

people place heritage

CONTEXT

PSP 96 – WOODSTOCK POST CONTACT HERITAGE ASSESSMENT

Final report
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Growth Areas Authority



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Report Register

This report register documents the development and issue of the report entitled *PSP 96 – Woodstock; Post Contact Heritage Assessment* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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CONTENTS

1	INTRODUCTION	1
1.1	Project background	1
1.2	The need for cultural heritage assessment	1
1.2.1	Potential impacts on cultural heritage	1
1.3	Assessment aims	1
1.4	The Study Area	2
1.5	Report Lodgement	2
2	ASSESSMENT METHODOLOGY	3
2.1	Information sources consulted	3
2.2	Consultation	3
2.2.1	Consultation with Heritage Victoria	3
2.2.2	Consultation with Council	3
2.3	Field survey	4
2.4	Report format	4
3	LEGISLATION AND POLICY	5
3.1	Heritage Act 1995	5
3.2	Local planning scheme	5
3.2.1	Local planning policy	5
4	THE INVESTIGATION AREA	7
4.1	Location, size and current land use of the Precinct	7
4.2	Proposed land use	7
4.3	Environmental conditions	7
4.2.1	Geology and topography	7
4.2.2	Water courses	8
5	THEMATIC HISTORY FOR PSP 96	9
5.1	First contact and European settlement	9
5.1.1	Tracing climate and topographical change	9
5.1.2	Exploration and first contact	9
5.2	Settling the land and development	11
5.2.1	Early squatters and land owners	11
5.2.2	Migrating for opportunity	12
5.2.3	Suburban development in the 20 th century	13
5.3	Building settlements and towns	14
5.3.1	Early pastoral and village settlements	14
5.3.2	Inns and settlements	15
5.4	Community and cultural life	15
5.4.1	Religion	15
5.5	Governing and administration	15
5.5.1	Development of local government	15
5.5.2	Education	16
5.6	Utilising natural resources	16
5.6.1	Grazing and agriculture	17
5.6.2	Dairying	17
5.6.3	Quarrying	18

5.7	Transport	18
5.7.1	Railways	18
6	PREVIOUSLY RECORDED HERITAGE	20
6.1	Previous investigations	20
6.1.1	Municipal heritage studies	20
6.1.2	Other assessments	21
6.2	Previously recorded heritage places	21
6.2.1	Victorian Heritage Register & Victorian Heritage Inventory	21
6.2.2	Local planning scheme	22
6.2.3	Other relevant heritage lists	22
6.3	Site prediction model	23
6.3.1	Site prediction model for PSP 96	23
	Clarification from historic maps and aerial photographs	23
6.4.1	Historic maps	23
6.4.2	Historic aerial photographs	24
7	FIELD SURVEY	25
7.1	Initial reconnaissance	25
7.1.1	Areas identified for field survey	25
7.2	Access arrangements	25
7.3	Field survey	26
7.3.1	Northern part of the Study Area – property 24	26
7.3.2	Southern part of Study Area – property 19	27
8	DISCUSSION	29
8.1	The nature of the post-contact heritage in the Study Area	29
8.1.2	Dry stone walling in the Study Area	29
8.2	Heritage significance	29
8.2.1	Significance thresholds applicable to the Study Area	30
8.2.2	Archaeological potential	30
8.2.3	Significance of dry stone walls	31
9	RECOMMENDATIONS	32
	Recommendation 1 - Unsurveyed areas in the Study Area	32
	Recommendation 2 - Dry stone walls	32
	Recommendation 3 - Further work and contingency for post-contact cultural heritage	32
10	BIBLIOGRAPHY	33
	PLANS	35
	Plan 1 - PSP 96 Woodstock: Study Area	35
	Plan 2 - PSP 96 Woodstock: Registered/Known Post-Contact Heritage Places	36
	APPENDICES	37
	Appendix 1 - Gazetteer of heritage places	37
	Appendix 2 - Survey access details	40

1 INTRODUCTION

1.1 Project background

Context Pty. Ltd. was commissioned by the Growth Areas Authority (GAA) at the end of January 2013 to conduct a post contact heritage assessment of Precinct Structure Plan area 96 (hereafter 'the Precinct') at Woodstock, Victoria.

The purpose of the assessment is to identify post contact (i.e. non-Indigenous) cultural heritage within the Precinct, so that this information can be used to determine the land uses within the Precinct.

This 'post contact heritage assessment' represents one of a suite of investigations designed to inform the potential development of the Precinct. These investigations will guide master planning for the Precinct, identifying any possible constraints to development and optimum areas to which development should be directed in respect of these constraints.

1.2 The need for cultural heritage assessment

Cultural heritage legislation protecting post contact heritage places applies in Victoria. Of particular relevance is the *Victorian Heritage Act 1995*.

These places provide us with important information about past lifestyles and cultural change. Preserving and enhancing these important and non-renewable resources is encouraged.

It is an offence under the above legislation to damage or destroy heritage sites without a permit or consent from the appropriate body. Heritage Victoria (HV) is responsible for non-Aboriginal, or 'historic' heritage in the state.

When a project or new development is proposed, it must be established if any cultural heritage places are in the area and how they might be affected by the project. Often it is possible to minimise the impact of development or find an alternative to damaging or destroying a heritage place. Therefore, preliminary research and survey to identify heritage places is a fundamental part of the background study for most developments.

1.2.1 Potential impacts on cultural heritage

The following activities would most likely be associated with any future development of the Precinct. Each of these has the potential to significantly disturb or destroy any places of cultural heritage significance:

- Clearing of the site in advance of construction works;
- Stripping (removing) of the topsoil, utilising heavy machinery, to be stockpiled for later use on nature strips and allotments;
- Excavation of trenches for the installation of services (electricity, telecommunications) utilising heavy machinery;
- Landscaping and construction works involving the excavation of soils.

(The last three activities would each involve the removal of topsoil and therefore have some potential to harm any sub-surface archaeological sites in the Precinct).

1.3 Assessment aims

The objectives of this study, as required by the GAA, are to:

- Consult with the GAA and the relevant local councils regarding the management of heritage in the Precinct;

- Prepare a thematic history of the study area, from the earliest period of non-indigenous settlement to the present, identifying places or events that are significant to the locality's history;
- Search of the relevant heritage registers to identify buildings, places or sites of heritage significance within the Precinct;
- Review any previous heritage assessments which are relevant to the PSP area;
- Review local histories and search archival sources (e.g. historic maps and aerial photos), which are relevant to the identification of heritage buildings, sites and places;
- Contact landowners to arrange access to their property, as required;
- Undertake site visits to properties within the PSP area as needed to assess heritage places/elements;
- Compile a list of known buildings, sites and places of heritage significance within the PSP area, according to their associated historic themes;
- Identify areas which may contain significant archaeological sites associated with non-indigenous heritage;
- Assess the significance of identified heritage elements and make recommendations for important elements to be retained.

1.4 The Study Area

Precinct 96 covers a total of 759ha in the City of Whittlesea municipality.

Although the purpose of this study is to identify post contact (i.e. non-Indigenous) cultural heritage within the Precinct, it does not cover the whole of the area. As Plan 1 shows, this project has not required survey to be undertaken over some areas within the Precinct. The GAA envisages that these areas (which total 431ha) will be covered by separate studies to be commissioned by the landowners.

Therefore, for the purposes of this report the term 'Precinct' is used to describe the whole precinct, whilst the area within it on which this study is focussed (a total of 328ha) is hereafter referred to as the 'Study Area'.

Throughout this report the properties within the Study Area are described using their GAA assigned property numbers. These numbers are shown on each of the plans which accompany this report.

1.5 Report Lodgement

This report has been distributed to:

- The Growth Areas Authority
- Heritage Victoria.

2 ASSESSMENT METHODOLOGY

This report relates the results of a desktop study of the Precinct, presented within a background of a thematic history for the area, complemented by a field survey of the Study Area and consultation with the appropriate bodies.

2.1 Information sources consulted

This assessment is primarily a desktop exercise. The sources consulted include Heritage Victoria's HERMES database and catalogue of archaeological reports, the Australian Heritage Database and the Register of the National Trust. The information contained on these systems comprises records of known sites and places and reports relating to past studies and archaeological investigations.

Information on the background history of the area has been obtained from the existing municipal heritage studies. The Public Record Office Victoria and the State Library of Victoria were consulted for further records relating to the site, with the information noted including historic maps, documents and secondary sources. Historic aerial photographs of the Precinct area held at the Land Victoria repository in Laverton were also examined.

Local historian John Waghorn of Whittlesea Historical Society was approached for any additional information he may have on the area.

2.2 Consultation

2.2.1 Consultation with Heritage Victoria

Heritage Victoria must be informed when a survey that aims to identify historical archaeological sites is to be undertaken by submitting a Notification of Intent to Conduct a Survey. A completed notification form was forwarded to Heritage Victoria on 26th February 2013. Heritage Victoria no longer provides letters acknowledging the submission of Archaeological Survey Notifications, but acknowledgement of receipt was received from Bethany Sproul, Heritage Victoria Major Projects Archaeologist, by email on 1st March 2013.

2.2.2 Consultation with Council

The City of Whittlesea Council has been invited to comment on the study.

In response, Darren Jackson, Assistant Manager Established Areas Planning at the City of Whittlesea, highlighted that whilst little post-contact heritage may be found in the Precinct, what does remain will be of importance to future communities. He asserted that while it may be the case that under normal circumstances the retention of places and features would not be a priority (for example, if they were not subject to statutory protection), it would be appropriate in this case to have what does remain retained and featured without this imposing an unreasonable encumbrance on future development.

Mr Jackson encouraged reference to the City of Whittlesea Cultural Heritage Strategy (currently in preparation) which sets out action plans for 'building knowledge and recording our heritage' and 'protecting and managing our cultural heritage'. This document contains a number of relevant actions such as ensuring that place names reflect an appropriate historic understanding of place.

Mr Jackson stressed that this broad level overview should not be definitive about what constitutes the European heritage of the Precinct but that it should provide recommendations for further detailed investigations to occur at the subdivision stage.

2.3 Field survey

A brief reconnaissance survey was undertaken on 6th March. Field survey was then overtaken across the majority of the Study Area on the 25th and 26th March 2013.

2.4 Report format

Section 3 of this report sets out the legislation and policy which applies to post contact cultural heritage in the Precinct.

Section 4 then describes the physical conditions relating to the Precinct which may have a bearing on its cultural heritage potential, before a thematic history of the area is presented in Section 5. Information on previously recorded heritage, including details of known sites in and around the Precinct, is presented in Section 6, and Section 7 discusses the findings of the field survey.

Having checked the situation on the ground, Section 8 provides a summary of known post-contact heritage in and around the Study Area and discusses the potential for hitherto undiscovered material of cultural heritage significance within it. The recommendations in Section 9 then describe an appropriate approach to the management of post contact cultural heritage in the Study Area.

3 LEGISLATION AND POLICY

The following legislation and local policy applies to post contact heritage in the Precinct.

3.1 Heritage Act 1995

The 1995 Heritage Act established the Victorian Heritage Register (VHR) and the Victorian Heritage Inventory (VHI). Both are administered by Heritage Victoria and intended primarily to protect places and sites of non-Indigenous or 'post-contact' heritage, although many of the places included will have 'shared value' in that they also relate to the activities of Aboriginal people in the historic period.

The VHR provides a listing of places or objects, including buildings, structures and areas/precincts which have been assessed as being of State Cultural Heritage Significance using assessment criteria established by the Heritage Council. The Victorian Heritage Inventory (VHI) lists all known archaeological sites and relics. Places may be on one or both lists and all places on the VHR and the VHI are legally protected under the 1995 Act. A permit may be required for works or activities associated with a registered place or object, and a Consent is required for any works or activities, including excavation, associated with an archaeological site.

It should be noted that the Act also confers blanket protection on all significant heritage material of over 50 years in age, regardless of whether it is included on a statutory list.

3.2 Local planning scheme

The Precinct lies in the City of Whittlesea.

Places of local or State heritage significance can be protected by inclusion in the Heritage Overlay (HO) of local government planning schemes. The purpose of the HO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- To conserve and enhance heritage places of natural or cultural significance
- To conserve and enhance those elements which contribute to the significance of heritage places
- To ensure that development does not adversely affect the significance of heritage places
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

3.2.1 Local planning policy

The City of Whittlesea has adopted the following policies relating to heritage.

Clause 15.03-1 Heritage Conservation

This clause provides State strategic policy in relation to heritage with the objective 'To ensure the conservation of places of heritage significance'.

The strategy established by this clause includes that the Council undertake the following:

Provide for the protection of... man-made resources.

Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.

Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings whose use has become redundant.

21.07-3 Heritage Conservation

This clause recognises that:

The cultural heritage of existing and past residents contributes greatly to the identity of the City of Whittlesea. It is essential that the significance of heritage buildings, places and artefacts continue to be documented and measures continue to be put in place to ensure they are retained and incorporated within the development process. In a similar fashion to local environmental features, culture heritage offers the opportunity to add identity, interest and diversity to the City of Whittlesea.

It sets the objective ‘To increase the level of protection for and opportunities for incorporation of the City’s European and Aboriginal heritage’, through a number of strategies including:

Strategy 2.2 - Pursue heritage advice on key applications which involve sites of heritage significance.

Strategy 2.3 - Recognise and incorporate heritage significance as an integral component of all planning processes.

Strategy 2.6 Place increased emphasis on recognition of local heritage and other cultural features in undertaking site analysis processes in accordance with Council’s ‘Subdivision Design – Site Analysis Procedures Guidelines’.

Clause 52.37 Post Boxes and Dry Stone Walls

The purpose of this clause is to conserve historic post boxes and dry stone walls.

The clause applies to all land within each municipality and establishes the need for a permit to demolish, remove or alter a dry stone wall constructed before 1940. A permit is not required in order to reconstruct damaged or collapsing walls to the same specifications with the same materials.

In deciding whether to award a permit, the Council are required to consider the significance of the dry stone wall, whether the proposal will adversely affect the significance of the wall and whether the proposal will adversely affect the significance, character or appearance of the wider area.

4 THE INVESTIGATION AREA

4.1 Location, size and current land use of the Precinct

The area covered by PSP 96 is located at Woodstock in the City of Whittlesea, approximately 30km to the north of the Melbourne CBD. It is bounded by Donnybrook Road to the south and Merriang Road (otherwise known as Epping Road) to the east, whilst the line of the Outer Metropolitan Road (OMR)/E6 reservation defines its north eastern extent. Its western edge follows a series of property boundaries which form the eastern edge of PSP 67 at Donnybrook.

The majority of the Precinct comprises large grassy paddocks under pasture for cattle and sheep. Several smaller holdings, including residential properties, line Donnybrook Road and Merriang Road, with most of these grouped at the south eastern corner of the Precinct at their junction.

4.2 Proposed land use

The proposed primary land use for the majority of the Precinct is residential development, and it is expected to accommodate over 7,500 residential lots, together with local town centres, community facility hubs, recreation reserves and potential regional active open space.

4.3 Environmental conditions

The following describes the environmental conditions which may have governed post contact activity in the Precinct. It is important to consider environmental information as part of a heritage assessment as this provides a broader context in which to view places and understand how they were formed and may have changed over time.

4.2.1 Geology and topography

The Precinct is located within the Western Volcanic Plains geographic region, a very large unit that encompasses land stretching from Victoria's south west border with South Australia across to Melbourne's north and north western suburbs (DPI 2012a). The area is characterised by basalt plains which vary in their elevation, escarpments and valleys formed by drainage lines, stony rises and ephemeral lakes or soaks. The soils of the basaltic areas are predominantly shallow and more suited to pastoral agriculture than arable planting.

The Precinct is generally flat, at between 200 and 250m above sea level (a.s.l.), but generally rising to the north east, where the ground rises into a series of low undulating hills beyond the Precinct's boundary. A small part of a volcanic hill is located in the south west corner of the precinct.

Rocky knolls, or stony rises, dot the Victorian Volcanic Plains bioregion, and a number are present in the Precinct. These were formed about 4.5 million years ago when lava flowing from the many active volcanos that were part of western Victoria's landscape cooled. Today, the knolls that remain are considered significant land forms, recognised as places of high value for both Indigenous and post contact settlers, and as places of high ecological and natural significance containing significant grasslands and grassy vegetation, as well as small patches of woodland.

The North Growth Corridor Plan (GCP) identifies a large area of woodland in the north of the Precinct and zoned in the Rural Conservation Zone (RCZ). In reality, aside from some small groups of trees and isolated examples, and plantings around individual properties, tree cover in the Precinct is restricted to an expanse of Red Gums in the north western corner of the Precinct (at 1235 Donnybrook Road).

4.2.2 Water courses

Merri Creek abuts the north west corner of the Precinct. Darebin Creek rises to the east of the Precinct and passes through its south eastern corner before crossing Donnybrook Road to the south.

5 THEMATIC HISTORY FOR PSP 96

The following history is taken from the ‘City of Whittlesea Thematic Environmental History’, which comprises Volume 1 of the City of Whittlesea Heritage Study (Context 2010).

PSP 96 Woodstock is located within the Parish of Kalkallo and Parish of Merriang, both in the County of Bourke. To the north, the Precinct includes part of Crown Portion 4 in the Parish of Merriang. The remainder of the Precinct is located in the Parish of Kalkallo, consisting of Crown Portions 20 (part), 21, 28 and 29 (part) (Parish of Merriang and Kalkallo plans, PROV).

5.1 First contact and European settlement

This section incorporates the following Victorian Historical Themes:

- Tracing climate and topographical change
- Exploring, surveying and mapping

5.1.1 Tracing climate and topographical change

The Plenty River basin is the dominant geographical feature in the area. Within the basin there are three discrete regions. The first is the Kinglake plateau, the second the Nillumbik surface and the third the newer basalt lava plain.¹

The Kinglake plateau was the oldest of the regions, created during the Mesozoic era. The Nillumbik surface was “an erosional land surface forming the basin to the north and east of Melbourne, containing the Plenty River, Yarra River, Darebin and Merri Creeks and their tributaries”.² The land was subsequently modified by relative changes in sea level, the outpouring of basalt and some tectonic movement.³ The actions of the Plenty River, the Yarra River and Diamond Creek have removed much of the sand that was left during the tertiary era. The newer basalt lava plain was deposited in the western section of the valley about 1 million years ago and today forms the world’s third largest basalt plain.⁴ To the east of Merri Creek, the land sinks to form the Beveridge swamp, which contains flora and fauna species of national significance.⁵

5.1.2 Exploration and first contact

Captain W.H. Hovell and Hamilton Hume were the first Europeans (who recorded their journey) to travel overland from Sydney to Port Philip Bay.⁶ The first description of the area now occupied by the City of Whittlesea appeared in their journal on 14 December 1824.

*Having passed through the first plain... myself and Mr Hume ascended a high but single hill. In front from which we saw a very gratifying sight. This was a very extensive plain extending from west to south east for several miles with patches of forest which appear to separate one plain from another. But the whole appeared in front, say south, to be level but in parts in the plains some hills arose of a conical shape, with only here and there a few trees upon them. And all the soil of best quality.*⁷

1 Melbourne Metropolitan Board of Works, Plenty River Basin Study (Phase 1), May 1976, 5-8.

2 Ibid.,

3 Ibid.,

4 Inquiry into urban growth boundary, Melbourne, 20 Oct 2009. See www.parliament.vic.gov.au/osisd/inquiries/UrbanGrowthBoundary/Transcripts/20.10.2009/3%20%20OSISDC_UGB_Trenerry_20.10.09Corrected.pdf. (Accessed 01.02.10).

5 Ibid.,

6 J.W. Payne, *The Plenty: A Centenary History of the Whittlesea Shire* (Lowden Publishing: Kilmore, 1975), 1.

7 *Journal of Proceedings of Royal Historical Society*, vol 7, 360. Quoted in Payne, *Ibid.*, 1.

Hovell and Hume's description of the land affirmed its desirability and, effectively, ensured that it would be settled. In 1835, after hearing about the area John Batman decided to investigate. He formed the Port Phillip Association and in May 1835 travelled to Victoria. After exploring the land, Batman, famously, signed his so-called treaty with Jagajaga (Douta Galla treaty) and other Aboriginal elders on 6 June 1835.⁸ The events surrounding the signing of the treaty are vague, and (as the land had been claimed by the Crown) the treaty was also seen as worthless by Colonial Authorities. However, Batman's descriptions of the land around Port Phillip excited great interest.⁹ Despite initial opposition from the Colony's administration, settlers began to flow into the region.

J.T. Gellibrand (a friend of Batman's who had prepared the treaty documents) was one of the first Europeans to explore the area, and on 12 February 1836 he recalled the naming of the river "Plenty":

*We called the river the Plenty River as it is the only stream except the Barwun deserving the name River.*¹⁰

The River ultimately came to give its name to the valley through which it flowed.

Following Gellibrand's visit, the area was formally surveyed in 1838/39, in accordance with instructions from the colonial surveyor, Robert Hoddle. The survey not only measured and mapped the land; it also established two key north-south routes. The first was what became known as the Epping Road and the second the Sydney Road (now the Hume Highway).¹¹ The third major route, the Plenty Road, was gazetted in 1848.¹²

Victoria's pastoral era began in the mid-1830s when pastoralists brought livestock, mainly sheep, across Bass Strait from Van Diemen's Land; or overland from the Riverina District, following Major Thomas Mitchell's exploration of new pastures south of the Murray River in 1836. It lasted until the 1860s when a series of Land Acts opened up Victoria for selection and most of the large pastoral runs were broken up into smaller farms. The first pastoralists grazed their animals on vast areas of land illegally, thus acquiring the name 'squatters'. In 1836 the government formalised their occupation of the land by means of pastoral licences, for which pastoralists paid £10 per year. The pastoral occupation of what was then known as the Port Phillip District occurred rapidly. By 1850 all the best grassland had been taken up, with only the arid parts of the north-west and the inaccessible areas of Gippsland remaining unoccupied.¹³

The proximity of the region to Melbourne and the resulting pressure for development meant that the squatter's grasp was weaker here than in more distant rural districts and, the age of the squatter lasted only a few short years. By 1841, the Precinct was included in what was termed the "settled districts" of Melbourne (a strip of land that ran within 40 kilometres of Melbourne, 24 kilometres of Geelong and 16 kilometres of Portland and Alberton in Victoria, and where farming development was encouraged and colony services provided).¹⁴ As a result, the area was quickly settled by small scale agriculturalists.¹⁵ Subsequent selection Acts further

8 J. W Payne, *Ibid.*, 2.

9 Robert Wuchatsch, 'The Plenty Valley - An Historical Perspective' in Lucy Ellem (ed) *Cultural Landscape of the Plenty Valley* (vol 1) (LaTrobe University: Bundoora, 1995), 29-48. "The country about here exceeds anything I ever saw, both for grass and richness of soil. The timber light, and consists of sheoak and small gum, with a few wattle." See www.onlymelbourne.com.au/melbourne_details.php?id=5579. (Accessed 24.06.09).

10 T. F. Bride (ed), *Letters from Victorian Pioneers* (Heinemann: Melbourne, 1969), J. T. Gellibrand.

11 City of Whittlesea, *Whittlesea's History*, Available from www.whittlesea.vic.gov.au/content/content.asp?asc=7&chr=h&cnid=1273 (Accessed 21.07.09).

12 Meredith Gould Architects, *Whittlesea Conservation Study*, III(a), 1991.

13 Tony Dingle, *The Victorian: Settling*, (Fairfax, Syme & Weldon, Sydney, 1984) 28, 68.

14 PROV, *Land Acts in Victoria to 1884* (Govt. of Victorian, Melbourne 2008). See www.prov.vic.gov.au/peopleparliament/qt_landacts.asp (Accessed 02.03.10).

15 Meredith Gould Architects, *Whittlesea Conservation Study*, II (i).

eroded what remaining tenure the squatters possessed as smaller farms were developed and the land was aggressively cleared for more intensive land-use.

5.2 Settling the land and development

This section incorporates the following Victorian Historical Themes:

- Adapting to diverse environments
- Arriving in a new land
- Living off the land
- Promoting settlement
- Making homes for Victorians
- Migrating and making a home
- Shaping the suburbs

5.2.1 Early squatters and land owners

By 1837 settlement of the Plenty Valley had begun. In the beginning the changes to the natural landscape were, comparatively speaking, relatively small. Labour and capital were scarce and on most runs there were no fences apart from those around holding yards. There were no sown pastures, no fodder crops and only the most rudimentary buildings. Dingle concludes “Because they did not own the land and had no security of tenure, squatters kept housing and fixed equipment to a minimum.”¹⁶ However, in 1847 as part of the *Sale of Waste Lands Act*, new regulations were gazetted allowing squatters to purchase ‘pre-emptive rights’ to their homestead blocks.

Under the Act, pastoral run holders who previously held grazing leases (sometimes called ‘grass rights’) were able to purchase up to 260 ha. (640 acres) of their runs before any land in the locality was made available for purchase by the general public. This privilege was given in recognition of their pioneering efforts. This legislation gave landholders more certainty and thus encouraged them to construct more permanent and substantial homes, outbuildings and other structures, which began to alter the landscape of the study area, a process that was further accelerated by the selection era.¹⁷

Key early settlers in the area were George Sherwin, John Sherwin, Dr William Ronald, John Bear and Captain John Harrison. The large runs of these early pioneers sprawled across many of the townships and boundaries that have since been established. The south and west of the City were dominated by the Campbell family. In 1839 James Campbell took up the run Campbellfield. Following his death, in 1841, Charles Campbell took over the property. His brother, Robert Campbell, took up the Kinlochewe run and held it until 1854 when he became insolvent. Finally, Neil Campbell took up land in the Parish of Keelbundoora.¹⁸ To the west of the Campbell holdings was James Malcolm’s property “Olrig”, probably named after the parish in Scotland.

Selection and freehold land sales

The tracts of land taken up by the squatters were not secure though and the early squatters were rapidly squeezed out by a series of government land sales that opened up the district to broader settlement. This led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping as major rural occupations. This in turn accelerated the process of change that was begun with the granting of Pre-emptive Rights and

¹⁶ Dingle, *The Victorians: Settling*, 28.

¹⁷ Peel., *Rural Industry in the Port Phillip Region* (MUP: Melbourne, 1974), 49-53.

¹⁸ *Ibid*, 6.

led to perhaps the most significant alterations to the pre-contact landscape of the study area until the advent of suburban development in the post war period. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in a more visible pattern of development.

In addition, the selection period also brought profound social and cultural changes. Whereas squatters were usually 'male, young and unmarried' and conditions made it difficult to sustain family life, the family became "the foundation stone of the selection era."¹⁹ The selection era thus stimulated the development of larger and more permanent settlements.

The first land sales in the region occurred in 1839 (just a year after the survey completed by Hoddle); the sale was held in Sydney and the price asked was 15s per acre. Most purchasers were speculators, and had little long-term interest in the future of the district. They subdivided the land and either sold or leased the lots. The resulting smaller lots attracted small scale farmers, and the character of the district quickly began to change. The subsequent subdivision and the later development of towns increased the population and further changed the character of the area. Early developments appeared in Kinlochewe (near Donnybrook) (1839), Merriang/Beveridge (1840) and the Medlands Estate (c1853)²⁰ followed by Woodstock (c.1853), the Township of Whittlesea (1853), Egglestone Estate (near Hazel Glen/Doreen) (1853) and Wollert (1853). As a result, by the mid 1850s the Plenty district had established itself as a major pastoral and agricultural district, dotted with small towns. It was feted in Parliament as the "second most important district in the colony".

The discovery of gold had a profound impact upon the district, and upon patterns of settlement. Initially, the large numbers of people flooding on to the goldfields meant that there was a surge in the demand for meat and agricultural products. The prices of wheat, beef and hay all rose sharply.²¹ The Plenty Road was also one of the major routes to Victoria's north-eastern gold fields. It quickly filled with diggers, traders and those carting goods to and from the goldfields. The steady flow of people through the district generated income but also encouraged settlement. As miners returned from the goldfields, some stayed in the area, swelling the population of the settlements. The passage of a series of Land Selection Acts in the 1860s was also designed to assist settlers of small means and to help them to pay off small holdings (40-640 acres). There were significant problems with the legislation, which was periodically amended; however, the effect over time was to aid the development of the area and encourage small farmers to settle in, and work, the area.²²

5.2.2 Migrating for opportunity

The settlers who came to the Port Phillip district in the 1830s, firstly from Van Diemen's Land and then overland from Sydney and the Riverina were overwhelmingly of British and Irish origin, although many, like Batman, were colonial born. From 1839 migrant ships began to bring people directly from Britain to populate the new Port Phillip District.²³

Among the first non-British migrants to settle were German families, and the German settlement at Westgarthtown was one of a number of German settlements established in Victoria between 1840 and 1860. Small groups of Germans also settled at Harkaway (near Berwick), Germantown (now Grovedale), near Geelong; at Greensborough, around Doncaster, Bulleen and Nunawading, and at Oakleigh. These settlers sometimes came to Victoria via South Australia.²⁴

19 Dingle, *The Victorians: Settling*, 28, 68.

20 Payne, 89. There are, however, earlier reports of sales. See, *The Argus*, 19 July 1852.

21 Meredith Gould Architects, *Conservation Study*, II (iii b)

22 Meredith Gould Architects, *Conservation Study*, II (iii b)

23 R. Broome, *The Victorians: Arriving* (Fairfax, Syme & Weldon: Sydney, 1984), 48

24 Peel., *Rural Industry in the Port Phillip Region*, 16, 27

A second wave of migration began after World War II. Between 1945 and 1963 almost 1,000,000 migrants arrived in Victoria.²⁵ The majority (over 47%) arrived from the UK, but other nations were also heavily represented. Over 69,000 people arrived from Germany, over 65,000 from the Netherlands, over 40,000 from Italy, over 33,000 from Greece and over 28,000 from Malta.²⁶ In excess of 200,000 people classified as ‘refugees’ (with no country of origin given) also arrived during this period.²⁷ By 1972, as many as 60% of families living in the southwest corner of the then Shire of Whittlesea were described as “migrant families.”²⁸ The introduction of large numbers of migrants into the community created opportunities, but also raised particular challenges- in particular, in relation to the provision of infrastructure and language services. A local monthly community newspaper -*Outlook* that covered the Thomastown area in the early 1970s featured articles in English, Italian and Greek. The paper continued throughout the early 1970s to promote the benefits of migration, stressing the importance of English classes for migrants and the difficulties faced by migrant communities.²⁹ Census data illustrates that since the 1970s the City of Whittlesea has continued to provide a home for many migrant communities and today the City has a higher than average migrant population - 61.7% of residents were born in Australia (compared to a nation-wide figure of over 70%). 52.9% of residents only speak English at home compared to a nation-wide figure of over 78%. The most common language (other than English) spoken at home is Italian (8.7%) followed by Macedonian (8.3%) and Greek (5.7%). Today the City of Whittlesea is the third most culturally diverse municipality in Victoria.³⁰

5.2.3 Suburban development in the 20th century

Suburban beginnings after World War I

The rapid population growth of Melbourne in the period following World War I created considerable pressure for the city to expand. The electrification of the Whittlesea railway to Thomastown (completed by 1929) provided an impetus to development and the first suburban subdivisions were created in southern parts of the City of Whittlesea in the latter part of the 1920s and early 1930s.

However, the onset of the Great Depression slowed development and few houses were actually built prior to World War II.

Suburban expansion after World War II

Following the conclusion of World War II, development resumed and the growth in motor car ownership meant that the suburban boundaries were able to expand beyond the limits imposed by the public transport network. The relative proximity of Thomastown to the City centre and the ready availability of land drew many residents to the area. Many of these people were migrants (as noted above).³¹

In the early 1950s the Melbourne & Metropolitan Board of Works began preparing a plan to cater for the future growth of Melbourne. The Plan, released in 1954, covered the whole of the metropolitan area including districts that were 15 to 18 miles from the City centre and encompassed a total of 688 square miles or 1,780 sq km. In 1971, the planning area was extended by nearly three times including parts of Whittlesea. At that time the concept of growth corridors emanating from the city core along key transport routes was introduced.³²

25 Victorian Year Book, Migration to Victoria (Assisted) 1945 to 1963.

26 Ibid.

27 Ibid.

28 Outlook, February 1972.

29 Outlook, July 1971. One Article reflects upon the reasons that settlers returned from Australia. It notes that of those that left, the majority cited an inability to make friends as the primary reason for their departure. See Outlook, February 1972.

30 City of Whittlesea, Cultural Heritage Program Guide 2009, 7.

31 John Waghorn, Private Correspondence 15.11.09.

32 Susan Priestly, *The Victorians: Making their mark* (Fairfax, Syme & Weldon: Sydney, 1984), 246, 252.

One of these corridors was along the Plenty Valley following the route of the Whittlesea Railway.

Since the early 1970s this has led to the significant suburban growth within Epping, Thomastown and Lalor, as well as the creation of the new suburbs of Mill Park and South Morang. The population more than quadrupled from 27,000 in 1969 to approximately 130,000 in 2007. Thomastown in 2006 had a population of over 20,000.³³

The trend has accelerated in recent years as areas closer to the city have been built up and by 2000, new suburbs were being built as far north as Mernda. The most recent metropolitan strategy known as *Melbourne 2030* endorsed the role of Whittlesea as a growth area of metropolitan significance and envisages a doubling of the population to 220,000 persons by 2030.

5.3 Building settlements and towns

This section incorporates the following Victorian Historical Themes:

- Promoting settlement
- Living in country towns
- Marking significant phases in development of Victoria's settlements, towns and cities

The earliest settlements in the region developed around facilities provided for travellers, which were often situated near creek and river crossings. As settlers began to arrive the demand for houses and facilities increased and schools, churches, shops, inns and other community infrastructure was developed. Other settlements grew as a result of the timber industry and the arrival of the railway in the township of Whittlesea in 1889, which linked the township of Whittlesea to the City to Melbourne.

5.3.1 Early pastoral and village settlements

Woodstock

John Hunter Patterson received the Crown Grants for a majority of the land in the Woodstock and Donnybrook area in 1840, and he is attributed with the naming of Woodstock. The township of Woodstock developed c.1853, around the same time a Catholic church was established there. 1855 saw the opening of the Sir Henry Barkly Hotel and in 1858 a post office and store also opened its doors.³⁴

The area was used for pastoral activities and the grazing of cattle and sheep, as exemplified by various owners such as Patterson, a pastoralist, and, John Horton Sherwin, pastoralist and grazier, who ran 'Braemore', located in the northern part of Woodstock and Donnybrook.³⁵

The Woodstock Roads Board was established in 1858 to promote the management and improvement of roads in the area, and was consequently one of the first local government bodies in the district. Woodstock experienced a population peak in the 1860s, but lost its municipal importance in 1870, when it was absorbed into the districts of Epping and Morang, forming the Shire of Darebin, which lasted 25 years before being incorporated into the Shire of Epping in 1895. The population of Woodstock dwindled by the turn of the century. A state school opened in 1875 but closed due to a shortage of pupils in 1901. It briefly re-opened in the 1920s to cater for post-war settlement, but closed again in 1929.³⁶

33 Census Data. See www.censusdata.abs.gov.au. (Accessed 21.07.09)

34 Meredith Gould Architects, Whittlesea Conservation Study, Part 1, 1991.

35 John Waghorn, personal communication via letter 14 April 2013.

36 Meredith Gould Architects, Whittlesea Conservation Study, Part 1, 1991.

5.3.2 Inns and settlements

Some of the earliest settlements grew up around stopping places along the early roads, such as Inns, which were often situated near watercourses. The Fountain Inn was an early example which opened in the township of Donnybrook in 1841.

5.4 Community and cultural life

This section incorporates the following Victorian Historic Themes:

- Maintaining spiritual life
- Forming community organisations

5.4.1 Religion

Churches, along with schools, were key institutions in the development of settled communities. While schools were built with government funds, the churches were required to raise their own money for buildings and many congregations worshipped in private homes, public halls or schools before they had chapels of their own.

The first church services held in the district were held under a tree in “Target’s Paddock” around 1848, while the first Anglican vicar was Rev William Copeland who arrived in 1853.³⁷ From that service the spread of churches throughout the district was comparatively rapid. By 1860 churches were constructed in Woodstock (Catholic, 1853)³⁸, Westgarthtown (Lutheran, 1856) and Morang (Presbyterian, 1860).

5.5 Governing and administration

This section incorporates the following Victorian Historical Themes:

- Developing institutions of self-government and democracy
- Educating people

5.5.1 Development of local government

The City of Whittlesea has a complex municipal history. It is a political and a social history that both reflects and mirrors aspects of the broader history of the State.

Roads Boards

In the early days of its development roads in Victoria were of a poor quality and transport was difficult. This was particularly true of travel in regional Victoria where early settlers had neither time nor money to spend upon improvements.³⁹ While the roads were in poor condition, they were used by a relatively small number of people. However, the gold rush of the early 1850s generated far more traffic and, in turn, placed far more strain upon the infrastructure. This led to a series of petitions that were lodged by those complaining about the condition of the roads. For example, on 16 July 1852, a petition of gold diggers published in the *Argus* railed against the poor quality of the roads and the cost (not to mention the dangers) of using them.⁴⁰ A select Committee Report from 1852 described “the succession of quagmires impassable by wheel carriages and traversed by pack horses conveying goods and merchandise”.⁴¹ The establishment of the Central Roads Board (1853) was an attempt to manage and improve the condition of the roads and, effectively, marked the start of local government in Victoria. The origins of the City of Whittlesea are in the Roads Boards of: Merriang, Whittlesea, Epping,

37 Duffy, *Reminiscences of Whittlesea*, 11; Lindsay Mann 2010.

38 The school building was located in a farmer’s shed. See Payne, *The Plenty*, 107.

39 Payne, *The Plenty*, 13.

40 *The Argus*, 16 July 1852, 2.

41 Report of Select Committee of Legislative Council on Roads and Bridges, 1852. Quoted in Payne, *The Plenty*, 13.

Morang and Woodstock.⁴² The Epping District Roads Board (1854) and the Woodstock Roads Board (1857) were amongst the first to be established.

Shire of Darebin

On 26 August 1870 an application for the districts of Epping, Morang and Woodstock to form a single Shire appeared in the Government Gazette. On 26 September 1870, the Shire of Darebin was created.⁴³ On 22 September 1871, an application was lodged asking that the Shire of Darebin be divided into two Shires. This appeal was granted and, as a result, the southern portion of the Shire was severed to form the Shire of Jika Jika.⁴⁴ The Shire of Darebin itself existed until 1895 when it was incorporated in to the Shire of Epping.⁴⁵

Shire of Whittlesea

On 1 January 1875, the Whittlesea Roads Board and the Merriang riding (part of the Shire of Darebin) were merged to form the Shire of Whittlesea.⁴⁶ In 1915, the Shires of Epping and Whittlesea were merged to form the Shire of Whittlesea.⁴⁷ The Shire of Whittlesea was proclaimed a city in 1988. Since the City was proclaimed there have been some changes to its boundaries.

City of Whittlesea

The present day City of Whittlesea dates from 1994, when, following Council amalgamations, some sections of the former City of Whittlesea were lost to other municipalities. Arthurs Creek, Yarrambat and Nutfield as well as sections of Doreen were ceded to the Shire of Nillumbik and sections of Kinglake were lost to the Shire of Murrindindi, while Craigieburn was transferred to the control of the City of Hume. As a result of the changes the city was reduced in size by approximately 18%. Despite the loss of these areas, the population of the City of Whittlesea has continued to grow. In 2006 it stood at over 124,000, up from just over 95,000 in 1991.

5.5.2 Education

The passing of the 1872 *Education Act*, which saw the building of many new schools throughout Victoria happened to coincide with a time of settlement and growth in the municipality. Consequently, a number of the schools in the area date from the 1870s and illustrate the beginnings of a comprehensive State education system in Victoria.

In Woodstock, a National school was opened in 1875. However, a lack of pupils led to the closure of the school in 1901. It briefly re-opened in the 1920s during an increase in post-war settlement, but closed again in 1929.⁴⁸

5.6 Utilising natural resources

This section incorporates the following Victorian Historical Themes:

- Living off the land
- Grazing and raising livestock
- Farming

42 Gray, History of Whittlesea, 1.

43 History of the City of Whittlesea. Available from: www.whittlesea.vic.gov.au/content/content.asp?cid=369&tid=369&cnid=1273. (Accessed 22.10.09)

44 Gray, History of Whittlesea, 2.

45 Ibid., 38.

46 History of the City of Whittlesea. Available from: www.whittlesea.vic.gov.au/content/content.asp?asc=7&chr=h&cnid=1273 (Accessed 29.10.09).

47 Gray, History of Whittlesea, 46.

48 Meredith Gould Architects, Whittlesea Conservation Study.

- Transforming the land and waterways
- Exploiting other mineral, forest and water resources
- Processing raw materials

5.6.1 Grazing and agriculture

The first graziers in the region were the squatters who came to the area in the 1830s. They carved out large tracts of land and set about generating an economic return from working their properties. However, the proximity of the Plenty Valley to Melbourne meant that the squatter's dominance was short lived.⁴⁹ The surveying and selling of the Plenty Valley proceeded apace and by the mid 1840s all land to the west of the Plenty River was in private hands. The squatters' passing was not mourned by the general population. On the one hand, the squatters' large runs were seen to deprive other, small holders of the opportunity to own and farm land. On the other, the huge runs and relatively low need for labour acted to stymie population growth. In Beveridge the earlier growth of the town was effectively stifled by the return to the region of the squatter, John Sherwin (Sherwin was also Member of the Legislative Assembly for East Bourke (1864-65) and the Member of the Legislative Council for the 'Southern' Electorate from 1866 until his death in 1868).⁵⁰ In 1865 one local commented, with obvious distaste that, as a result of Sherwin's activities, the town was "becoming more and more a sheep run."⁵¹ By the turn of the 19th Century, Sherwin's property, 'Braemore' exceeded 6,000 acres in size, extending to the old Hume highway in the west and towards the foot of Mt Disappointment in the north-east.

The development of the agricultural industry in Victoria in the 19th century was assisted by farmers or agricultural societies. The Port Phillip Farmers Society, established in 1848, was the first such organisation in the Port Phillip district and led to the formation of branches in other districts from the 1850s onwards. Funding was provided by the Colonial government and the Society provided advice to the Government on "all matters concerning agricultural and pastoral matters." The importance of the Whittlesea area as an agricultural district was illustrated in 1859 with the formation of the Whittlesea Agricultural Society to encourage the "advancement of agriculture and horticulture," "improve the breed of stock", "make examination and trial implements" and to collect and disseminate seeds, plants and information.⁵² The WAS held its first show in 1859, which became an important annual event, and continues today.

5.6.2 Dairying

The fertile soils of the Plenty Valley were perfectly suited to the dairy industry and dairying was practised in the area from the 1840s. By 1873, Stephen Morgan had a 2500 acre dairy farm with 320 cows and employed 40 men. Morgan's farm was one of the largest dairy farms in the Colony. At that stage though, transport of the produce to Melbourne was by horse and cart, along the Epping Road.⁵³ The arrival of the railway in the late 1880s provided local farmers with a far easier way to transport their produce to market, and assisted the growth of the industry. Subsequent improvement of grazing pastures, allowed the full potential of dairying in the district to be realised.

The type of production carried out initially depended on the proximity of the farm to its market. Until the development of refrigeration and improved transport in the late 19th century it was only the dairymen closest to Melbourne who could supply the growing urban market with whole milk. In other areas milk had to be turned into butter (or cheese) if it was to reach

49 Meredith Gould Architects, Whittlesea Conservation Study, IV.

50 Re-member, John Sherwin, 2004. See www.parliament.vic.gov.au/re-member/bioregfull.cfm?mid=858. (Accessed 01.02.10).

51 Stephen Skinner, quoted in Payne, The Plenty, 49.

52 Whittlesea Agricultural Society, The Whittlesea District, foreword (Whittlesea Agricultural Society: Melbourne, 1949)

53 Outlook, May 1971.

its market in an edible condition.⁵⁴ Thus, the dairying industry is often represented by two key phases; cheese and butter making predominantly in the late 19th century, and whole milk production from the early 20th century onwards.

In the late 19th century, the dairying industry was revolutionised by technological advances which included effective refrigeration (which allowed long-distance marketing of perishable products and more effective quality control), the development of the centrifugal cream separator, and the invention of the Babcock tester (which accurately measured butterfat content in milk). The increased use of fertilisers also allowed carrying capacities to be increased. These advances, together with the opening of the Whittlesea railway in 1889, created new markets for the dairying industry in the Whittlesea area and led to changes in production. For the first time, dairy farmers who were close to a railway station could despatch their whole milk directly to Melbourne by loading cans directly onto trains at the stations. The transport of milk by train continued until the interwar period when trucks began to assume this role.

These changes are reflected in the increased size of some of the dairy farms established in the early 20th century such as the Burnside Dairy in Yan Yean, established in 1922 by R.R (Milky) Kerr (the property had previously been devoted to wool growing under the name Kooringal).

5.6.3 Quarrying

Small scale quarrying has occurred in the Whittlesea district since it was first settled. The area is rich in basalt (bluestone) that was used by local settlers to construct both their homes and the walls that, upon occasion, divided their lands.

The exhaustion of the basalt deposits in Melbourne's western suburbs led to the rapid expansion of the industry in the City of Whittlesea. Initially the quarries were comparatively small, and the Council sought to contain works to the area between Lalor and Epping, from High Street west to the Merri Creek. However, this was soon to change. By 1958 Alpha Quarrying Co had started operations and G. H. Reid started up the following year. Blue Metal Quarries established operations in the area soon afterwards and, in 1974, Apex Quarries opened a \$2 million dollar complex near Wollert. By the late 1970s Apex was employing 40 people. Apex was taken over by Pioneer Concrete Services, which in 2000 was, in turn, taken over by Hanson Australian Pty Ltd, a subsidiary of Hanson Plc. In 2007, Hanson merged with the UK Company Lehigh Ltd. Through this process the Wollert quarry has continued to operate.

5.7 Transport

This section incorporates the following Victorian Historical Themes:

- Establishing pathways
- Linking Victorians by rail

5.7.1 Railways

The Railway to Albury/Sydney

In addition to the Whittlesea line, the City of Whittlesea also contains a small section of the main North Eastern Railway line between Melbourne and Sydney. The first proposals for a railway to north eastern Victoria were presented to the Victorian Government in the early 1860s. Construction of the North Eastern Railway was authorised in 1869 and tenders closed in March 1870. After considerable delay, the partnership of O'Grady Leggatt and Noonan was appointed to construct the Essendon to Seymour section of the railway, at a cost of £305, 555. Joseph Brady was appointed Supervising Engineer. The first soil was turned at Essendon on 20 June 1870 and the first rails were laid in March 1871. By June 1871 the track bed was completed and rails laid as far as Craigieburn. The line reached Donnybrook on 14 October

⁵⁴ Tony Dingle, *The Victorians: Settling*, 115.

1872 and finally arrived in Albury in 1883.⁵⁵ The same year, the link between Donnybrook and Beveridge was duplicated.⁵⁶ In 1962 a standard gauge line was constructed adjacent to the main line between Melbourne and Sydney.

⁵⁵ Wapedia, Wiki: North East railway line, Victoria, 2009. See www.wapedia.mobi/en/North_East_railway_line%2C_Victoria?t=1.#2.. (Accessed 18.10.09)

⁵⁶ Andrew Waugh, 'Donnybrook', Victorian Signalling Histories, No. 41, Version 1.0 (2002). Available from: www.vrhistory.com/Locations/Donnybrook.pdf (Accessed 18.10.09)

6 PREVIOUSLY RECORDED HERITAGE

This section sets out background information on the heritage of the PSP area, including details of previous heritage investigations undertaken in and around it, and of known heritage places.

The locations of the known post contact cultural heritage places in and around the Precinct are shown on Plan 2.

6.1 Previous investigations

A number of previous investigations have assessed areas in or near to the Precinct. These have included government sponsored strategic heritage studies and other more focussed assessments undertaken in advance of development or infrastructure works.

6.1.1 Municipal heritage studies

City of Whittlesea Heritage Study, Meredith Gould Architects 1990

In 1990, the *City of Whittlesea Heritage Study* was prepared by Meredith Gould Architects. The study identified heritage places across the municipality and adopted a system of prioritised grading to ensure that as many significant examples in the municipality were assessed and afforded statutory protection as was possible with the available resources. Although the study focussed on extant places it also identified some potential archaeological sites, but these were referred to the Victorian Archaeology Survey (VAS) for future examination.

For the purposes of the study, Grade 'A' was deemed to denote National or State significance, 'B' regional significance, and 'C' local significance. All A, B or C graded places were recommended for inclusion in the Heritage Overlay, however, it should be noted that of the many properties which were 'A', 'B' and 'C' graded in the 1990 study, only a small number have been added to the HO thus far.

No buildings in the vicinity of the Precinct were reassessed as part of the 1990 study, nor were any potential archaeological sites identified within it.

Merri Creek Concept Plan Strategic and Statutory Planning Project; Cultural Heritage Report, Johnston & Ellender 1993

The purpose of this project was to compile a database of heritage places located along, or close to, the Merri Creek on the basis of information derived from previous studies and other sources. The report formed part of the *Strategic and Statutory Planning Project* for the development of a Concept Plan for Merri Creek and certain of its tributaries.

The project identified a number of places of potential heritage significance along the creek to the west of the Precinct, but none of these has subsequently been added to statutory heritage registers. One possible site is recorded at a location which coincides with the northern corner of the Precinct, based on a reference in the report for the 1990 Meredith Gould Architects study. This is the site of the Merriang school recorded as having been built by landowner William Kirby on the land he purchased in 1840. However, examination of the original 1990 report shows its putative location to have been wrongly transcribed in the 1993 report – the 1990 reference places the site further to the east, outside the Precinct.

City of Whittlesea Heritage Study, Context Pty 2010(a)

This most recent municipal heritage study for the City of Whittlesea, which was completed by Context in 2010, involved revisiting places assessed as of Grade 'D' or lower in the 1990 Meredith Gould Architects study (see above). The 2009-2010 study was undertaken in response to increasing development pressure on the municipality, and with respect to conservation approaches which have evolved since the adoption of the 1995 Heritage Act.

No places in the vicinity of the Precinct were assessed as part of the 2009-2010 study.

City of Whittlesea Archaeological Study, Context Pty 2010(b)

The Whittlesea Heritage Study was accompanied with an assessment of post-contact archaeological sites across the municipality of the City of Whittlesea. The project involved research and fieldwork to identify significant archaeological places so that they could be documented and mapped to assist Council with their planning processes.

No sites were recorded within the Precinct during this study.

6.1.2 Other assessments**Archaeological Survey of a Proposed Boral Resources (VIC) Pty Ltd Bluestone Quarry Donnybrook Victoria, Du Cros and Associates 1995**

This project involved field survey of several large areas including three immediately to the west of the northern half of the Precinct, on either side of Merri Creek. Its aim was to investigate the presence of archaeological sites, both Aboriginal and historical, as part of a planning application for bluestone extraction in the area.

Seven post contact sites, comprising six dry stone walls and a dry stone stock enclosure, were located during the survey. Three of these sites, which are now listed on the Victorian Heritage Inventory (VHI), lie within 1.5km of the Precinct, as described below.

An Archaeological Survey Proposed Emergency Response Simulation Centre, Donnybrook, Victoria, Terraculture 2003

The study area for this project was an areas c. 59 ha of agricultural land located approximately 1km to the south of Donnybrook Road. The survey recorded three historic structures, all of which are dry stone walls (D7822-0367, 0368 & 0369).

Investigations in relation to the E6 corridor

It is not clear whether any heritage assessments have been undertaken to inform planning for the Outer Metropolitan Road (OMR)/E6 arterial road, the corridor of which forms the eastern boundary of the Precinct.

6.2 Previously recorded heritage places

The following section lists all of the previously recorded heritage places which lie in and around the Precinct. All of the places listed are shown on Plan 2 and additional information about each place is provided in Appendix 1.

6.2.1 Victorian Heritage Register & Victorian Heritage Inventory

The Victorian Heritage Register (VHR) provides a listing of places or objects, including buildings, structures and areas/precincts. Such places have been assessed as being of State Cultural Heritage Significance using assessment criteria established by the Heritage Council. The Victorian Heritage Inventory (VHI) lists all known archaeological sites and relics. Places may be on one or both lists. All places on the VHR and the VHI are legally protected under the *Heritage Act 1995*.

Victorian Heritage Register (VHR)

The Precinct does not contain any places which are included on the VHR.

Victorian Heritage Inventory (VHI)

The Precinct does not contain any places which are included on the VHI.

However, seven VHI sites are located within 1.5km of the Precinct boundary, and these provide an indication of the kinds of sites that could exist within the Precinct.

VHI number	Site name
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H7822-0193	Donnybrook Quarry II – Dry Stone Wall
H7822-0194	Donnybrook Quarry III – Structure
H7822-0196	Donnybrook Quarry V – Dry Stone Wall
D7822-0367	Donnybrook Dry Stone Wall 1
D7822-0368	Donnybrook Dry Stone Wall 2
D7822-0369	Donnybrook Dry Stone Wall 3
H7922-0472	Sir Henry Barkley Hotel Site

Delisted sites

Until recently the VHI has been used as a repository for information a wide variety of heritage places, many of which do not contain an archaeological component. The Act directs that only historical archaeological places can be included in the VHI, and in response HV has adopted the practice of ‘delisting’ places not considered to meet the threshold for inclusion in the VHI, giving sites a ‘D’ rather than an ‘H’ prefix to its record number.

The site card information for delisted sites is retained by HV as an archive for reference and comparison. However, no level of statutory protection is extended to these sites and no consent to damage is required from HV if they are to be disturbed.

Generally speaking, dry stone walls are not considered to contain an archaeological component, in that information concerning their make up and construction is evident in their physical fabric (they are not often associated with sub-surface deposits for example) and no further information is likely to be obtained from them through the application of archaeological techniques. As a result, many of those previously included have been delisted and the inclusion of additional dry stone walls on the VHI is discouraged. This includes the three examples recorded to the south of Donnybrook Road (see Plan 2).

6.2.2 Local planning scheme

Places determined to be of local or State heritage significance can be protected by inclusion in the Heritage Overlay (HO) of local government planning schemes under the *Planning and Environment Act 1987*.

City of Whittlesea Heritage Overlay

There are no sites in the Precinct which are included on the Heritage Overlay of the City of Whittlesea Planning Scheme.

6.2.3 Other relevant heritage lists

National Trust of Australia (Victoria) Register

The National Trust of Australia (Victoria) Register provides a list of places that are either listed or classified by the Trust. Classification or listing by the Trust does not impose any legal restrictions on private property owners or occupiers and the Trust does not have any statutory legal powers.

The Precinct does not contain any places which are included on the Trust’s Register.

HERMES database

Inclusion on Heritage Victoria’s HERMES database does not in itself confer any legislative protection on a place, but many of the entries do relate to inclusion on other heritage lists, both statutory and non-statutory.

The sites described above are included on database by virtue of their inclusion on the above heritage lists, but no other places are listed in the database as lying in or around the Precinct.

At the time of writing, the HERMES database contained 762 records relating to heritage places in the Whittlesea LGA, although this number does include a number of multiple entries.

Register of the National Estate

The Register of the National Estate (RNE) is a national inventory of natural and cultural heritage places. It was compiled by the now defunct Australian Heritage Commission, and is currently kept by the Australian Heritage Council. It will be maintained until February 2012 but was frozen in February 2007 having been replaced by other heritage lists.

Entry on the Register does not place any legal constraints on the actions of owners of private property.

The Precinct does not contain any places that are included on the RNE.

6.3 Site prediction model

Site prediction models employ information concerning the environmental background of a study area together with its land-use history, known sites and the results of previous investigations to predict what might exist within it.

6.3.1 Site prediction model for PSP 96

The early pastoral and squatting runs were subdivided a number of times during the late nineteenth and early twentieth centuries into smaller parcels of land for closer settlement and farming ventures. However, the majority of the Study Area remains open farmland, predominantly used for grazing.

Post contact sites that may be identified within the study area are likely to be associated with the pastoralist expansion of the nineteenth century or the early agricultural phase of Victoria's history, and include relic vegetation, dry stone walling, post and rail fencing, the remains of agricultural structures, such as stock pens and yards or on-farm basalt quarries. Traditionally basalt floaters which were removed from paddocks during land clearance were then used to construct, or reinforce, boundary fence lines and other structures, and dry stone walling is expected to have been employed in the Precinct, some of which may survive within the Study Area.

Sites relating to the early pastoral occupation of the area may exist along Donnybrook Road to the south.

Clarification from historic maps and aerial photographs

Prior to the field survey, available historic maps and aerial photographs were examined with reference to the site prediction model. The goal was to identify possible sites, or areas in which sites were more likely, on which the field survey could focus, thus maximising its effectiveness.

6.4.1 Historic maps

Staff at the State Library of Victoria undertook a search of the library's map collections in an attempt to locate historic maps of the area. Aside from the Parish Plans for Kalkallo and Merriang, which include little information on land use, only one map was located which covers the Precinct. Entitled 'Sketch map of Wallan and Donnybrook', this map dates to 1913 and was prepared by the Victorian Department of Lands and Survey.

The Precinct is shown to be covered in 'scattered timber', but no other features are shown within it other than a property, probably a homestead, in the south west corner of the Precinct. This feature, which is attributed to a 'Mr Goss', lies outside the Study Area, as does the long driveway which is shown approaching it from '19 Mile Lane' (which became Donnybrook Road) and another feature of unclear nature which is marked immediately to the west of the junction of the driveway with the road. The map appears to show all of the properties which existed in the area at that time, but nothing is shown along Merriang Road, indicating that this area remained undeveloped at that time.

The Sir Henry Barkley Hotel is shown outside the south eastern corner of the Precinct, at the junction of Donnybrook Road and Merriang Road (which is here labelled 'Woodstock Road'), together with a post office, church and other properties forming the township of Woodstock.

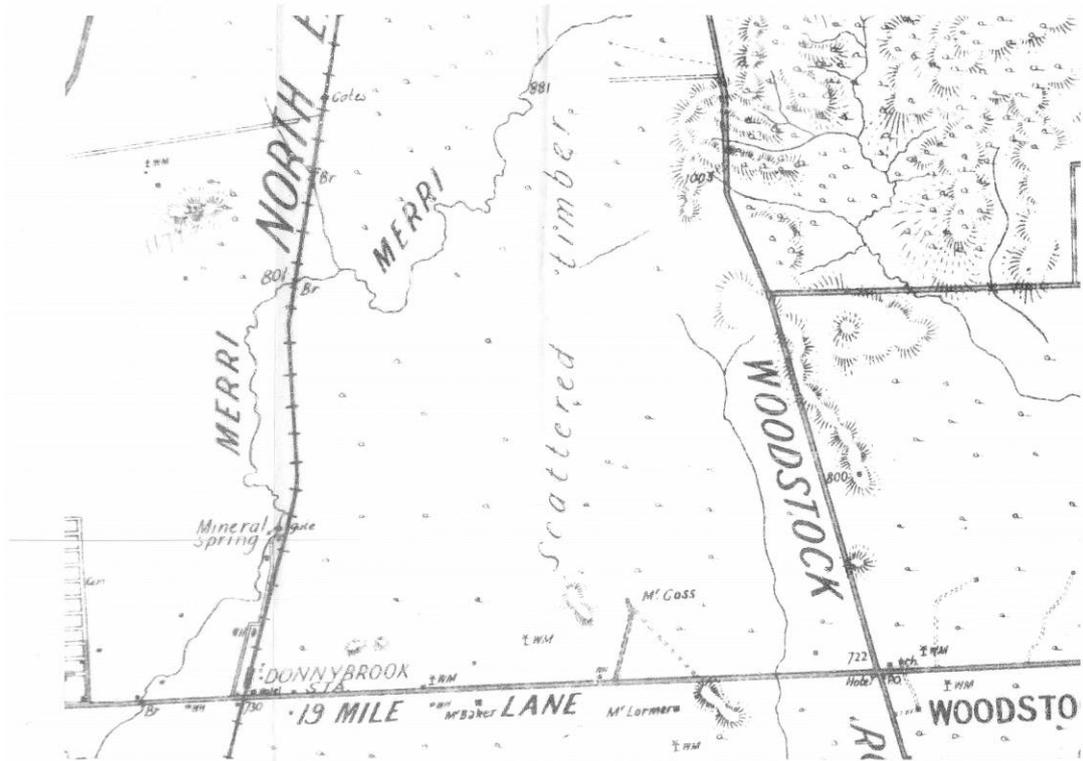


Figure 1 – ‘Sketch map of Wallan and Donnybrook’ dating to 1913. PSP 96 covers the area between the ‘scattered timber’ label and Merriang Road (here labelled as ‘Woodstock Road’).

6.4.2 Historic aerial photographs

Aerial photographs held at the Land Victoria repository in Laverton were examined as a supplement to the available historic maps, and as a means to identifying features that may not have been included on these maps.

The earliest available images of the northern part of the Precinct date to March 1948 (Ref 835110), whilst the earliest for the southern part date to January 1968 (M25N 656). Additional images were viewed from 1970 (M30N 848), 1978 and 1987 (7922N10 79224).

The sites of the single dry stone wall identified from the photographs, and this has been recorded in the field (see the following section).

Comparison between images from 1970 and 1978 shows that the extant gas pipeline which passes roughly north south through the south western corner of the Precinct had been installed between those years.

As regards buildings in the Study Area, the only structures shown in the 1968 images are a series of modern looking buildings at what is now the Underane Kennels & Cattery at 1343-1345 Donnybrook Road and a house and outbuildings at 1035 Merriang Road. No features are visible at any of the other parcels facing onto the latter highway.

The historic images show the same amount of tree cover in the northern part of the Precinct as now, and the land parcels follow the same configurations. In general the historic images show that the Study Area has changed little since the middle of the 20th century.

7 FIELD SURVEY

Field survey of the Study Area was carried out by qualified archaeologist Ian Travers of Context Pty between 6th and 27st March 2013.

Its purpose was to identify any evidence of historic surface sites within the Study Area, and to determine the potential for buried archaeological deposits and their survival based on land use and apparent disturbance. The survey was intended to inform and support the results of the desktop study.

For any surface archaeological sites located during the assessment, the following would be undertaken:

- Completion of a Heritage Victoria (VHI) site card;
- Photographic recording of the general location of the site and related cultural material;
- Preparation of a plan of the site in relation to landmarks within the Study Area and prominent man-made and local features.

7.1 Initial reconnaissance

In advance of the field survey, the entire Precinct was examined using Google Earth and then a brief reconnaissance survey was undertaken on the 6th March, during which parts of the Study Area were viewed from roads and other public thoroughfares.

The purpose of the reconnaissance was to familiarise the consultant team with the Study Area and to corroborate information obtained about known and possible sites as far as possible from these vantage points. This enabled the focussing of the field survey on areas most likely to contain post-contact heritage sites.

7.1.1 Areas identified for field survey

To best utilise the available survey resources, the field survey was focussed on areas of the Study Area in which the presence of post contact heritage could not be confidently discounted through the previous work – i.e. the examination of maps and aerial photographs and the reconnaissance survey.

For example, following the examination of historic aerial photographs and reconnaissance for the south eastern corner of the Precinct, it was not considered necessary to survey the small modern properties facing onto Merriang Road. Where possible, these were however examined further from adjacent properties that were accessed for field survey.

7.2 Access arrangements

Contact details for the majority of the properties within the Study Area were supplied by the GAA at the commencement of the project.

For those properties earmarked for field survey, Context contacted the property owners and made arrangement to access the property.

Where contact details were not available, reasonable attempts were made to obtain them (e.g. phone directory and internet search). Where it was not possible to contact the landowner on the first attempt, an additional three attempts were made.

Appendix 2 includes a GAA map showing access details and the GAA assigned property numbers. Plan 1 illustrates the extent to which each property was surveyed, against these property numbers.

7.3 Field survey

Field survey in the Precinct was conducted 27th March 2013 across all parts of the Study Area for which access had been arranged.

The survey involved driving across each area in a 4WD vehicle, inspecting inaccessible areas and areas of interest on foot. All features of interest were photographed, described and mapped in the field using geo-referenced aerial images. Where possible, the landowner or manager was questioned with regards to the presence of sites on their property.

The results of the field survey area are described in the following sections with reference to the GAA assigned property numbers which are shown in Appendix 2. The features described are shown on Plan 2.

7.3.1 Northern part of the Study Area – property 24

In the northern part of the Study Area, property 24 (1235 Merriang Road) was surveyed. The southern part of this property comprises a series of paddocks which are all currently under pasture and used for grazing sheep and cattle. The northern part is a largely open pasture dotted with mature Red Gums.



Figure 2 - Representative shot of the southern part of property at 1285 Merriang Road.



Figure 3 – Representative shot of the northern part of property at 1285 Merriang Road.

Aside from two windmills with their associated water tanks and some modern silos, there are no structures on that part of the property which lies in the Study Area – a house and agricultural compound lie to the east of the Precinct, nearer to the highway.

The survey failed to identify any elements of post contact heritage value, and discussion with the manager of the property corroborates this finding.

A single run-down dry stone wall was observed, but this lies to the west of the property boundary, outside the Precinct.

7.3.2 Southern part of Study Area – property 19

In the southern part of the Study Area, property 19 (1285 Donnybrook Road) was surveyed, and the adjacent properties 20 and 21 were inspected from within it. The rears of the properties facing onto Merriang Road were also inspected, as a means to confirm that no post contact heritage features are present.

Property 19 comprises a succession of small paddocks under pasture which currently provide grazing for cattle. Together with two residential properties (20 & 21) to its south west, the property forms a rectangular block of land extending north from Donnybrook Road.

The grass across the whole property was cropped short and surface visibility was good so it is highly unlikely that any heritage places escaped observation.

Two groups of structures occupy the property, near its southern edge and in the centre of the property. Both comprise corrugated metal agricultural sheds, the latter also including a windmill and water tank, none of which are of heritage value. The two residential properties to the south west are both of modern creation and also contain no features of heritage value.

A single feature of interest was identified during the survey. This was a dry stone wall running along virtually all of the western boundary of property 19 to the north of the property 21. This wall is in fair condition, surviving to at least c.0.5m in height for most of its length. In general the wall lacks structural refinement, comprising essentially a pile of boulders, and the presence of a star picket wire fence indicates that the walling was not intended to act as a barrier in its own right but rather to supplement the wire fence.

A rocky knoll rises to the west of the centre of the property, and the wall is in better condition as it runs over this feature, standing to approximately 1m. This is probably because the stony ground provides a more stable foundation for the wall and because it discourages livestock from rubbing up against this part.



Figure 4 - Dry stone wall running along the western boundary of property 19, looking south west.



Figure 5 – The section of dry stone wall in better condition atop the rocky knoll in the centre of the site, looking south west.

Discussion with the landowner corroborates that this is the only features of post contact heritage value in the property, and no other such features were identified in this part of the Study Area.

8 DISCUSSION

The following discusses the information detailed in the previous sections of this report and summarises the post-contact heritage of the Study Area.

8.1 The nature of the post-contact heritage in the Study Area

Grazing runs had been established by squatters in the area by the late 1830s, and the area has remained predominantly pastoral and agricultural ever since. Given this history, and with reference to the previously recorded heritage in and around the Precinct, the site prediction model for PSP 96 (see 6.3.1 above) envisaged that the sites types that the Study Area could contain would include relic vegetation, post and rail fencing, the remains of agricultural structures, such as stock pens and yards or on-farm basalt quarries and dry stone walling. It was also envisaged that sites relating to activity along the corridors of Merri Creek, the Melbourne to Sydney railway line and Donnybrook Road might exist in the Precinct.

The single post-contact heritage site recorded through the assessment described in the previous section fall into these predicted site types, and this place is set out below according to the property in which it is located (see Appendix 2).

Table 8.1 – Places identified within the Study Area

Place	Property	Historic theme
Dry stone wall running along the western boundary of property 19	19	Grazing and agriculture

In preparing this assessment the consultants responsible for the Aboriginal heritage survey of the Precinct were contacted (Terraculture Pty Ltd). They confirmed that the dry stone wall listed above was the only post-contact heritage site encountered during their survey.

It is possible that other, as yet unidentified, post-contact surface features are present within the Study Area, or in the areas that were not surveyed as part of this assessment, but this is considered unlikely given its past land use and the investigation coverage.

8.1.2 Dry stone walling in the Study Area

The lack of an easily dateable component makes dating dry stone walls difficult without detailed historical research, but generally the construction of walls was an early boundary measure in the region. It is probable that the dry stone walling dates from the earliest agricultural use of each parcel of land, as paddocks were divided for livestock, employing stone that was cleared from the land to make it more suitable for pasture, or to later in the 19th century when ownership became more fragmented in the current land parcels which the walls continue to define.

The wall located in the Study Area features star picket fence posts, indicating that the two were built together as a combined barrier, and in these cases these supplementary walls are generally of poorer structure and smaller scale. The construction of the wall is not of high quality – not being as technically proficient as similar walls in the western district for example. It is therefore likely that they were constructed by general labourers or field hands rather than specialist wallers or immigrant farmers with a tradition of dry stone wall construction, for example from Scotland or northern England. Specifically, there is little grading of stone size from the base to the top of the wall, and little evidence of a defined structure, although this could be the result of repeated repairs. The general impression is of an expedient piling of stones to form a barrier.

8.2 Heritage significance

In Victoria, places and objects of cultural heritage significance are protected and managed through a number of statutory mechanisms. The level of cultural heritage significance a place or object has, and therefore the protective mechanisms to which it can be subject are

determined by the significance threshold that it meets. For example, heritage places can be considered for addition to the Victorian Heritage Register if they meet the threshold for State significance. The significance threshold can be defined as:

'the minimum level of cultural heritage significance that a place or object must possess to justify its inclusion on the relevant local, state, national or world heritage list' (Heritage Council of Victoria 2012).

The *Heritage Act 1995* requires criteria to be used when assessing the cultural heritage significance of places and objects. In 2008 the Heritage Council of Victoria adopted the heritage assessment criteria set out below as the basis for significance assessment.

On the basis of these criteria heritage places are generally given a significance ranking of National, State, Local or none.

Table 8.2 – Assessment criteria adopted by the Heritage Council of Victoria in 2008

Victorian Heritage Assessment Criteria
a) Importance to the course, or pattern, of Victoria's cultural history.
b) Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
c) Potential to yield information that will contribute to an understanding of Victoria's cultural history.
d) Importance in demonstrating the principal characteristics of a class of cultural places and objects.
e) Importance in exhibiting particular aesthetic characteristics.
f) Importance in demonstrating a high degree of creative or technical achievement at a particular period.
g) Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
h) Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

8.2.1 Significance thresholds applicable to the Study Area

The mechanism that protects the largest number of places of cultural heritage significance is the Heritage Overlay under a local planning scheme. As a general principle, a place that is of heritage value to a *locality or municipality* has the potential to be recognised as being of *local* cultural heritage significance and may be included in the relevant authority's Heritage Overlay (Heritage Council of Victoria 2012).

On the basis of the above criteria, the post-contact heritage place listed in Table 8.1 is not considered to meet the threshold for local significance and thus warrant inclusion on the Whittlesea Heritage Overlay. However, this place does reflect the historic development of the area, and it is desirable that its presence be reflected in some way in future planning for the area.

8.2.2 Archaeological potential

The concept of archaeological potential relates to the potential of a site or area to generate information concerning past human activity beyond that which is readily evident from its extant fabric if the site were subjected to archaeological investigation. Archaeological potential thus usually relates to the presence of associated sub-surface deposits at a site.

All sites of archaeological potential should be included on the Victorian Heritage Inventory (VHI). Sites that are included on the VHI are given statutory protection, irrespective of their level of significance.

As stated in section 6.2.1 above, dry stone walls are not generally considered to have archaeological potential, and for this reason many of the dry stone walls on the VHI have been 'delisted'.

It is possible that other subsurface archaeological deposits exist within the Study Area, but this is also considered unlikely given the previous land use of the area and the absence of the kind of historic activity that may have created such deposits – i.e. domestic occupation or intensive agricultural or industrial use.

8.2.3 Significance of dry stone walls

The dry stone wall in the Study Area does not meet the threshold for local significance required for inclusion on the Council Heritage Overlay, nor does it qualify for inclusion on the VHI. However, the Planning Schemes of the City of Whittlesea includes Clause 52.37 relating to dry stone walls. This establishes the need for a permit to demolish, remove or alter a dry stone wall constructed before 1940, and it imposes a requirement that Council consider the significance of the wall when deciding whether to award a permit.

The dry stone wall in the Study Area is believed to date to before 1940, and it is therefore subject to this planning policy. The wall represents a single entity, but it does survive in variable condition, and in order to inform Council decision making the sections have been assigned relative levels of significance on this basis.

These levels of significance are based on the criteria set out in Table 8.3. These are only applicable to the Study Area and do not claim to provide a framework for assessing walls in the wider area.

Table 8.3 – Criteria for assessing the significance of dry stone walls in the Study Area

Rationale	Significance level (relative)
Wall is well structured and in good condition	Very high
Wall is poorly structured and in good condition or well structured and in poor to fair condition	High
Wall is poorly structured and in fair condition	Moderate
Wall is poorly structured and in poor condition	Low

The levels of significance assigned to each wall section are set out below in Table 8.4 and illustrated on Plan 2.

Table 8.4 – Levels of significance assigned to dry stone walls in the Study Area

Dry stone wall	Significance (relative)
Dry stone wall running along the western boundary of property 19 - Section running south from northern extent to rocky knoll.	Moderate
Dry stone wall running along the western boundary of property 19 - Section running across rocky knoll.	High
Dry stone wall running along the western boundary of property 19 - Section running south from rocky knoll to southern extent.	Moderate

9 RECOMMENDATIONS

Cultural heritage places and sites provide us with evidence of past human activity. But the nature of human activity is that the places used in the past are affected by the actions of the present, such as intensive agricultural use or urban expansion, and cultural heritage places are thus a diminishing resource. Cultural heritage places are valuable, not only for the scientific records of the past they provide, but also for their social significance. Where possible, these places should be protected in order to be handed down to future generations.

This report and its management recommendations have been prepared with the knowledge of Heritage Victoria. Although all cultural heritage management decisions will take the findings and recommendations of a consultant's report into consideration, this should not be taken to imply automatic approval of those findings and recommendations by Heritage Victoria.

The following recommendations are designed to inform master planning for the Precinct so as to minimise any impacts on significant post-contact heritage resources which might arise from its development.

Recommendation 1 - Unsurveyed areas in the Study Area

The findings of this assessment indicate that significant post-contact heritage places are unlikely to exist in those parts of the Study Area that have not been surveyed, and it is not considered that any further work is required in these areas.

However, the possibility that sites do exist in these areas cannot be completely discounted, and reference should be made to Recommendation 3 below.

Recommendation 2 - Dry stone walls

If possible, the dry stone walling in the Study Area should be retained, in line with Council policy. If this is not possible, priority should be given to the higher significance section as assessed above, as it sits on a rocky knoll, is thus more visible and characterises the landscape.

For dry stone walling which is to be retained, it is important that the visual relationship between related sections be maintained to recall the historic field boundary that it defines.

Any repairs to dry stone walling should be made in a manner which recalls their original manner of their construction – i.e. high quality walls should not be replaced with piled stones, nor should walls which were constructed with unrefined technique be 'improved'.

Recommendation 3 - Further work and contingency for post-contact cultural heritage

Historically, the Study Area appears to have been utilised as farmland, and little significant post-contact heritage has been identified within it. Its development is therefore unlikely to entail any impact on significant non-Aboriginal archaeological sites.

However, given the size of the Study Area, the absence of other places of post-contact heritage significance, particularly sub-surface archaeological sites, cannot be completely discounted. Council may thus require that further, site specific, work is undertaken at the subdivision stage. But in any case, it is therefore recommended that a contingency approach be agreed in advance of the commencement of construction works to prevent damage to cultural heritage, or delay to the construction programme, in the unlikely event that significant deposits are encountered.

Particular care should be taken in areas identified by the site prediction model – namely along the Donnybrook Road corridor.

Any sub-surface testing that is required in the Precinct should also be undertaken with reference to the 2006 Aboriginal Heritage Act and its requirements.

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Heritage Listings

City of Whittlesea Council 2013 Schedule to the Heritage Overlay

Mitchell Shire Council 2013 Schedule to the Heritage Overlay

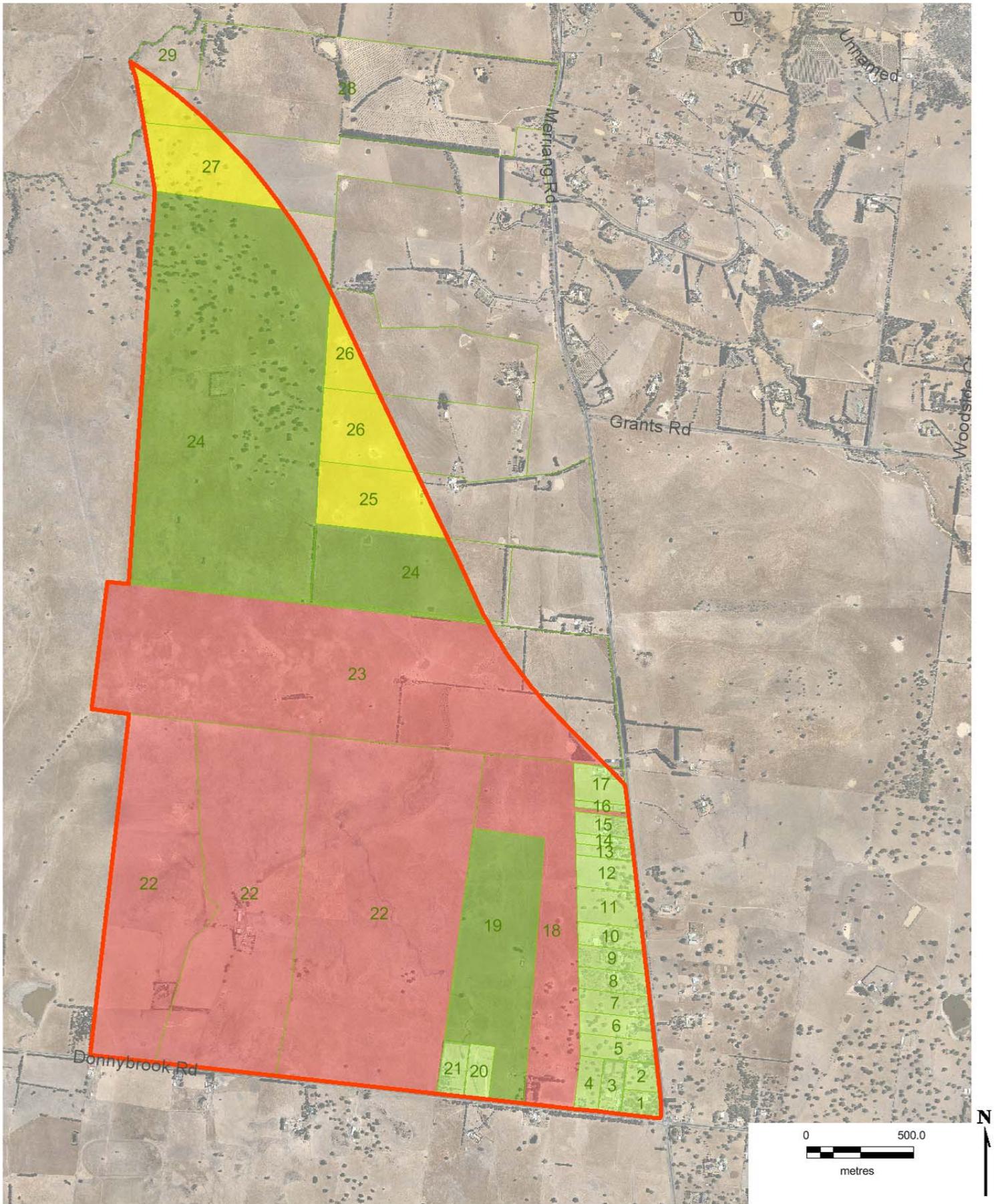
National Trust Register

Register of the National Estate

Victorian Heritage Inventory (VHI)

PLANS

Plan 1 - PSP 96 Woodstock: Study Area



KEY

- PSP 96 Woodstock
- No survey required
- Surveyed property
- Surveyed from adjacent property or road
- Not accessed

PSP 96 Woodstock Study area

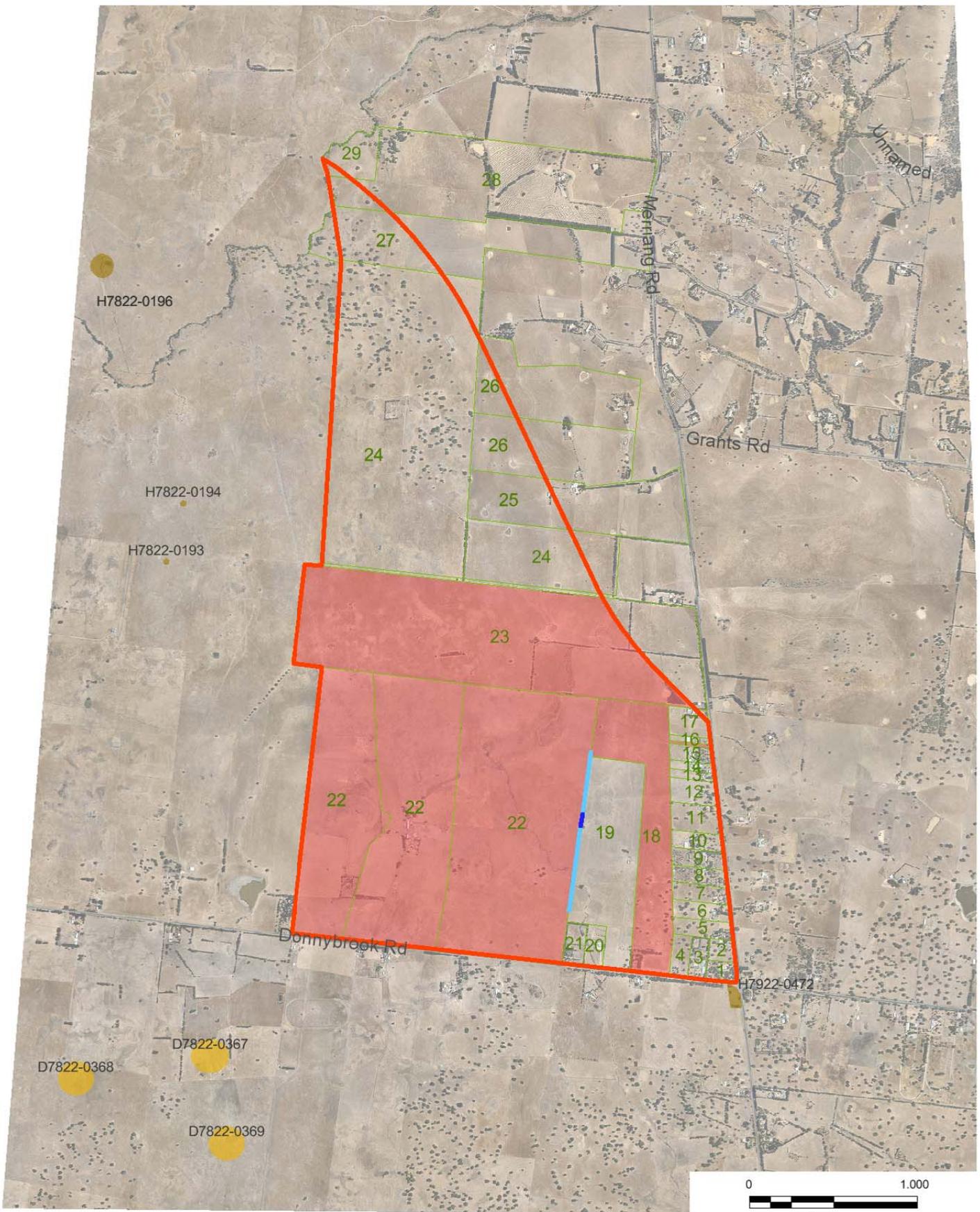
Client Project Growth Areas Authority
PSP 96 Post-Contact Heritage Assessment

Date 15/8/2013 JB



22 Merri Street Brunswick, Vic 3056
T: 03 9380 6933 F: 03 9380 4066
www.contextpl.com.au

**Plan 2 - PSP 96 Woodstock:
Registered/Known Post-Contact Heritage Places**



KEY

-  Dry stone wall - poorly structured, good condition
-  Dry stone wall - poorly structured, fair condition

-  Heritage Inventory sites
-  Heritage Inventory delisted sites (dry stone walls)

-  No survey required
-  PSP 96 Woodstock
-  Title boundary

PSP 96 Woodstock Registered/known Post-Contact heritage places

Client Project Growth Areas Authority
PSP 96 Post-Contact Heritage Assessment
Date 15/8/2013 JB

APPENDICES

Appendix 1 - Gazetteer of heritage places

Places identified during this study

GAA property number	Dry stone wall	Estimated date	Local significance?*	Significance (relative within the Study Area)
19	Dry stone wall running along the western boundary of property - Section running south from northern extent to rocky knoll.	Mid 19 th C	No	Moderate
19	Dry stone wall running along the western boundary of property - Section running across rocky knoll.	Mid 19 th C	No	High
19	Dry stone wall running along the western boundary of property - Section running south from rocky knoll to southern extent.	Mid 19 th C	No	Moderate

*warranting inclusion of the Heritage Overlay

VHI sites within 1.5km of the Precinct

VHI Number	Site Name	HERMES ID	VHI description	Coordinates (AGD66)	
				Eastings	Northing
H7822-0193	Donnybrook Quarry II – Dry Stone Wall	8833	Dry stone wall running along fence line for approximately 23m east-west, and along eastern fence line for approx. 10m north-south.	322500	5844750
H7822-0194	Donnybrook Quarry III – Structure	8834	Triangular bluestone structure. Southern wall is 27.2m running north-west, northern wall is 43.6m length, left front wall 8.4m, right front wall 12.9m. Interpreted as corral enclosure for penning animals.	322600	5845100
H7822-0196	Donnybrook Quarry V – Dry Stone Wall	8836 110483	Dry stone wall located about halfway down length of paddock, just in front of a stony rise.	322100	5846800
D7822-0367	Donnybrook Dry Stone Wall 1	12733	The dry stone wall runs in a north-south direction and forms the boundary fence between two properties. The wall is made from basalt boulders. It varies in height along its length, although in places it is 6 courses high.	323144	5841655
D7822-0368	Donnybrook Dry Stone Wall 2	12732	The dry stone wall runs in an east-west direction. The wall is made from basalt boulders and varies in height along its length.	322316	5840895
D7822-0369	Donnybrook Dry Stone Wall 3	12731	The dry stone wall runs in a east-west direction. It acts as a retaining wall between the dam on the north side and grass on the south. The wall is made from basalt boulders and is in very good	322859	5841255

			condition.		
H7922-0472	Sir Henry Barkley Hotel Site	123442	The site is now located within a grazing paddock on the south west corner of the junction of Epping Road and Donnybrook Road. It contains bluestone foundations and a cobbled surface, together with wood and stone features and occupation deposits which are visible in the road cutting. The site may represent that of the former Sir Henry Barkley Hotel which was established in the late 1850s and demolished in 1948.	325889	5842157

Appendix 2 - Survey access details

GAA Property number	Property Address	Access	Date Surveyed
Northern part of PSP			
24	1235 Merriang Road, Woodstock 3751	Accessed	27.03.13
25	1315 Merriang Road, Woodstock 3751	Not accessed – could not contact landowner (4 attempts made)	-
26	1325 Merriang Road, Beveridge 3753	Not accessed – could not contact landowner (incorrect contact details)	-
27	1445/1445a Merriang Road, Beveridge 3753	Not accessed – could not contact landowner (contact details could not be obtained)	-
28	1485 Merriang Road, Beveridge 3753	Not accessed – denied access	-
Central part of PSP – not in Study Area			
18	1305 Donnybrook Road, Woodstock 3751	No survey required	-
22	1145/1145a Donnybrook Road, Donnybrook 3064	No survey required	-
23	1185 Merriang Road, Woodstock 3751	No survey required	-
Southern part of PSP			
1 -17	1015 - 1165 Merriang Road, Woodstock 3751 & 1325-1345 Donnybrook Road, Woodstock VIC 3751	Not accessed – not deemed necessary Surveyed from highway and adjacent property	06.03.13 & 27.03.13
19	1285 Donnybrook Road, Woodstock 3751	Accessed	27.03.13
20	1265 Donnybrook Road, Woodstock 3751	Not accessed – not deemed necessary Surveyed from highway and adjacent property	06.03.13 & 27.03.13
21	1255 Donnybrook Road, Donnybrook 3064	Not accessed – not deemed necessary Surveyed from highway and adjacent property	06.03.13 & 27.03.13

PSP 96 - WOODSTOCK

NO SURVEY



NO ACCESS



(1)

**Mitchell
Shire Council**

Merri Creek

**City of
Whittlesea**

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Eg Reservation

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24

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16

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4

3

2

1

Donnybrook Road

21 20

Urban Growth Boundary

Merriang Road

0 0.5 1



kilometres

