Richard was not at 'Minta' long, but he had company at the property. On the 1931 Commonwealth Electoral Roll Richard is recorded as a grazier at 'Minta' together with his wife Mary Ann, and their son Norman (Commonwealth Electoral Roll, 1931, subdivision of Berwick). The couple had at least two other children. By 1936 the Donelan family had moved to Dandenong (Commonwealth Electoral Roll, 1936, subdivision of Ferntree Gully).

In 1931 'Minta' was acquired by Marshall Lawrence Baillieu, a member of the well-known Victorian family. At this time the property was still valued at £450 (PROV, VPRS 16166/P1, Unit 53). It was still valued at this price in 1946 (PROV, VPRS 16166/P1, Unit 70). The

homestead currently on the property is said to date from the 1930s, but has been substantially altered since this time. A number of farm cottages remain on the property, only one of which is in good order. Some date from the 1930s, whereas others have been added during the Baillieu era. The Baillieu family continued to use the property for dairying and cattle, but in recent times have grown a variety of crops. The internal aspects of the homestead, cottages and garden have not been inspected or researched as part of this historic report. Marshall Baillieu died in 1985 and 'Minta' is now in possession of his son (Certificate of Title 8560/750).

**Table 3 CA 31B**

Date	Name	Comments	Reference
1855	John Murray	Granted 305 acres	AP 21711
1860s	Various owners, including John Murray's wife, Sarah		AP 21711
1870s	John Samuel White	Together with CA 32 & CA 60	AP 21711
1884	George William Taylor	Together with CA 32 & CA 60	AP 21711
1903	Scott Alexander Sharp	Together with CA 32 & CA 60	Certificate of Title 2943/485
1910	Francis & Lillian Officer	Together with CA 32	Certificate of Title 3451/097
1925	Florence Emma Boag		Rate Book Probate of Francis Officer
1929	Richard Donelan		Rate Book
1931	Marshall Lawrence Baillieu		Certificate of Title 2943/485
1985	Ian Marshall Baillieu	Marshall Lawrence Baillieu died 1985	Certificate of Title 3451/097

**Table 4 CA 32**

Date	Name	Comments	Reference
1855	Richard Dowling	Granted 296 acres 2 roods 4 perches	AP 21711
c187?	John Samuel White	Purchased together with CA 31B & CA 60 in Parish of Cranbourne	AP 21711
1884	George William Taylor	Purchased together with CA 31B & CA 60 in Parish of Cranbourne	AP 21711
1903	Scott Alexander Sharp	Purchased together with CA 31B & CA 60 in Parish of Cranbourne	Certificate of Title
1910	Francis & Lillian Officer	Purchased together with CA 31B	Certificate of Title
1925	Florence Emma Boag	Acquired together with CA 31B	Rate Book
1929	Richard Donelan	Acquired together with CA 31B	Rate Book
1931	Marshall Lawrence Baillieu	Purchased together with CA 31B	Certificate of Title
1985	Ian Marshall Baillieu	Marshall Lawrence Baillieu died 1985	Certificate of Title

## 8 EUROPEAN IMPACT ON THE ACTIVITY AREA

Prior to closer settlement of the activity area, the general region was utilised for grazing livestock. It is unclear whether the activity area was used for this purpose specifically, but it can reasonably be expected that this was the case.

During the closer and soldier settlement periods, it is also likely that the activity area was used for grazing. Additionally, it is possible that some cultivation was conducted, though evidence of this has only been identified to the north (Figure 3). Also, in 1923, an owner of the northern section of the activity area, Henry Nixon, stated that he intended to use the property for mixed farming (Section 7.2.2). However, it is not known if he actually did.

The first mention of a 'house' on the property was in a rate book of 1904/05 during the time that Scott Alexander Sharp owned the property (CA 31B & CA 32) suggesting that, prior to this, only paddocks existed. It is not known where this house was situated on the property. The first mention of the property name 'Minta' was in 1913/14 when Francis (Frank) and Lillian Officer acquired the southern section of the activity area. When Francis died in 1924 'Minta' included a weatherboard dwelling containing 10 rooms and man's weatherboard cottage containing 4 rooms, stables and outbuildings. Whether this is the same 'house' as that mentioned in the 1904/05 rate book is not known. The earliest part of the existing dwelling was constructed in the Federation style (c.1913/14 – see Section 13.3).

It appears that, at least, the dwelling was still present when the present land owner's family (i.e. Baillieu) acquired the land in 1937. However, it is not known where this dwelling was situated. According to the present owners, the current dwelling was constructed post WWI (likely around the mid-1930s with later additions & alterations; Baillieu, J 2010. personal communication, 9 June).

Since the Baillieu family has owned the activity area (i.e. 1931), they have utilized the land for grazing livestock and, more recently (c.1960s), cropping. Additionally, the family has introduced floral species to the property including a number of Acorn/English Oak trees that were brought from England and Pin Oak trees that were planted as seed from America (Baillieu, J 2010. personal communication, 9 June).

In summary, activities associated with settlement that have impacted the activity area include:

- Clearing of vegetation;
- Dam construction;
- Excavation of sand pits (see Figure 5);
- Planting of vegetation;
- Long term grazing;
- Repeated ploughing;
- Construction of dwellings and associated outbuildings (e.g. sheds);
- Installation of associated infrastructure (e.g. power, water, electricity etc.); and
- Road and path construction.

All of the above activities have potential to damage or destroy historic cultural heritage and/or archaeological values that may have previously existed. However, based on the desktop assessment, other than the circa 1904/05 'house' and/or 1913/14 dwelling, it is considered unlikely that any historic cultural heritage values were/are present due to the lack of evidence. Also, it is considered likely that these structures were destroyed and replaced by subsequent dwellings; the current residence apparently being constructed in the mid-1930s (Baillieu, J 2010. personal communication, 9 June).

## **9 PREVIOUS HISTORIC CULTURAL HERITAGE REPORTS**

The presentation of previous assessments aims to inform of known archaeological sites and resources of the broader region and assist in establishing a site prediction model for the activity area. Summaries of previous relevant assessments in the Berwick area are presented below.

A search of the Heritage Victoria Register indicates that the activity area has only been subject to one previous desktop based historic cultural heritage assessment (Murphy & Kennedy 2009). Although this assessment included some ground surface survey, no historic cultural heritage sites or areas of potential for historic cultural heritage values were identified within the activity area. However, there have been 22 assessments conducted within the Berwick/Officer area. These assessments are summarized in Table 5.

**Table 5 Previous Historic Cultural Heritage Assessments in the Berwick/Officer Area**

Author & Date	Assessment Type	Location	Areas of Historic Archaeological Potential	Historic Heritage Sites Identified
Historic Buildings Council 1989	General survey	Land either side of a 44km section of Princes Highway between Berwick and Pakenham (within 2km north of the activity area).	Historic precincts including: Main Road, Bunyip; Main Street and Railway Avenue, Garfield.  Also, Doveton's industrial strip and timber tramway remains.	110 buildings and sites were identified and included 6 buildings of national or state significance, 21 buildings of regional or local significance and 88 buildings of architectural or historic importance to the local area.
Hicks 1991	Desktop	Berwick to Pakenham Growth Corridor (immediately east of the activity area – opposite side of Cardinia Creek)	None within Activity area – numerous within corridor including: houses/homesteads, hotels, schools, post offices and other extant buildings	None within Activity Area
Sciusco 1996	Ground surface survey	Land bound by O'Shea, Soldiers, Grices and Clyde Roads, Berwick (immediately adjacent to the activity area – west, opposite side of Soldiers Road).	None	None
Butler <i>et al</i> 1996	Survey	Cardinia Shire (North; immediately east of the activity area – opposite side of Cardinia Creek)	Specific extant structures identified	In excess of 150 places identified as having potential heritage significance to the State or Region (Cardinia Shire).
Cekalovic 1999a	Ground surface survey	Fairholme Boulevard, Berwick (2km north-northwest of the activity area).	None	None
Nicolson 1999	Ground surface survey	Corner of Princes Highway and Bryn Mawr Boulevard, Berwick (1.8km north of the activity area).	None	None
Cekalovic 1999b	Ground surface survey	Canning Drive, Berwick (2km north-northwest of the activity area).	None	None
Di Fazio 2001	Ground surface survey	Canning Drive, Berwick (1.8km northwest of the activity area).	None	None

Author & Date	Assessment Type	Location	Areas of Historic Archaeological Potential	Historic Heritage Sites Identified
Haley & Weaver 2001	Ground surface survey	Moondarra Drive, Berwick (1.6km west of the activity area).	None	None
Stone 2002	Desktop assessment	Gum Scrub Creek and Officer Drain Catchments, Officer (within 500m northeast of the activity area).	None	None
Murphy 2002	Ground surface survey	Corner of Princes Highway and Bryn Mawr Boulevard, Berwick (1.5km north of the activity area).	None	D7921-0057 – brick and cement rendered trough; 4 mature English Oak and several cypress trees (not recorded).
Murphy & Amorosi 2003	Subsurface testing and monitoring	Corner of Princes Highway and Bryn Mawr Boulevard, Berwick (1.5km north of the activity area).	None	D7921-0060 – historic artefact scatter.
Muir 2003a	Ground surface survey	500m wide corridor of land either side of Clyde Five Ways Road between Grices and Ballarto Roads, Clyde North (2.6km west-southwest of the activity area).	A site of a structure immediately south of the proposed Camms Road, west of Berwick-Cranbourne Road indicated by Hawthorn bushes, tree rows associated with the Carcoola and Tulliallan properties, and numerous cypress rows and Hawthorn hedges.	An historic artefact scatter, cypress trees and a weatherboard cottage were noted but not recorded.
Muir 2003b	Ground surface survey and subsurface testing	South side of Berwick Cranbourne Road where the former South Gippsland Railway crosses – Casey Fields, Cranbourne East (6km south-southwest of the activity area).	Near a corrugated iron dwelling and associated sheds on a hill in the eastern half of the study area.	Timber stock yard, corrugated iron dwelling, Hawthorn bushes and artefacts were noted but not recorded.
Bell 2003	Desktop	Monash University Berwick Campus Clyde Road, Berwick (2.6km northwest of the activity area)	None	None
Hyett & Myers 2004	Ground surface survey	396-430 Centre Road, Berwick (2.1km west-northwest of the activity area).	The area around site H7921-0085	H7921-0085 – a house site consisting of exotic trees, raised mounds and artefact scatters.

Author & Date	Assessment Type	Location	Areas of Historic Archaeological Potential	Historic Heritage Sites Identified
Murphy 2004	Ground surface survey	Centre, Ward and Homestead Roads, Berwick (2.5km west of the activity area).	None	None
Hyett & Myers 2005	Subsurface testing	396 Centre Road, Berwick (2.8km west-northwest of the activity area).	None	Features and artefacts associated with site H7921-0085.
Muir 2005	Subsurface testing	Pound and Berwick-Cranbourne Roads intersection, Clyde North, Victoria (2.5km west of the activity area).	None	None
Bell 2006	Desktop assessment	Homestead Road (just west of Blake Street), Berwick (2.5km west of the activity area).	None	None
Murphy & Dugay-Grist 2007	Ground surface survey	2 to 30 Golf Links Road, Berwick (2.6km northwest of the activity area).	None	None
<i>Murphy &amp; Kennedy 2009</i>	<i>Desktop assessment with some survey</i>	<i>Bound by Pakenham Bypass in the north, Cardinia Creek in the east, Thompsons Road to the south and Pound, Grices and Soldiers Road to the west.</i>	<i>None</i>	<i>None</i>
Murphy, Owen & Blake In Press	Desktop assessment with field reconnaissance	Centre, Greaves, Homestead and Ward Roads, Berwick (2.5km west of the activity area)	None	None

*Italics* – Includes the activity area; D – Heritage Victoria Inventory Site *not* requiring a permit to disturb; H – Heritage Victoria Inventory Site requiring a permit to disturb

## 10 PREVIOUSLY RECORDED HISTORIC SITES/PLACES

There are no previously recorded historic archaeological or heritage overlay sites within PSP 11. However, there are seven historic sites previously recorded on various registers within 2km of the activity area. Summaries of these sites are presented in Table 6.

Further afield (within 3km of the activity area) there are a further twelve previously recorded historic sites on various registers (including the Casey Planning Scheme Heritage Overlay, National Trust Register & the Register of the National Estate/Australian Heritage Database). These include: four homesteads, three cottages/houses, a homestead and cheese factory, a Rusty Gum Myrtle tree, a schools, a church, and a church and school.

*Note: The Register of the National Estate has been frozen since 2006. This means that no sites can be added to the Register and all sites currently listed are to be considered for other State and Territory or Commonwealth heritage listings.*

**Table 6 Registered Historic Sites/Places within 2km of the Activity Area**

Site No. & Name	Site Type	Location	Significance Assessment*
H7921-0028; HO103 (Cardinia) Hedgevale Farm Complex or Firwood Park	Brick dwelling with weatherboard additions & associated introduced flora	265 Princes Highway, Officer	High regional historical & moderate archaeological
HO91 (Cardinia) Cardinia Park	Farm complex	410 Officer South Road, Officer	NA
HO102 (Cardinia) Primrose Park	? Dwelling and associated flora	250 Princes Highway, Officer	NA
HO129 (Casey) Eyrecourt	Circa 1886 house & associated flora	211 Grice Road, Clyde North	Local historic & aesthetic
HO130 (Cardinia) Grant House	House	36 Whiteside Road, Officer	NA
HO132 (Casey) Blue Lagoon – now deleted from the HO	Now demolished circa 1950 house – remnant features include: associated flora & 2 circa 1920's outbuildings (Helms & Shmeder 2009)	2125 Thompsons Road, Clyde North	No longer has significance
HO187 (Casey) Ayrhill (former) (Hillcrest Christian College)	Homestead	500 Soldiers Road, Clyde North	Local historic

\* As attributed by original recorder/associated register; ? – Information not conclusive; H – Heritage Victoria Inventory Site requiring a *Permit to Disturb*; HO – City of Cardinia or Casey Planning Scheme Heritage Overlay; NA – Not Assessed.

The number of historic archaeological and heritage sites that have been previously recorded within the region should be seen to reflect the extent and nature of past archaeological and heritage investigations rather than an accurate indication of historic

site distribution. The majority of the previously recorded and registered historic archaeological sites within the activity area region have been identified via specific site inspections that focused on extant historic features.

## **11 HISTORIC SITE PREDICTION MODEL**

A site prediction model, based on background information, aims at determining potential for historic heritage and/or archaeological values within the activity area and where those values may exist. Investigation of historic maps, plans, photographs and literature can inform of such information and therefore assist in determining where further investigation via survey is needed; or where subsurface testing, where extant evidence may not be evident, may be required.

However, based on the research conducted for this HCHA, it is considered unlikely that any historic cultural heritage and/or archaeological sites exist away from the homestead area within the activity area. This is mainly due to the occupation history of the activity area which suggests the activity area was not the focus of early (i.e. pre 1900s) settlement. Rather, the main use of the activity area appears to be that of stock grazing.

Regionally, there have been multiple historic sites previously recorded; however most are large settlement complexes, and associated floral plantings. There is minimal potential for archaeologically significant structures within the activity area. According to the present owners, the existing structures were constructed circa mid-1930s and have had later additions and/or renovations. However, at least some of the Acorn/English Oak trees that were brought from England and Pin Oak trees that were planted as seed from America circa mid-1930s (Baillieu, J 2010. personal communication, 9 June) remain and have, in some instances, been assessed as having a high arboricultural rating (Callander 2008: 13). These trees may have some historic value as being good examples of these tree types in the region.

## **12 AREAS OF HISTORIC CULTURAL HERITAGE SENSITIVITY**

Based on the information presented above, the only location within the activity area considered to potentially have historic cultural heritage values is where the current homestead and surrounding buildings exist. Although considered unlikely, this area may have remnants of the earliest recorded structures (c.1904/05 &/or 1913/14). This area also encompasses the locations of the Acorn and Pin Oak trees. The area considered to have potential for historic cultural heritage values is presented on Photo 3.



Legend:

 Denotes Activity Area  
288.9 hectares (approx)

 Denotes Area of Cultural Potential

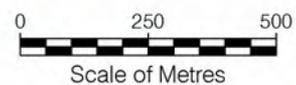


Photo 3 Areas of Historic Cultural Heritage Potential  
( Melway Ref: 131 H6 )

## **13 GROUND SURFACE SURVEY**

As the background research indicated that the activity area may have potential for historic cultural heritage values a survey was conducted to determine whether any such values existed.

The methodology and results of the survey are presented below.

### **13.1 Ground Survey Methodology**

Initial vehicle reconnaissance of the activity area was conducted by the HCHA authors (Andrea Murphy & Dale Owen) on 4 June 2010. This reconnaissance was limited to observing the activity area from its perimeters and considered a preliminary survey which aimed at identifying potential areas and/or features of historic cultural heritage and/or archaeological potential. Any such areas and/or features would then be marked on a map of the activity area and photographed so that they could then be relocated for further investigation if necessary.

During the reconnaissance, no historic cultural heritage sites were identified, though it was considered that closer inspection of the area where the existing homestead and surrounding buildings should be undertaken. This area could not be investigated sufficiently from the activity area boundaries.

Therefore, a pedestrian survey of this area was arranged for, and conducted on 9 June 2010 with the approval of the current owner/occupier, Mr Marshall Baillieu, and the Sponsor. The pedestrian survey was conducted by the HCHA authors (Andrea Murphy & Dale Owen) who walked throughout the area, taking notes and photographs. At the completion of the survey, discussion with Mrs Judy Baillieu (present owner/occupier) regarding the history of the activity area was conducted (see Section 8).

### **13.2 Survey Coverage**

During the initial vehicle reconnaissance, >80% of the activity area, consisting of open grassed or recently ploughed paddocks, was observed. Other than those recently ploughed, the paddocks consisted of relatively short grass and the views across them were unobstructed. It was evident from these observations that these paddocks did not have any potential for historic cultural heritage values to exist due to vegetation clearance, long term grazing and repeated ploughing.

During the pedestrian survey, all structures within the area of potential sensitivity (Photo 3) were inspected and photographed.

### **13.3 Ground Survey Results**

The initial vehicular survey established that the area around the existing homestead within the activity area has potential for historic values. The balance of the activity area consists mostly of paddocks and therefore has no historic heritage potential.

The pedestrian survey of the potentially sensitive area (Photo 3) identified several structures of various ages and condition. Additionally, several exotic trees associated with

these structures were identified. Discussion of these structures (Photo 8) and flora is presented below.

### Structures

It is possible that the original structure of the **homestead**/residence within the activity area is what remains of the second recorded (c.1913/14) dwelling within the activity area. The construction style of the earliest structure includes shingle-style upper weatherboards with a half-timbered effect and ventilator within the gable. The weatherboard and ventilator are both construction features typical of a slightly later era (i.e. Inter-War California bungalow – c.1915-1940), though the half-timbered effect is more typical of the Federation Queen Anne era (i.e. c.1890-1915; Apperly *et al* 1994: 134 & 208-209). However, the early structure has had several additions added and alterations made to it over time. These additions are evidenced by different styles of weatherboarding, window styles and general structural differences (e.g. roof pitch, alternate gable ventilator style). The additions and alterations have detracted from its potential historic value (Photo's 4 to 6). It is considered that this early structure likely replaced the first recorded 'house' (1904/05) due to the location being atop a rise in the surrounding landscape. This location affords the best outlook across the activity area and would have been the most ideal location for the first (& subsequent) residence(s) to be built.



Photo 4

Homestead and associated brick-lined cistern; facing north.



Photo 5

North-western side of the homestead – entirely post mid-1930s additions; facing southeast.



Photo 6

North-eastern side of the homestead – various aged additions; facing southeast.

A small **dairy** on the property also appears to be associated with the early homestead structure, evidenced by the same architectural/construction styles. This dairy also appears to have had additions attached to it (Photo 7). It is possible that this building is one of the outbuildings associated with the 'man's cottage' mentioned following the death of previous owner Francis Officer in 1924.



Photo 7

Small dairy south of the homestead; facing south.

A cottage to the south of the homestead was also initially assessed as having potentially been associated with the homestead and dairy (Photo 8). However, upon further discussion with current owner Mr Baillieu, it was found that this cottage had been brought into the activity area, likely from a local property, in the late 1940s. This cottage was then extended and altered to “make it more livable” (Baillieu, M. 2010, personal communication, 20 July).



Photo 8

Cottage south of the homestead; facing south.

A phase of later additions to the property, potentially coinciding with the first addition of a second storey to the homestead (based on the gable vents) includes **workers quarters** and another **small dwelling** (Photo's 9 & 10). Also, a more recent **stucco/cement render 'Myer House'** (1940/50s) has been added at the southwestern extent of the farm building complex (Photo 11). These structures have been added since the Baillieu family acquired the activity area (post-1931).

In particular, Myer Houses (also labeled 'lifetime homes') were created as a response to a housing shortage following WWII. In 1945, Norman Myer, of the famous Myer retail store family, first introduced the prefabricated steel homes to 60 Melbourne businessmen and politicians on Friday 7 September, 1945 at the Ansett Airways factory, Essendon as an answer to 'the housing problem' (*The Argus* 8 September 1945: 9 & 16 January 1947: 12).

The houses were available "in six designs, each capable of carrying an additional room if required. All the normal fittings are built-in, and the home, because of its design, will require much less furnishings and furniture than normal". Their design, while in an American Colonial style, consisted of an entrance hall, lounge, dining room, two bedrooms (with built-in cupboards & bunks in the second bedroom), kitchen (streamlined & cherry red & white), bathroom, and laundry (with hot-water service) and wall to wall carpeting in green. The Myer House used only one-third of the normal manpower, timber, and cement in its construction, and was one-third lighter to allow for transportation (*The Argus* 16 January 1947: 12 & *The Argus* 13 February 1947: 13).

The Myer Homes went into commercial production off an assembly line at Commonwealth Aircraft Corporation's works at Fishermen's Bend on Wednesday 17 January, 1947 under the supervision of Wing-commander LJ Wackett. "JC Taylor and Sons P/L, who had built many of the city's main buildings, would erect the houses" at a cost of around £1,500 fully furnished, including delivery. It was claimed that the houses were "capable of erection and occupancy within 15 days of leaving the line" (*The Argus* 16 January 1947: 12).

*The Argus* reported that Norman Myer claimed the homes were:

"the cheapest home of its type ever built. Minimum use had been made of materials which would deteriorate. There was no exposed woodwork, and very little wood was used in the interior. The house had an all-cement foundation, an iron frame, thick cement and plaster walls, and zinc anneal tiles, which would neither move nor break" (*The Argus* 16 January 1947: 12).

The first Myer House was constructed in Treasury Gardens, Melbourne and was open for public inspection, for which tickets were required, on Wednesday 12 February, 1947 by then Victorian Premier Mr Cain. A large crowd attended the opening (*The Argus* 13 February 1947: 13). The Myer house within the activity area is in excellent condition.



Photo 9

Workers quarters southwest of the homestead; facing southeast.



Photo 10

Small dwelling southeast of the homestead; facing southeast.



Photo 11

Myer House southwest of the homestead; facing southeast.

Other structures exist throughout the property including various work and storage sheds and stables, though these are not considered to be of any historical interest due to their recent (last 50 years) construction and/or lack of historical value.

### **Flora**

Several mature native and introduced species of tree exist within the activity area; two of which are **Peppercorn** trees (*Schinus areira*) that may be related to the original homestead (Photo 12). These are located approximately 30m south of the homestead and are recorded as being in fair health (Callander 2008: 111; Appendix 9).

Additionally, the **Pin Oak** (*Quercus palustris*) and **Acorn/English Oak** (*Quercus robur*) trees are representative of the Baillieu family's history at the activity area from the early 1930s. Many of these trees line the driveway entrance to the homestead complex (Photo 13). These Acorn/English Oak trees were brought from England and the Pin Oak trees were planted as seed from America by the Baillieu family (Baillieu, J 2010. personal communication, 9 June).



Photo 12

Peppercorn trees  
south of the  
homestead; facing  
northwest.



Photo 13

Tree-lined driveway to the homestead complex; facing north.

There are three sections of **boxthorn** hedge within the activity area. Such hedges were utilised to contain stock and were popular throughout Victoria from around the mid-1850s. One of the hedges within the activity area delineates a yard associated with the workers quarters and was likely planted around the same time that the quarters were constructed (Likely late 1930's/early 1940s).



Photo 14

Boxthorn hedge south of the workers quarters; facing southeast.

In addition, there have been 113 trees assessed as being of a high aboriginal rating within the activity area (Callander 2008: 13-14; Appendix 9). Some of these trees are associated with historic occupation of the activity area, while others are native trees that are examples of vegetation that existed throughout the activity area prior to European occupation.

## *Summary*

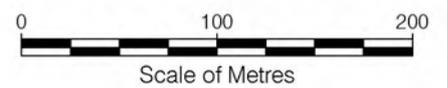
During the survey, several extant structures of various ages were identified (Photo 15). The earliest structures, which possibly date to 1913/14 as suggested in the background research, have all been subject to modification, which reduces their historic value. All of the structures throughout the property are in relatively good condition and are representative of the different stages of occupation and construction that occurred over the period that the activity area has been known as 'Minta'. Additionally, several trees were identified that also relate to different periods of Minta.

This result was somewhat opposed to the site prediction model where the presumption was made that any evidence of early (c.1904/05 or 1913/14) structures would have been demolished with the construction of more recent buildings. Contrary to this, it appears that the 1913/14 structures were kept (to some extent) and added to or altered.

Due to the retention and upkeep of these structures, there is little to no potential for archaeological remains to exist within the activity area (i.e. they are all extant structures in relatively good condition). It is likely that the earlier 1904/05 'house', as referred to in the rate book for that period, was demolished and replaced. Therefore, it is not considered likely that any remains of this 'house' exist.



Aerial Photograph Courtesy of DSE Website



Note: Structures Not Labelled Are Recent and/or Have No Historic Value



## Photo 15 Structural Locations ( Melway Ref: 131 H6 )

## 14 HISTORIC CULTURAL HERITAGE ASSESSMENT METHODOLOGY

Each of the structures presented above (Section 13.3) have been assessed for their historic cultural heritage significance. The methodology used to assess a place for historic cultural heritage significance is based on the *Burra Charter* values broadly defined as: 'aesthetic, historic, scientific or social values for past, present or further generations' (Australia ICOMOS 1999: 12). The assessment is based on the background information gathered and works conducted during this HCHA. Therefore, the significance of any site may alter due to more information becoming available that was not accessed or available during this HCHA. Therefore, the results of the assessment must only be viewed as a guide.

Table 7 presents a summary of the historic cultural heritage significance assessment results for each structure. More specific information relating to each sites assessment is presented in Appendix 7.

**Table 7 Historic Cultural Heritage Significance of Identified Structures**

Value	Homestead		Cottage		Dairy	
	Score	Result	Score	Result	Score	Result
Aesthetic	1	Low	0	None	0	None
Historical	2	Moderate	3	High	2	Moderate
Scientific	2	Low	2	Low	3	Low
Social	0	None	0	None	0	None
<b>Overall Cultural Heritage Significance</b>	<b>5</b>	<b>Low</b>	<b>5</b>	<b>Low</b>	<b>5</b>	<b>Low</b>

**Table 7 (cont.) Historic Cultural Heritage Significance of Identified Structures**

Value	Workers Quarters		Small Dwelling		Myer House	
	Score	Result	Score	Result	Score	Result
Aesthetic	0	None	0	None	1	Low
Historical	2	Moderate	2	Moderate	4	Very High
Scientific	2	Low	2	Low	3	Low
Social	0	None	0	None	0	None
<b>Overall Cultural Heritage Significance</b>	<b>4</b>	<b>Low</b>	<b>4</b>	<b>Low</b>	<b>8</b>	<b>Moderate</b>

All structures identified during this HCHA, except the Myer House, have been assessed as having low historic cultural heritage significance. The attributed low assessment to these structures is mostly due to their good to excellent condition. In worse condition, these structures would not have scored as highly in their significant assessments (see Appendix 7).

Attributes other than condition of place were limited. The dairy is considered representative of this structure type from the early 1900s for the region. Also, the homestead is considered aesthetically unusual and therefore rare due to its many

structural additions over time. Additionally, the homestead was owned by James Boag, who also owned what is now the popular brewery 'Boags' in Tasmania. It is considered possible therefore, that Boag may have had some influence on the development of the structure during his tenure.

The only structure attributed as being of moderate historic cultural heritage significance is the Myer House. This is due to both its excellent condition and its association to a Government response for affordable housing due to housing shortages following WWII. Additionally, the structure and design of the house is highly influenced by Norman Myer of Myer retail stores, as he was the instigator of the development of these homes.

With regard to the flora within the activity area, it is considered that the Pin Oak (*Quercus palustris*) and Acorn/English Oak (*Quercus robur*) trees are possibly associated with the earliest (c.1904/05 or 1914/15) and Baillieu family's (c.1931) occupation of the activity area respectively. Consideration to retain at least some of these trees as representatives of these periods of occupation should be considered (see Section 17 - Recommendations).

## **15 INTERPRETATION AND DISCUSSION**

The results of this HCHA have determined that the activity area is not sensitive for significant historic cultural heritage or archaeological values.

The activity area was not part of the early (pre-1900s) settlement of the region and was mostly utilized for grazing livestock. The background research conducted for this HCHA indicates the first structures associated with permanent occupation within the activity area did not occur until 1904/05 (Section 7.2.2). However, from this period, it appears that the activity area was occupied on a permanent basis relatively consistently to the present. Although structures were built and/or added to over this occupation, the majority of the activity area was still utilized for grazing livestock and later (c.1960s), cropping.

Although no significant historic cultural heritage or archaeological values exist, the workers quarters and dairy are considered to be good representative examples of buildings associated with early (c.1913/14) settlement of the activity area. Additionally, the Myer House is considered moderately significant due to its excellent condition, its association to a Government response for affordable housing due to housing shortages following WWII and its association with the house style's instigator Norman Myer of Myer retail stores.

Additionally, there have been 113 trees previously assessed as being of a high arboricultural rating, most of which are associated with different phases of occupation of the activity area (Appendix 9).

## **16 FACTORS AFFECTING THE RESULTS OF THIS ASSESSMENT**

There were no obstacles encountered that impeded the results of the HCHA.

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## 17 CULTURAL HERITAGE MANAGEMENT RECOMMENDATIONS

As no historic cultural heritage or archaeological values exist within the activity area, no management recommendations are required.

However, it is considered appropriate that the GAA consider some recognition to the historic land use and occupation of the activity area as part of the PSP development. In particular, two of the structures identified, the small dairy (Photo 7) and Myer House (Photo 11), should be considered for retention if possible (Photo 1). The dairy is a representative example of the activity areas early 1900s pastoral occupation, and the Myer House is an excellent example of the Governments response to housing shortages following WWII. The dairy is in relatively good condition and the Myer House is in excellent condition.

Additionally, representative examples of trees potentially planted during the earlier occupational periods (i.e. 1904/05 or 1913/14) as well as those grown from seed by the Baillieu family (c.1930s), particularly those that are rare and/or in good health and have a high arboricultural rating (Callander 2008; Appendix 9), should be considered for retention within any future development of the activity area. These trees are representative of the activity areas occupational history.

Remnant native trees with a high arboricultural rating should also be considered for retention as representatives of the environment prior to European settlement of the area.

In summary, although not requirements, Table 8 presents management options for historic values that can be considered as part of the Minta Farm PSP.

**Table 8 Management Options for Historic Values within the Activity Area**

Site	Description	Management Options
Myer House (Photo 's 1 & 11)	Circa 1940/50 'Myer House' – a type of house created as a response to a housing shortage following WWII.	Retain within development and re-use as a house, business or commercial property.  If retained, consider a plaque/signage informing of the history of the 'Myer House'.
Dairy (Photo's 1 & 7)	Dairy associated with early 1900s farming occupation of the activity area. Associated with the establishment of the 'Minta' property.	Retain within development and present as an example of the areas early 1900s pastoral history.  If retained consider restoring the structure sympathetic to its original form and purpose.  If retained, consider a plaque/signage informing of the sites and/or regions pastoral history.
Plantings (Photo's 12 & 13)	Trees associated with various aged development of the activity area	Retain a sample of trees with high arboricultural ratings from different development periods within the activity area.  Consider using tree-lined driveway to present residence as a roadway within the development, leaving the trees <i>in situ</i> .  If retained, consider a plaque/signage informing of their association with the occupation period of the activity area.

## **APPENDIX 1 – PROJECT BRIEF**

## **GAA PRECINCT STRUCTURE PLAN 11**

### **– MINTA FARM –**

#### **Historic Cultural Heritage Assessment**

The Growth Areas Authority (GAA) is developing a Precinct Structure Plan (PSP) in the City of Casey known as Minta Farm. The PSP is aimed at establishing Minta Farm as a commercial, retail and residential precinct to provide the local community with additional services and accommodation. As part of the project, GAA requires an historic cultural heritage review for the Minta Farm project.

The following brief outlines the information that must be included in the historic cultural heritage review.

#### **Project Brief**

The consultant who is contracted to undertake the historic cultural heritage review is required to submit a report which includes the results of, but is not restricted to, the following:

- A review of historic cultural heritage databases, inventories, registers and/or other historical information depositories relevant to Minta Farm;
- Investigation of land-use history of Minta Farm;
- Collation of relevant information relating to the history and/or historic figures associated with land within Minta Farm;
- Field reconnaissance/survey of Minta Farm for the purpose of identifying historic heritage values.

The above requirements aim at:

- Determining whether historic archaeological values exist, or potentially exist within the activity area;
- Establishing the historic cultural heritage sensitivity of the activity area;
- Allowing for the development of appropriate management for any historic cultural heritage values that may exist.

The report must be to a standard that is required by Heritage Victoria.

## **APPENDIX 2 – HV NOTICE**



**Department of Planning  
and Community Development**

Ref: 10/015848-01  
14 July, 2010

Barry Green  
Tardis Enterprises  
PO Box 776  
Beaconsfield VIC 3807

PO Box 2392  
Melbourne 3001  
Level 4, 55 Collins Street  
Melbourne 3000  
Telephone (03) 8644 8800  
Facsimile (03) 8644 8811  
www.heritage.vic.gov.au

Dear Mr Green

**RE: PROPOSED SURVEYS**

Thank you for forwarding the completed Notice of Intent to Carry Out an Archaeological Survey forms advising of your intent to conduct historical archaeological survey at the below sites. All future correspondence, including the final reports, must quote the project numbers listed below.

- |      |   |
|------|---|
| 3775 | 155 GLASSCOCKS ROAD, LYNDHURST                |
| 3776 | 450 EVANS ROAD, LYNBROOK                      |
| 3777 | BOTANIC RIDGE, CRANBOURNE                     |
| 3778 | PENSHURST WIND FARM                           |
| 3779 | LOTS 6 & 7, 22-30 WALLACE AVENUE, POINT COOK  |
| 3780 | <b>PSP 11 C21 BUSINESS PARK, BEACONSFIELD</b> |
| 3781 | PSP 5 OFFICER EMPLOYMENT AREA, BERWICK        |

Section 131 of the *Heritage Act 1995* requires that copies of all documentation resulting from a survey or investigation must be lodged with Heritage Victoria for management, reference and archival purposes (in the form of site cards and archaeology reports). Comprehensive documentation provides the basis for appropriate management of Victoria's historical archaeological resource. Please note that site cards can now be submitted electronically in most cases.

The technical guide *Guidelines for Conducting Historical Archaeological Surveys* provides details on the statutory processes and required documentation in conducting a survey, completing a Heritage Inventory Site Card and producing the archaeology report. Any incomplete, inaccurate or illegible documentation will be returned for appropriate completion. **As detailed in the technical guide, a report must be submitted even if no new historical archaeological sites have been located during the course of the survey or desktop study. Site cards are due within one month of the completion of an archaeological survey. Archaeology reports are due from the archaeology consultant within one year of the date of completion of the archaeological survey.**

In accordance with Section 132 of the Heritage Act, this office must be notified if a historical archaeological site or relic is identified during a survey. This a requirement for all surveys, including those commissioned for Aboriginal cultural heritage investigations.

Should you have any queries or require any further assistance please call Anne-Louise Muir, Acting Heritage Victoria Archaeologist, on (03) 8644 8901.

Yours sincerely

**Jim Gardner**

## **APPENDIX 3 - GLOSSARY**

**Archaeological Site:** A place/location of either Aboriginal or non-Aboriginal origin.

**Artefact:** Any product made by human hands or caused to be made through human actions.

**Artefact Horizon:** A discernable horizontal distribution of artefacts within an environmental deposit. An artefact horizon has generally suffered a degree of post depositional disturbance that has affected the spatial and temporal integrity of the deposits and associated artefact assemblage.

**Artefact Scatter:** A surface scatter of historic artefacts of any material type.

**B.P.:** Before present. The 'Present' is defined as 1950.

**Cultural Heritage:** Something that is inherited or passed down because it is appreciated and cherished. Categories of cultural heritage include; built structures and their surrounds, gardens, trees; cultural landscapes; sites; areas; precincts; cemeteries; ruins and archaeological sites; shipwrecks; sites of important events; commemorative sites; contents of buildings and significant relics, objects artefacts and collections of objects.

**Cultural Landscape Integrity:** The level of which the local landscape reflects the environment in which pre-contact Aboriginal people or early European settlers lived. The integrity includes all relevant aspects such as level and type of vegetation cover, hydrology, landforms and structures. A site located in a landscape of high cultural integrity has greater heritage value as it remains in context, and is therefore able to impart a greater level of information to the broader community.

**Environmental Deposit:** A stratigraphic layer formed by the laying down of deposits by environmental agents such as wind and water. These may bury human artefacts to form stratigraphic layers but do not form occupation deposits.

**Ethnography:** The scientific description of living cultures.

**Heritage Place/Site:** An area or region of land that represents a particular focus of past human activity or concentration of *in situ* cultural material. A place includes any structures, buildings or works upon or integral with the land, and any artefacts or other physical relic associated with the land, or it may have no visible evidence of human activity, being rather the site of a past event of importance or the embodiment of a particular belief or legend. Examples might range from an Aboriginal ceremonial ground, a pioneers house and contents, a shop, the remains of an early whaling station or a recent fish farm, Captain Cook's landing place, a 40,000 year old Aboriginal campsite or a 1990s brick-veneer house, a shipwreck, an industrial or mining landscape, a bus stop, a Macassan trepanger campsite or the Surfer's Paradise Caravan Park, a garbage dump, the local war memorial, a garden, an Aboriginal rock painting or a band rotunda.

**Historic Archaeological Site:** These are places where non-Aboriginal activities have occurred, and which little extant (standing) features remain. The bulk of evidence for historic occupation/utilisation is comprised of remains (artefacts/foundations etc) that are located on the ground's surface or in a sub-surface context. The primary heritage value of an archaeological site is scientific.

**Historic Site:** Sites/Areas that contain extant (standing) remains of pre-1950 non-Aboriginal occupation. Historic sites may or may not also contain archaeological remains (Aboriginal and/or historic).

**Holocene, Recent or Postglacial Period:** The time from the end of the Pleistocene Ice Age (c. 10,300 BP) to the present day.

**Horizon:** A term used to describe a layer of archaeological material that is *in situ*.

**Implement:** A general term for tools, weapons, *etc.* made by people.

**In Situ:** Refers to cultural material that is discovered as being undisturbed and considered to be in its original context. That is, material which, when identified is considered to be in the same location when the site was abandoned.

**Integrity:** The completeness of the place or site. Sites/places of high integrity will adequately demonstrate the significance of a place/site. Integrity is reduced by the disturbance of fabric/deposits or the introduction of unrelated materials/sediments.

0%	No Integrity
0-10%	Very Poor
11-30%	Poor
31-50%	Fair
51-75%	Good
76-95%	Very Good
96-100%	Excellent

**Mechanical Salvage:** Controlled mechanical removal of ground surface by excavator and trimming bucket in 5 to 10cm layers to record sites using at a minimum a handheld GPS.

**Obtrusiveness:** refers to how conspicuous a site is within a particular landscape, and thus the possibility of positive identification within a field environment. Some site types are more conspicuous than others are. Thus a surface stone artefact scatter is generally not obtrusive, especially in areas of low ground surface visibility, while a scarred tree is (Bird 1992).

**Occupation Deposit:** The laying down of deposits (artefacts and/or sediments) by human activities that bury artefacts to form distinct stratigraphic entities such as layers (e.g. dense lens of stone artefacts & bone between environmental deposits, stratified shell deposits) or features (hearths, occupation mounds). Occupation deposits have a high degree of spatial and temporal integrity.

**Occupation Surface:** A distinct layer or interface between depositional strata upon which human activities were carried out and artefacts/features deposited. Most commonly this may be a prior land surface (e.g. soil horizon) that has been subsequently buried by later environmental deposits (e.g. dune deposits).

**Potential:** Based on collated existing data and site inspection an area or specific site may contain the potential for extant or archaeological deposits. Background research will present the most likely site types, contents and state of preservation. Relative levels of potential are described as Low (10-30% probability), Moderate (40-60% probability) and High (70% and above probability).

**Representativeness:** the regional distribution of a particular site type. It is assessed on whether the site type is common, occasional or rare in a given region. Current knowledge of the distribution and numbers of archaeological sites in a region subjectively biases assessments of representativeness. Current knowledge varies from place to place depending on the extent of previous archaeological research. Consequently, a site, which is, assigned low significance values for contents and/or condition, but a high significance value for its representativeness, can only be regarded significant in terms of current knowledge of the regional archaeology. Any such sites should be subject to further re-assessment as further archaeological research is carried out.

Assessment of representativeness also takes into account the contents and condition of a particular site. For example, in any region, there may only be a limited number of sites of any type which have suffered minimal disturbance. Such undisturbed sites would therefore be given a high significance rating for representativeness, although they may occur commonly within the region. The **representativeness** ratings used for archaeological sites are:

- 
- 1 Common occurrence
  - 2 Occasional occurrence
  - 3 Rare occurrence

**Retain Site:** Site is to be retained in open space with strict management controls on the future use of the land to prevent damage to subsurface archaeological deposits. For sites rated moderate to high some of the less significant portions of the site may be destroyed in conjunction with continuous monitoring, mechanical salvage and salvage excavation.

**Salvage Excavation:** Salvage excavation involves controlled hand excavation to recover a representative sample of sites.

**Site Inspection:** Weekly or fortnightly site visits during clear, cut, grade and level.

**Slope Wash:** A term used to describe a specific process of re-deposition of cultural material. Cultural material (most often stone artefacts) that is situated on any sloping land is vulnerable to the affects of slope wash. The term relates to the downward movement of cultural material primarily due to erosion of their original context. This downward movement is most often caused by clearing of vegetation that exposes the ground surface to the affects of water erosion. The result is that cultural material will move down the slope over a period of time. How far material may move is dependent on the gradient and the intensity of the erosion.

**Stratigraphy:** Layering

**Visibility:** Refers to the degree to which the surface of the ground can be observed. This may be influenced by natural processes such as wind erosion or the character of the native vegetation, and by land use practices, such as ploughing or grading. It is generally expressed in terms of the percentage of the ground's surface visible for an observer on foot (Bird 1992). For example 10% visibility equates to 10cm<sup>2</sup> per 1m<sup>2</sup> of ground surface that is not covered by vegetation or soil deposit. The following applies to descriptions of ground surface visibility within this report.

0%	No visible ground surface
0-10%	Very Poor
11-30%	Poor
31-50%	Fair
51-70%	Good
71-90%	Very Good
91-100%	Excellent

**GLOSSARY REFERENCES**

- Aboriginal Affairs Victoria 1997 *Guidelines for Conducting and Reporting upon Archaeological Surveys in Victoria*. AAV, Melbourne.
- Bird, CFM 1992 *Archaeology of the Goulburn River Basin. A Background Study*. Heritage Services Branch, Aboriginal Affairs Victoria.
- Clark, D & JP Wesson 1980 *Alcoa Portland Aluminium Smelter. Working Paper No. 2*.
- Mulvaney, DJ 1975 *The Prehistory of Australia*. Harmondsworth, Penguin.
- Oxford University Press 1976 *Concise Oxford Dictionary of Current English*. Oxford University Press, Oxford.
- Pearson, M & S Sullivan 1995 *Looking After Heritage Places – The Basics of Heritage Planning for Managers, Landowners and Administrators*. Melbourne University Press.
- Heritage Victoria 2000 *Victorian Heritage Strategy*. Heritage Victoria, Department of Infrastructure.
- Holdaway, S & N Stern 2004 *A Record in Stone: the Study of Australia's Flaked Stone Artefacts*. Museum Victoria and Aboriginal Studies Press, Australian Institute of Aboriginal and Torres Strait Islander Studies, Canberra.

## **APPENDIX 4 – SUMMARY OF LEGISLATION**

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## STATUTORY REQUIREMENTS

This section relating to the statutory requirements associated with archaeological sites has been included to inform users of this report of the legal obligations regarding heritage sites. Any breach of this legislation is cause for prosecution.

### Historic Heritage Legislation

Non-Aboriginal archaeological sites in Victoria are protected by the *Heritage Act 1995*. The following is a summary of the latest statutory obligations regarding non-Aboriginal historic archaeological sites:

- All historical archaeological sites in Victoria (not included on the Heritage Register) are protected under Section 127 of the *Heritage Act 1995*. Under this section it is an offence to excavate, damage or disturb relics and sites whether they are included on the Heritage Inventory or not, unless a consent has been issued under Section 129;
- Under Section 64 of the *Heritage Act 1995* it is an offence to damage, disturb, excavate or alter a place or object on the Heritage Register, unless a permit is granted under Section 67;
- Under Section 132 of the *Heritage Act 1995* any person discovering or uncovering an archaeological relic is required to report the discovery to the Executive Director of the Heritage Council;
- Schedule 5 of the Heritage (General) Regulations 2005 prescribes fees to undertake specified activities with respect to archaeological relics. These are currently \$225.00 for Consent to uncover or excavate a relic; \$420.00 for Consent to damage or disturb less than 50% of a relic or site \$635.00 for Consent to damage or disturb more than 50% of a relic or site. Fees for permits to carry out works etc to a registered place or object are detailed in Schedule 3 of the Regulations. These fees range in scale from \$100.00 to \$7,160.00, depending on the nature of the works involved and the cost of the proposed works.

In addition, Heritage Victoria requires that funds be made available by developers to ensure the responsible management of all significant artefacts that are recovered during an excavation. As a condition on any consent or permit, there will be a requirement that a specified sum of money is submitted to Heritage Victoria prior to the commencement of works. The funds will be used to ensure the cataloguing and conservation of any significant artefacts that are recovered. Any unexpended funds will be returned to the client, minus a 15% levy that is used for the management of all excavation projects in Victoria.

Written application to disturb such sites should be lodged as early as possible in the planning stages of any works program, and must be directed to:

**Mr Ray Tonkin**  
The Director  
Heritage Victoria

Department of Sustainability and Environment  
Level 7/8 Nicholson Street  
East Melbourne  
Victoria 3002

Ph: (03) 9637 9476

Enquires relating to the *Heritage Act 1995*, works, site management *etc.* should be directed to:

Jeremy Smith  
Senior Archaeologist  
Heritage Victoria  
Department of Sustainability and Environment  
Level 7/8 Nicholson Street  
East Melbourne  
Victoria 3002

Ph: (03) 9637 9773

General enquires relating to sites, the Heritage Inventory/Register, reports, permits or consents, including application procedures and fees should be directed to:

Brandi Bugh  
Heritage Victoria  
Department of Sustainability and Environment  
Level 7/8 Nicholson Street  
East Melbourne  
Victoria 3002

Ph: (03) 9637 9470

Heritage Victoria has also recently requested that the following statements relating to sites listed on the Heritage Inventory be included within consultant's reports.

All archaeological sites in Victoria are protected by the *Heritage Act 1995*. All known archaeological sites are listed in the Heritage Inventory. Regardless of whether they are listed in the Inventory no one can knowingly excavate or disturb an archaeological site without the consent of the Executive Director.

Prior to the *Heritage Act 1995* sites were protected under the *Archaeological and Aboriginal relics Preservation Act 1972*. Thus since 1972 there has been protection in Victoria for archaeological sites. The protection was not about the preservation and conservation of all sites. Under the AARP there was provision for archaeological areas to be declared an archaeological area that was intended to protect and conserve an archaeological site (S15). Activities for the remainder of archaeological sites were controlled through the requirement to gain a permit (S22).

With the advent of the *Heritage Act 1995* archaeological sites continued to be protected in two ways. Sites, which were considered to be of significance to the State, were

recommended to be placed on the Victorian Heritage Register (VHR). The VHR exists to protect and conserve places and objects. All other archaeological sites are protected through the requirement to gain consent from the Executive Director to disturb, destroy, or excavate an archaeological site.

Thus the Victorian Heritage Register enables Heritage Victoria to preserve and conserve archaeological sites which are of significance to the State of Victoria while the Heritage Inventory enables Heritage Victoria to record and monitor sites which are not considered to be of State significance or where the significance is unknown. Heritage Victoria also registers sites under a 'D' listing, which accommodates sites of very low archaeological value though they may have local historic value. 'D' listed sites are typically those that have little structural or artefactual features such as earthen formations (i.e. dams, railway formations). Sites registered under this system do not require Consent prior to any proposed development, but apart from this are managed in the same way as Heritage Inventory sites. 'D' Listed sites therefore, may be subject to a variety of conditions prior to impact, such as detailed recorded, additional historic research and archaeological monitoring.

The two levels of protection enable two different principles in issuing consents and permits to be followed. The guiding principal for places on the Register is to protect and conserve as much of the fabric of the place and the relics/artefacts as is possible. While for places listed in the Heritage Inventory recording, excavating and monitoring are the usual methods of assessing and managing the heritage values of a site.

Consultation with Heritage Victoria, Department of SE, should occur at least 4 months prior to lodgement of a permit application to disturb or destroy a historic archaeological site. In the event of a site or relic being uncovered or discovered during works, any works that would damage the relic object or place should cease and either the consulting archaeologist or Heritage Victoria be notified.

Other Acts governing cultural heritage issues within the State of Victoria are:

### State

- *Aboriginal Heritage Act 2006;*
- *Coroner's Act 1985;*
- *Mineral Resources (Sustainable Development) Act 1990;*
- *Planning and Environment Act 1987;*
- *Planning and Environment (Planning Schemes) Act 1996*

### Commonwealth

- *Australian Heritage Council Act 2003;*
- *Environment Protection and Biodiversity Conservation Act 1999;*
- *Environment and Heritage Legislation Amendment Act (no.1) 2003;*
- *Native Title Act 1993.*

## **APPENDIX 5 - HERITAGE ADVISORS SHORT CURRICULUM VITAE'S**

**ANDREA MURPHY**  
cultural heritage consultant

## AWARDS

Winner of the 2003  
UNESCO Asia-Pacific  
Cultural Heritage  
Conservation Award

*Andrea Murphy is a Senior Cultural Heritage Consultant with extensive experience and qualifications in both indigenous and non-indigenous cultural heritage assessment and management, including EES and EIS projects, major urban excavations, desktop assessments, site survey, excavation, monitoring and production of site management strategies. Andrea has been the manager of Tardis Enterprises Pty Ltd, cultural heritage consultants for over 10 years and a heritage professional for more than 20 years. Andrea has personally authored more than 350 cultural heritage assessment reports.*

## QUALIFICATIONS

Bachelor of Arts  
(Prehistory) – La  
Trobe University

## RECENT RELEVANT EXPERIENCE

Masters Preliminary of  
Arts (Historic  
Archaeology) – La  
Trobe University

### MAJOR CULTURAL HERITAGE PROJECTS IN VICTORIA

## AFFILIATIONS

Member of:  
Australian Society of  
Historic Archaeology

Australian Association  
of Consulting  
Archaeologists (Office  
Bearer)

Australian  
Anthropological and  
Archaeological  
Society

Historic Gardens  
Society

National Trust

Royal Historical  
Society

- Pipeline Routes
- Telco Cable Routes
- Road and Highway/Freeway Infrastructure
- Rail Infrastructure – Urban and Regional Fast Rail
- Urban Developments
- Waterway Rehabilitation Works
- Wind Farms
- Archaeological Excavations
- Local Government Advisor and Project Manager
- Defence Advisor and Project Manager
- Parks Advisor and Project Manager

**DALE OWEN**  
cultural heritage consultant

## QUALIFICATIONS

Bachelor of  
Archaeology,  
Honours – La Trobe  
University, 2006

Victorian Construction  
Industry Induction –  
Red Card

*Dale Owen is an archaeologist having graduated with an Honours Degree in Archaeology. Dale has extensive experience in excavation, survey, archaeological testing, archaeological research, and artefact analysis. Although Dale completed his degree in 2006, he has been actively involved in cultural heritage fieldwork and laboratory work from 2002 to the present. Dale has developed an array of excavation, survey and laboratory experience, having worked on projects in Tasmania, New South Wales, Victoria, Western Australia, Queensland and China.*

## RECENT RELEVANT EXPERIENCE

## AFFILIATIONS

Member of:

Australian  
Archaeological  
Association

The Archaeological  
and Anthropological  
Society of Victoria

### MAJOR CULTURAL HERITAGE PROJECTS

- Toxic Harvest Research Project, Far North Queensland (2003 – 2006)
- Cloudbreak Mine Site Survey, Western Australia
- Mitcham-Frankston Freeway (Eastlink) Project, Victoria
- Herrnhut Historical Excavation, Penshurst, Victoria
- Cowpasture Road Salvage Excavation, Western Sydney
- Hunter Street Excavation, Hobart
- 'Little Lon' Excavation, Melbourne
- Cuddie Springs Excavation, New South Wales
- Lancefield Swamp Excavation, Victoria
- Armistead Archaeological Project, Sheffield, Tasmania
- Titans Rock Shelter Excavation, South West Tasmania
- St Philips Church Excavation, Melbourne
- Port Arthur Historic Site Excavation, Tasmania
- College of Surgeons Excavation, Melbourne
- Chinese Bronze Age Stone Spade Research Project
- 'The Sisters' Aboriginal and Historic Site Excavations, Sorrento
- Macarthur Wind Farm Project, Western Victoria

### SUMMARY OF EXPERIENCE

- Site Survey, Excavation and Recording
- Archaeological Fieldwork Supervision
- Archaeological Testing
- Archaeological Photography, Planning & Mapping
- Artefact Conservation, Cataloguing & Analysis
- Archaeological Background Research
- Excavation & Analysis of Faunal Assemblages
- Excellent Written & Communication Skills
- High Level of Computer Literacy

## **APPENDIX 6 - RECORD OF CORRESPONDENCE**

Date	Type	Sender	Recipient	Regarding	Action	Outcome
14.5.2010	Meeting	NA	NA	GAA PSP 9	Meeting at GAA offices to discuss project	Tardis to proceed with project as a priority & provide templates as discussed
24.5.2010	Email	Tardis	GAA	Property owner contact details	Tardis requested property owner contact details so as to discuss the owners knowledge of the history of the property	GAA forwarded contact details 25.5.2010
25.5.2010	Email	GAA	Tardis	Property owner contact details	GAA forwarded contact details	Tardis to contact landowner
11.6.2010	Letter	Tardis	PRO	PRO files	Tardis requested permission from the Public Records Office to use files	PRO permitted use 22.6.2010
9.7.2010	Email	Tardis	GAA	Concept plans	Tardis enquired whether any development concept plans were available	GAA advised that no concept plans are available as at 9.7.2010
12.7.2010	Email	GAA	Tardis	Draft report	GAA enquired as to when a draft report will be available	Tardis sent draft to GAA for review on 23.7.2010
20.7.2010	Phone	Tardis	Property owner	History of structures	Tardis queried the property owner for knowledge of the history of structures within the activity area	The property owner informed of what he knew
7.2.2011	Email	GAA	Tardis	Draft report	GAA supplied comments to the draft	Tardis addressed comments

**APPENDIX 7 –  
HISTORIC CULTURAL HERITAGE ASSESSMENT METHODOLOGY**

Following is presented the methodology used to assess a place for historic cultural heritage significance based on the *Burra Charter* values broadly defined as: ‘aesthetic, historic, scientific or social values for past, present or further generations’ (Australia ICOMOS 1999: 12). The assessment is based on the background information gathered and works conducted during this HCHA. Therefore, the significance of any site may alter due to more information becoming available that was not accessed during this HCHA. Therefore, the results of the assessment must only be viewed as a guide.

### **Aesthetic Significance**

Aesthetic significance is based on form, scale, colour, texture and material of the fabric of a place; and the smells and sounds associated with the place and its use.

To assess aesthetic significance, the following criteria are used:

Is the place of a form, scale, colour, texture and/or material that:

- Is particularly unusual with its surroundings; and/or
- Is particularly contemporary with its surroundings; and/or
- Has optical qualities that evoke an emotional or physical response; and/or
- Is controversial.

Additionally, does the place retain smells and/or sounds associated with it?

Each criterion is rated as follows (Table A9):

**Table A9 Aesthetic Significance Assessment Criteria & Score**

Criteria	Answer	Score	Homestead		Cottage		Dairy	
			Answer	Score	Answer	Score	Answer	Score
Unusual?	Yes	1	Yes	1	No	0	No	0
	No	0						
Contemporary?	Yes	1	No	0	No	0	No	0
	No	0						
Emotional or physical response?	Yes	1	No	0	No	0	No	0
	No	0						
Controversial?	Yes	1	No	0	No	0	No	0
	No	0						
Smells and/or sounds?	Yes	1	No	0	No	0	No	0
	No	0						
<i>Total</i>				1		0		0

**Table A9 (cont.) Aesthetic Significance Assessment Criteria & Score**

Criteria	Answer	Score	Workers Quarters		Small Dwelling		Myer House	
			Answer	Score	Answer	Score	Answer	Score
Unusual?	Yes	1	No	0	No	0	No	0
	No	0						
Contemporary?	Yes	1	No	0	No	0	Yes	1
	No	0						
Emotional or physical response?	Yes	1	No	0	No	0	No	0
	No	0						
Controversial?	Yes	1	No	0	No	0	No	0
	No	0						
Smells and/or sounds?	Yes	1	No	0	No	0	No	0
	No	0						
<i>Total</i>				0		0		1

The aesthetic significance of a place, based on its evaluated total score (Table A10) is rated as follows:

**Table A10 Aesthetic Significance**

Score	0	1	2	3	4+
Significance	None	Low	Moderate	High	Very High

According to the above criteria, only the Myer House has aesthetic significance. This is due to the house being a contemporary example of a 'cheap' house style utilised in response to housing shortages after WWII.

### Historical Significance

Historical significance is based on whether the place has influenced, or been influenced by an historical figure, event, phase or activity; or is a site of an important event. The condition of the site with relation to above influence(s) is also considered.

To assess historical significance, the following criteria and associated scores are used (Table A11):

**Table A11 Historical Significance Assessment Criteria & Score**

Criteria	Answer	Score	Homestead		Cottage		Dairy	
			Answer	Score	Answer	Score	Answer	Score
Has the place influenced, or been influenced by an historical figure, event, phase or activity?	Yes	1	Yes	1	No	0	No	0
	No	0						
Condition of place?	No longer exists	0	Poor	1	Excellent	3	Good	2
	Poor	1						
	Good	2						
	Excellent	3						
<i>Total</i>				2		3		2

**Table A11 (cont.) Historical Significance Assessment Criteria & Score**

Criteria	Answer	Score	Workers Quarters		Small Dwelling		Myer House	
			Answer	Score	Answer	Score	Answer	Score
Has the place influenced, or been influenced by an historical figure, event, phase or activity?	Yes	1	No	0	No	0	Yes	1
	No	0						
Condition of place?	No longer exists	0	Good	2	Good	2	Excellent	3
	Poor	1						
	Good	2						
	Excellent	3						
<i>Total</i>				2		2		4

The historical significance of a place, based on its evaluated total score (Table A12) is rated as follows:

**Table A12 Historical Significance**

<b>Score</b>	0	1	2	3	4
<b>Significance</b>	None	Low	Moderate	High	Very High

According to the above criteria, all of the structures have at least moderate historical significance. This is directly related to the structures good or excellent condition.

However, the homestead has been assessed as being in poor condition due to its many additions/alterations that have occurred over time. What does remain appears to be well kept, but the additions/alterations have detracted from its original form, causing it to be less representative of its type. However, it is possible that the historical figure James Boag, who owned what is now the popular brewery 'Boags' in Tasmania, may have had some influence on the development of the structure.

The Myer House is in excellent condition and was created as a result of housing shortages following WWII. Its structure and design is highly influenced by Norman Myer of Myer retail stores, as he was the instigator of the development of these homes. Therefore, this building style has been assessed as having been influenced by the war (historical event) and Norman Myer (historical figure).

### Scientific Significance

Scientific significance is based on the rarity, quality or representativeness of a place; and the degree to which the place may contribute further substantial information.

To assess scientific significance, the following criteria and associated scores (Table A13) are used:

**Table A13 Scientific Significance Assessment Criteria & Score**

Criteria	Answer	Score	Homestead		Cottage		Dairy	
			Answer	Score	Answer	Score	Answer	Score
Is the place a rare or representative example?	Yes	1	Yes	1	No	0	yes	1
	No	0						
Quality of Place	No longer exists	0	Poor	1	Good	2	Good	2
	Poor	1						
	Good	2						
	Excellent	3						
Potential of the place to contribute substantial information?	None	0	None	0	None	0	None	0
	Low	1						
	Moderate	2						
	Good	3						
	Excellent	4						
<i>Total</i>				2		2		3

**Table A13 (cont.) Scientific Significance Assessment Criteria & Score**

Criteria	Answer	Score	Workers Quarters		Small Dwelling		Myer House	
			Answer	Score	Answer	Score	Answer	Score
Is the place a rare or representative example?	Yes	1	No	0	No	0	Yes	1
	No	0						
Quality of Place	No longer exists	0	Good	2	Good	2	Good	2
	Poor	1						
	Good	2						
	Excellent	3						
Potential of the place to contribute substantial information?	None	0	None	0	None	0	None	0
	Low	1						
	Moderate	2						
	Good	3						
	Excellent	4						
<i>Total</i>				2		2		3

The scientific significance of a place, based on its evaluated total score (Table A14) is rated as follows:

**Table A14 Scientific Significance**

Score	0	1-3	4-5	6	7
Significance	None	Low	Moderate	High	Very High

According to the above criteria, all structures have low scientific significance. The assessment of low significance is directly related to the quality (good condition) of each structure except the homestead. Specifically, the dairy is considered representative of this structure type from the early 1900s for the region, and the homestead is considered a rare example of a mixture of construction features of different eras.

The Myer House is considered a representative example of post WWII housing construction.

### Social Significance

A place has social value if it has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

To assess social significance, the following criteria and associated scores (Table A15) are used:

**Table A15 Social Significance Assessment Criteria, Score & Rating**

Criteria	Answer	Score	Significance Rating	Homestead			Cottage			Dairy		
				Answer	Score	Rating	Answer	Score	Rating	Answer	Score	Rating
Is the place a focus of spiritual, political, national or other cultural sentiment to a majority or minority group?	Yes	1	High	No	0	None	No	0	None	No	0	None
	No	0	None									

**Table A15 (cont.) Social Significance Assessment Criteria, Score & Rating**

Criteria	Answer	Score	Significance Rating	Workers Quarters			Small Dwelling			Myer House		
				Answer	Score	Rating	Answer	Score	Rating	Answer	Score	Rating
Is the place a focus of spiritual, political, national or other cultural sentiment to a majority or minority group?	Yes	1	High	No	0	None	No	0	None	No	0	None
	No	0	None									

According to the above criteria, none of the structures have social significance.

### Historic Cultural Heritage Significance

For overall historic cultural heritage, the total scores from individual *Burra Charter* value assessments (above) are tallied. The sum of these values represents historic cultural heritage significance (Table A16) as follows:

**Table A16 Historic Cultural Heritage Significance & Summary Recommendations**

Score	Significance	Summary Recommendations
0	None	No action required
1-5	Low	Consideration to retain/protect place and/or restrict alterations/damage as an example of the historic value that the place represents should be made
6-10	Moderate	Record place on the local Government Heritage Overlay. Attempts to retain/protect place and/or restrict alterations/damage should be made
11-15	High	Record place on the local Government Heritage Overlay and consider place to be registered on the Victorian Heritage Register. Place should be retained and protected
>15	Very High	Record place on the local Government Heritage Overlay and registered on the Victorian Heritage Register. Retain and protect place

The sum of values and the summary of overall historic cultural heritage significance for all of the assessed structures are presented in Table 7.

## **APPENDIX 8 - HISTORIANS SHORT CURRICULUM VITAE**

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LOUISE BLAKE, BLAKE HYLAND GROUP PTY LTD  
historian

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QUALIFICATIONS

MA in Biography &  
Life Writing – Monash  
University 2004

Graduate Diploma in  
Cultural Heritage  
Management –  
University of Canberra  
1996

*Louise Blake is a historian with over 15 years experience in the cultural heritage sector in the ACT and Victoria across federal, state and local government. Louise has extensive experience in historical research, with an interest in local and family history, and biography, and has published in a number of journals. She has also used her research and communication skills on a number of heritage interpretation projects in Melbourne.*

**RECENT RELEVANT EXPERIENCE**

**MAJOR HISTORICAL/CULTURAL HERITAGE PROJECTS**

AFFILIATIONS

Member of:

Professional  
Historians Association

Oral History  
Association of  
Australia

- *Suburban Heartland: a history of the City of Whitehorse, project officer & research assistant*
- *Schwerkolt Cottage & Museum, research and interpretation of orcharding history*
- *Crime & Justice Experience, Old Melbourne Gaol, research & interviews*
- *Public Record Office Victoria, reference officer*
- *City of Whitehorse Heritage trail, research & interpretation*

**SUMMARY OF EXPERIENCE**

Interpretation  
Australia  
Association

- Archival & Image Research
- Oral History Interviews
- Interpretation of Heritage Sites
- Excellent Written & Communication Skills
- High Level of Computer Literacy
- Strong Administrative & Organisational Skills

**APPENDIX 9 –  
TREES WITH HIGH ABORICULTURAL RATINGS WITHIN THE ACTIVITY AREA**  
(Reproduced from Callander 2008: 13-14, 31-53, 102-116)

Tree #*	Species	Common Name	Tree Origin	Health	# of Trees	Easting	Northing
						Zone 55	
250	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	357754.4528	5785278.444
298	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	357640.7426	5784871.797
303	<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian native	Good	1	357606.3244	5784903.871
305	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	357629.9818	5784922.837
306	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	357628.8108	5784937.114
309	<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian native	Good	1	357610.6205	5784940.833
310	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	357618.6437	5784951.191
318	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	357600.3132	5784811.26
322	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Fair	1	357596.4542	5784794.403
331	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	357552.8584	5784726.477
332	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	357543.2272	5784727.927
335	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	357509.5017	5784724.787
398	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356648.9737	5785027.436
399	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356646.368	5785018.997
404	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	356579.7745	5784968.518
406	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	356608.3134	5784971.587
421	<i>Ulmus glabra 'Lutescens'</i>	Golden Wych Elm	Exotic deciduous	Good	1	356600.9499	5784936.104
422	<i>Ulmus glabra 'Lutescens'</i>	Golden Wych Elm	Exotic deciduous	Good	1	356607.5878	5784927.566
466	<i>Quercus canariensis</i>	Algerian Oak	Exotic deciduous	Fair	1	356550.6255	5784893.513
467	<i>Quercus canariensis</i>	Algerian Oak	Exotic deciduous	Fair	1	356549.7102	5784899.022
468	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Fair	1	356534.1008	5784880.805
469	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Fair	1	356538.8422	5784872.847
470	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Fair	1	356544.3504	5784866.108
472	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Fair	1	356531.9569	5784872.997
473	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Good	1	356522.1608	5784876.976
475	<i>Sequoiadendron giganteum</i>	Giant Redwood	Exotic conifer	Fair	1	356486.7284	5784917.308
476	<i>Platanus Xacerifolia</i>	London Plane	Exotic deciduous	Good	1	35649.4398	5784927.256

Tree #*	Species	Common Name	Tree Origin	Health	# of Trees	Easting	Northing
						Zone 55	
485	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356121.6024	5785312.128
486	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356104.7644	5785326.515
488	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356092.3627	5785339.982
489	<i>Ulmus procera</i>	English Elm	Exotic deciduous	Good	1	356082.1131	5785348.71
491	<i>Ulmus procera</i>	English Elm	Exotic deciduous	Good	1	356070.4782	5785359.578
493	<i>Ulmus procera</i>	English Elm	Exotic deciduous	Good	1	356052.5682	5785374.575
495	<i>Ulmus procera</i>	English Elm	Exotic deciduous	Good	1	356038.1875	5785386.822
503	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356105.2262	5785367.836
530	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356249.4378	5785297.9
531	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356243.2946	5785293.241
536	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356231.165	5785287.103
539	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356247.7639	5785338.182
544	<i>Corymbia maculata</i>	Spotted Gum	Victorian native	Good	1	356333.265	5785275.445
550	<i>Corymbia maculata</i>	Spotted Gum	Victorian native	Good	1	356293.718	5785246.721
552	<i>Quercus robur</i>	English Oak	Exotic deciduous	Good	1	356280.1618	5785236.893
596	<i>Quercus robur</i>	English Oak	Exotic deciduous	Fair	1	355994.1629	5784347.314
597	<i>Quercus robur</i>	English Oak	Exotic deciduous	Fair	1	356020.8547	5784345.434
598	<i>Quercus robur</i>	English Oak	Exotic deciduous	Fair	1	356033.0998	5784343.385
599	<i>Quercus robur</i>	English Oak	Exotic deciduous	Fair	1	356045.8149	5784341.815
1477	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Fair	12	357538.5848	5784515.75
1489	<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous	Fair to poor	1	357265.1361	5784842.973
1491	<i>Quercus canariensis</i>	Algerian Oak	Exotic deciduous	Fair	11	356628.2766	5785090.023
1502	<i>Quercus robur</i>	English Oak	Exotic deciduous	Fair	12	356586.264	5785074.786
1542	<i>Quercus palustris</i>	Pin Oak	Exotic deciduous	Fair	1	356524.3212	5784950.421
1544	<i>Quercus robur</i>	English Oak	Exotic deciduous	Fair	23	356367.6914	5785095.562
1549	<i>Quercus robur</i>	English Oak	Exotic deciduous	Fair	1	356336.1841	5785190.732

Tree #*	Species	Common Name	Tree Origin	Health	# of Trees	Easting	Northing
						Zone 55	
1552	<i>Quercus canariensis</i>	Algerian Oak	Exotic deciduous	Fair	1	356353.0386	5785183.074
1587	<i>Corymbia maculata</i>	Spotted Gum	Victorian native	Fair	1	356291.5411	5785393.531
1589	<i>Corymbia maculata</i>	Spotted Gum	Victorian native	Fair	1	356278.9909	5785395.391
1617	<i>Quercus robur</i>	English Oak	Exotic deciduous	Fair	1	356278.1828	5785225.485
1626	<i>Quercus castaneifolia</i>	Chestnut-leaved Oak	Exotic deciduous	Fair	1	355932.4923	5785527.064

\* As numbered by Callander (2008)

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