

people place heritage

# CONTEXT

## PSP 1075 LANCEFIELD ROAD POST-CONTACT HERITAGE ASSESSMENT

Final report  
December 2014

Prepared for  
Metropolitan Planning Authority



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*Cover photo –  
View north across the Precinct from Sunbury Rings Aboriginal Ceremonial Site (Context Pty Ltd)*

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**Report Register**

This report register documents the development and issue of the report entitled *PSP 1075 Lancefield Road; Post-contact Heritage Assessment* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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# 1 INTRODUCTION

## 1.1 Project background

Context Pty. Ltd. was commissioned by the Metropolitan Planning Authority (MPA) (formerly the 'Growth Areas Authority') at the end of September 2013 to conduct a post-contact heritage assessment of the 'Lancefield Road' Precinct – PSP 1075 (hereafter 'the Precinct') to the north east of Sunbury, 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 future land uses within the Precinct and inform its potential development.

This 'post-contact heritage assessment' represents one of a suite of investigations which 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.

This report was finalised in the light of stakeholder comments in December 2014.

## 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 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.)

## 1.3 Assessment aims

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

- Consult with the MPA, the City of Hume Council and other stakeholders; Sunbury Heritage Society and Sunbury Museum, 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, if 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, make recommendations for important elements to be retained and for the management of these elements;
- Specifically, identify and assess any heritage elements that may be affected by the required road crossings of Jacksons Creek.

## **1.4 The Study Area**

PSP 1075 covers a total of 1,109ha to the north east of Sunbury in the City of Hume.

Although the purpose of this study is to identify post-contact (i.e. non-Indigenous) cultural heritage within the Precinct, only part of that area is subject to potential development, as Plan 1 shows. The remainder comprises existing conservation areas (in the form of the Sunbury Rings Aboriginal Ceremonial Site in the south west corner of the PSP), undevelopable owing to topographical or drainage issues along Jacksons Creek and Emu Creek, or zoned for other purposes. For this reason, although all known post-contact heritage places within the Precinct have been recorded, significance assessment and management recommendations are only provided for those within the developable area.

For the purposes of this report the term 'Precinct' is used to describe the whole PSP area, whilst the area within it on which this study is focussed (approximately 850ha) is hereafter referred to as the 'Study Area'.

## **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 held at the Land Victoria repository in Laverton were also examined.

The Sunbury and District Heritage Association, Sunbury Historical and Heritage Society and the Sunbury Museum have also been approached for any additional information they may have on the area.

### **2.2 Consultation**

#### **2.2.1 Consultation with Heritage Victoria**

Heritage Victoria (HV) 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 HV on 23<sup>rd</sup> September 2013. HV no longer provides letters acknowledging the submission of Archaeological Survey Notifications, but acknowledgement of receipt was received from Maddison Miller, Heritage Officer (Archaeology), by email on 24<sup>th</sup> September 2013.

#### **2.2.2 Consultation with Council**

Andrew Johnson, Integrated Planning Coordinator at Hume City Council was consulted in relation to the study in October 2013. Andrew highlighted that the Council deferred to the findings of the municipal heritage study (Moloney & Johnson 1998) and that places identified by that document should be taken into consideration.

My Johnson specifically raised the issue of the likely need to position a road crossing of Jacksons Creek somewhere in the near vicinity of the heritage listed 'Cannon Gully' Sunbury Volunteer Military Exercise Site (HO366).

### **2.3 Field survey**

Field survey was overtaken across parts of the Study Area on the 24<sup>th</sup> and 29<sup>th</sup> October 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 heritage

places 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

Both Precincts lie in the City of Hume.

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.

The City of Hume 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.*

### **Clause 21.05-6 Heritage**

This clause provides local content to support Clause 15.11 (Heritage) of the State Planning

It recognises that:

*The City also has a rich and very diverse cultural heritage that includes a significant collection of heritage bridges, ruins of bluestone cottages and flour mills, pastoral homesteads, sites reputedly associated with John Batman's explorations, wineries, sites associated with community events of State and even national significance (such as religious and rock festivals)... These features include the former Industrial School and Asylum, Emu Bottom Homestead, and Rupertswood Mansion. A large number of heritage sites are of regional and state significance... This heritage is integral to the City's identity and aspirations and constitutes a significant tourism and education resource.*

Responding to this recognition, Objective 1 of this clause is to 'provide for the protection and appropriate management of sites of heritage and cultural significance'. To achieve this goal the following strategies are prescribed:

*Recognise the importance of the City's heritage assets in a local and regional context.*

*Protect and where possible restore the integrity of the City's cultural heritage.*

*Ensure that productive use of rural land, and development proposals are compatible with identified heritage values and effective separation between urban areas.*

*Promote the conservation of sites of local heritage interest.*

*Integrate heritage sites in the design of new subdivisions where appropriate.*

### **Clause 52.37 Post Boxes and Dry Stone Walls**

The City of Hume has adopted this clause, the purpose of which is to conserve historic post boxes and dry stone walls.

The clause applies to all land within the 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 and current land use of the Precinct

PSP 1075 is located to the north east of Sunbury, approximately 37km to the north west of the Melbourne CBD.

The extent of the PSP is shown on Plan 1. Its western portion is bounded to the south by the Bendigo to Melbourne railway line as it runs past the grounds of the Rupertswood property (Salesian College). To the west the boundary is formed by housing development on the east side of Racecourse Road and then that road itself, before it juts east, south of the Emu Bottom Wetland, to meet the line of Jacksons Creek. The northern edge of the Precinct coincides with a property boundary on the line of The Glade on the opposite (western) side of Jacksons Creek.

To the east of the railway line, which turns north to run through the centre of the Precinct, the eastern portion of the Precinct covers the area between Lancefield Road and Emu Creek as far south as Gellies Road which forms the border between PSP 1075 and PSP 1074 to its south. At the north eastern corner of the Precinct the boundary diverges from the line of Emu Creek where that watercourse continues north, and instead follows an unnamed tributary which runs south east from the line of Lancefield Road.

The majority of the Precinct comprises large grassy fields. The western portion of the Precinct is essentially undeveloped, comprising farmland formerly owned and managed by Salesian College. This is currently operating as a dairy, beef and arable farm, the dairy being located to the south in the grounds of the college. Small patches of River Red Gum woodland remain in the Precinct at its northern edge and in its south western corner, (although some other eucalypts here appear to have been planted around an earth dam).

Between the railway line and Lancefield Road, a series of relatively small tree-lined properties fill the land to the south between Highgrove Drive and Raes Road and the remainder of the area is occupied by a few large homestead blocks. To the east of Lancefield Road lie a series of farmsteads accessed from that highway and backing onto Emu Creek, each of which comprises a group of domestic and agricultural buildings in the centre of a large block of land under arable cultivation.

### 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 approximately 6,000 residential lots, most likely together with local town centres, community facility hubs, recreation reserves and a potential regional active open space.

### 4.2 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 heavy duplex clays which promote poor drainage and are therefore more suited to pastoral agriculture than arable planting.

In the Sunbury area a number of extinct volcanic cones give local relief, but the district is characterised by two particularly distinct landforms: undulating plains and incised valleys (Rosengren 1986). The Precinct is located over and between the incised valleys of Jacksons Creek and Emu Creek. These formed as the creeks eroded through the softer tertiary basalt down to the Palaeozoic bedrock resulting in deep V or U shaped gorges with marked escarpments. Deposition of alluvium (sand, silt and clay) occurred in the valleys as sea levels rose and fell during the Pleistocene, leaving alluvial terraces on the sides of the valleys (Rosengren 1986).

The topography of the western part of the Precinct is dominated by a steep 50m escarpment on the eastern side of the Jacksons Creek valley. This is punctuated by a series of small streams cutting down to the creek itself which here lies at approximately 200m a.s.l. To the west of the creek the ground slopes more gently up to 220-240m a.s.l. along the line of Racecourse Road.

To the east of the escarpment the Precinct comprises a plateau with a fairly gentle prevailing slope to the south, from approximately 270m above sea level (a.s.l.) at its northern edge to 200m a.s.l. at Gellies Road. Along its eastern edge the ground drops down steeply to the valleys of Emu Creek and the branch which defines the north east edge of the Precinct, at approximately 170m a.s.l. To the south the plateau is split by the valleys of two more small streams running south east to meet the Emu Creek.

Figures 1 to 5 below give an impression of the geography of the Precinct.



*Figure 1 - Jacksons Creek as it flows south out of the Precinct, looking north from the VHR listed Jacksons Creek Railway Bridge (H1692) at the north edge of Salesian College Rupertswood (Context Pty Ltd)*





*Figure 2 - The west of the Precinct, looking north from the Sunbury Rings Aboriginal Ceremonial Site. Note the steep escarpment to the east of Jacksons Creek (Context Pty Ltd)*



*Figure 3 - The north west of the Precinct, looking north west from Racecourse Road. Note the steep escarpment to the east of Jacksons Creek (Context Pty Ltd)*



*Figure 4 - The north east part of the Precinct, looking north east from the junction of Raes Road and the Melbourne to Echuca rail line (Context Pty Ltd)*



*Figure 5 - The eastern part of the Precinct*

#### **4.2.2 Previous land use**

During the early settlement of the Sunbury district, pastoralists grazed stock, particularly sheep, on the study area. Preparation of the land for farming practices would have included the clearance of native vegetation which would have comprised riparian woodland and open scrub with River Red Gums (*Eucalyptus camadulensis*) lining the creeks.

Land clearance would also have involved the removal of basalt floaters. In the western region from the mid 19<sup>th</sup> century basalt was often removed from the surface of paddocks to clear the area for cultivation, at the same time providing material for the construction of dry stone walls.

Early pastoral activities, such as vegetation clearance, cultivation and grazing of land and the accompanying construction of roads and farm buildings significantly impacted the character of the region, and European land use activity has contributed to the removal of native flora and fauna and the introduction of exotic plants and animals. The growth of Sunbury town brought further change to the region, and this has been magnified in recent years through the construction of large industrial and residential estates and freeways.



## 5 THEMATIC HISTORY FOR PSP 1075

The following history has been drawn from David Moloney and Vicki Johnson's 'City of Hume Heritage Study: Former Bulla District' (2 vols, 1998) and a range of other published and unpublished history sources. The historic themes are closely based on those devised in the guiding document, *Victoria's Framework of Historic Themes* (Heritage Council of Victoria, 2010). Significant places in the Precinct are tied into the relevant historical themes throughout.

### 5.1 First contact and European settlement

This section incorporates the following Victorian Historical Themes:

- Tracing climate and topographical change
- Appreciating the natural environment

#### 5.1.1 Tracing climate and topographical change

The study area takes in an area of volcanic country that forms an elevated plateau and is drained by Jacksons Creek and Emu Creek. Jacksons Creek — also referred to as the Saltwater River or Macedon River — is a tributary of the Maribyrnong River. This area was lightly timbered with ample pastureland, which was possibly formed by the long-term practice by the Wurundjeri of fire-stick farming. South of Sunbury the country is more undulating, while the Lancefield Road area is relatively flat. To the west is the prominent hill, Mt Aitken (1360 feet) (located outside the study area).

#### 5.1.2 Appreciating the natural landscape

The countryside around Sunbury was greatly admired for its rolling hills and Jacksons Creek, which meanders through this gentle undulating country with its deep banks and plentiful water supply, was thought to have a picturesque quality as one description of 1864 attests: 'The scenery, particularly near the creek, is very romantic and picturesque and greatly admired by tourists, and much appreciated for picnics and pleasure excursions'.<sup>1</sup> Another description in 1878 claimed that the district had 'the features of a pleasing English landscape'.<sup>2</sup> The area retained a reputation as picturesque through the twentieth century, when it was used largely for grazing and farming. The conical hills of the area were noted favourably and from the nineteenth century were celebrated for the views they provided to Melbourne.

Jacksons Creek has been a popular destination for those pursuing outdoor recreational activities since the nineteenth century. Relatively unspoilt, it was popular area with amateur naturalists owing to its abundant birdlife, and provided interest for its dramatic and aesthetic feature of the landscape. Some remnant indigenous bushland survives along the Jacksons Creek and on parts of road reserves.

In the 1970s, considerable concern was felt regarding the deterioration of the natural environment around Sunbury. It was noted at that time that it had been only a few years earlier that platypuses were seen in Jacksons Creek and fish from the creek could be caught and eaten close to Sunbury Township. The pressure of further development of the farming hinterland around Sunbury prompted a large-scale architects' convention to consider the best approach to managing this future development with minimal adverse environmental effects.<sup>3</sup>

<sup>1</sup> *Victorian Gazetteer*, 1864, cited in 'The Art of the Collection', 2007, State Library of Victoria website.

<sup>2</sup> Gordon and Gotch, *Australian Handbook*, 1878, p. 228.

<sup>3</sup> John Pattison, *Sunbury: Pioneers to pop festivals*, Melbourne, [n.d.] c.1975, p. 54.

**Significant places within the Precinct**

- The banks of Jacksons Creek

## 5.2 Peopling Victoria

This section incorporates the following Historical Themes:

- Living as Victoria's original inhabitants
- Exploring, surveying and mapping
- Arriving in a new land

### 5.2.1 Living as Victoria's original inhabitants

The area was an important part of the extensive territory of the Wurundjeri who occupied the country around Melbourne for thousands of years before the arrival of Europeans. The Wurundjeri word for the locality was Koorakooracup, which is thought to refer to the valley in which Sunbury was established.<sup>4</sup> The parish name of Buttlejorrk was the Indigenous word for the site of Emu Bottom. The parish name of Bulla Bulla was also a Wurundjeri word. The Sunbury (or Koorakooracup) area was particularly important both as a trading area, due to its proximity to the highly significant Mt William quarry and axe-stone grinding site, and as a camping and hunting ground, owing to the well-watered grazing country and an abundance of vegetation and game. At Mt Emu there is a burial mound and south of the study area there are a group of unusual ceremonial earth circles. Whilst these Aboriginal heritage places date to the period prior to European contact, they nevertheless continued to serve an important role in defining the traditional country of the Wurundjeri in the period after the first settlers had arrived.

From the beginning of Europeans settlement at Port Phillip in 1835, Aboriginal people interacted with white settlers. In the Sunbury area, some Aborigines contributed to the emerging pastoral economy, working as shepherds and general servants, while others worked as domestic servants. Some settlers established 'friendly' relations with the Aboriginal people during the early settlement period, including John Aitken of The Gap, west of Sunbury (outside the study area), who supplied the Aborigines with provisions of 'rice, flour, sugar, etc.' when they visited his home station.<sup>5</sup> Alice Batey, who settled with her husband Martin at Redstone Hill in 1846, remembered the Aborigines climbing trees to look for possums and camping on the property.<sup>6</sup> But this co-existence was not sustainable. Fundamentally, it was set against a background of dispossession, which entailed economic submission, denial of political rights, and the deterioration of some cultural practices, and was accompanied by endemic disease, a decline in the birth rate, and untold deaths.

With the incursion of pastoral settlers into the hinterland north of Melbourne, so began the dispossession of the Wurundjeri of their traditional lands. Although at the outset pastoral settlement was in some ways a less intrusive land-use than farming and closer settlement, it did nevertheless have catastrophic effects on the traditional way of life of the Wurundjeri, and also marked the beginning of a new pattern of human occupation that would ultimately have a much greater impact on the physical environment. Within twenty years of the first pastoralists arriving, the Aborigines had been forced off their land and forced to live at the fringes of urban settlement in Melbourne. Some may have been moved to the Loddon Protectorate at Mt Franklin, which was established by Edward Stone Parker in 1840.

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<sup>4</sup> Pattison, Sunbury, c.1975, p. 4.

<sup>5</sup> John Aitken to C.J. La Trobe, Mount Aitken, 26 August 1853, in T.F. Bride (ed.), *Letters from Victorian Pioneers*, Government Printer, Melbourne, 1898, p. 203; Gary Vines, 'Pastoral Properties', 1993, p. 30.

<sup>6</sup> *Sunbury News*, 2 May 1903.

### ***Significant places within the Precinct***

Within the study area fall a number of significant Aboriginal heritage sites which are recorded by the Office of Aboriginal Affairs Victoria (OAAV) but which are not listed in this report.

### **5.2.2 Exploring, surveying and mapping**

On their expedition south into Victoria in 1824, the explorers Hamilton Hume and William Hovell camped in the vicinity of Sunbury; they set up camp north of Keilor on the Maribyrnong River, just south of its intersection with Jacksons Creek.<sup>7</sup> Their reports of the wider district and discovery of prime grazing land became known to John Batman as a boy growing up in New South Wales. When Batman arrived at Port Phillip in June 1835 he surveyed much of the country to the north-west of Melbourne. It is believed that he climbed Redstone Hill at this time.<sup>8</sup> It is also alleged that he climbed Jacksons Hill, which he named She-Oak Hill and 'surveying the sheltered hollow that is today the township of Sunbury'.<sup>9</sup> William Jackson Barry, for example, claimed in 1903 that Batman 'climbed the hill at Sunbury which was a vantage point'.<sup>10</sup> The peaks of Jacksons Hill and Redstone Hill have continued to serve as local landmarks and survey points; the tall brick chimney of the former Sunbury Industrial School is used as a trigonometric point.

### ***Significant places within the Precinct***

- Jacksons Creek

### **5.2.3 Arriving in a new land**

Some of those who arrived at Port Phillip with John Pascoe Fawker in August 1835 were amongst the earliest European settlers in the Sunbury area, and indeed in Victoria. Upon arriving at Port Phillip from Van Diemen's Land (Tasmania) in August 1835, Fawker organised an expedition north of the settlement to explore potential farmland. Two of his party, George Evans and William Jackson, made their way to the Sunbury area and claimed land on the Jacksons Creek (although with no legal authority to do so). The Jackson brothers apparently gave the area the name Sunbury, after a rural locality near London. John Aitken, who also came across Bass Strait from Tasmania, settled west of the study area in 1836.

## **5.3 Settling and transforming the land**

This section incorporates the following Historical Themes:

- Developing a pastoral economy
- Farming
- Viticulture
- Fruit-growing
- Horticulture
- Building techniques

### **5.3.1 Developing a pastoral economy**

The Sunbury district was a significant area of settlement in the early history of the Port Phillip District. The Illegal occupation of land around what is now Melbourne by John Batman and

<sup>7</sup> Pattison, *Sunbury*, c.1975, p. 4; A.G.L Shaw, *Port Phillip Before Separation*, Miegunyah Press, Melbourne, 1996, p. 34.

<sup>8</sup> David Moloney and Vikki Johnson, 'Bulla Heritage Study', 1998, vol. 2.

<sup>9</sup> Pattison, *Sunbury*, c.1975, p. 4.

<sup>10</sup> William Jackson Barry, *Glimpses of the Australian Colonies and New Zealand*, 1903, p. 120.

members of the Port Phillip Association, along with other independent settlers, led to the settlement of further distant country that these new arrivals — all pastoral speculators — considered ideally suited for pastoral purposes. John Aitken, an independent settler, was the first to bring stock to the Sunbury area, arriving at The Gap, north of Sunbury, in 1836. In an organised division of lands ‘claimed’ by the Port Phillip Association, the area around Sunbury was allocated to William Sams. In 1836, George Evans and Samuel Jackson, members of J.P. Fawkner’s rival party, who had also arrived in 1835, also took up land in the district. Evans’ holding was curtailed in 1852 to a 640-acre (or one square mile) pre-emptive block on the west bank of the Jacksons Creek, north of Sunbury, where he had previously built his home station, Emu Bottom, in 1836. This is the earliest surviving homestead in Victoria. Samuel Jackson’s name was immortalised in the naming of Jacksons Creek. His head station, known as Koorakooacup, was located between Rupertswood and Jacksons Creek.<sup>11</sup> John and Edward Page brothers established the Glencoe run, south of Sunbury, in 1837.<sup>12</sup>

These early pastoral settlers established large sheep runs, favouring the merino breed for its fine wool. They probably used Jacksons Creek and the other watercourses for sheep-washing. The large stations would have also included various outbuildings, such as a woolshed and men’s huts.

This early pastoral activity has left a physical legacy in several early homestead buildings, notably at Emu Bottom, and evidence of early land-use patterns. Some remnant trees from the once extensive homestead garden at Rupertswood also survive in the Sunbury Township.

An extensive area of 28,000 acres was taken up by William Clarke in 1850 under an obscure loophole permitting ‘special survey’ in an 1842 Imperial Land Act.<sup>13</sup> This unsettled those squatters who had already laid claim to a run, and who were now forced to move off the land, and allowed Clarke to consolidate a vast estate.<sup>14</sup> His claim incorporated the existing site of Jacksons earlier station.<sup>15</sup> W.J.T. ‘Big’ Clarke, who was made the first baronet in Australia, erected his lavish Italianate mansion, Rupertswood, in 1874. Although outside the study area, Rupertswood was, in the late nineteenth century, an important seat of political power and social privilege that had an influence on the development of the wider district. Clarke sought to imitate at Rupertswood the customs of the landed gentry in Britain. He threw lavish balls and parties and organised hunt meetings and races, and created for himself the role of a landed aristocrat in the colonies. All this activity provided work and business for many local people.

Significant places just outside the Precinct

- Emu Bottom (est. 1836) (H0274)
- Rupertswood (H0275)
- Sites of Jackson brothers original pastoral holding (c.1836)

### 5.3.2 Farming

The area was developed early for farming. Those who took up allotments in the Lancefield Road area in the 1850s included William Kirby (or Kerley), Denis Butler, Michael Curtis, and Denis Butler.<sup>16</sup> The fertile soil and access to a good water supply through the local watercourses, Jacksons Creek and Emu Creek, made the land suitable for cropping and grazing;

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<sup>11</sup> P.R.S. Jackson, ‘Jackson, Samuel’, ADB online: <http://adb.anu.edu.au/biography/jackson-samuel-2266>.

<sup>12</sup> City of Hume citation Glencoe; Vines, ‘Pastoral Properties’, 1993, p. 33.

<sup>13</sup> Moloney and Johnson, ‘Bulla Thematic Environmental History’, 1998, vol. 2, p. 39. Note that this differed from the other allowance for ‘special surveys’ under NSW land legislation applied in Victoria in 1841.

<sup>14</sup> Moloney and Johnson, loc cit.

<sup>15</sup> Gary Vines, ‘Pastoral Properties: Grazing on the Keilor–Werribee plains’. Melbourne’s Museum of the West, Footscray, 1993, p. 29

<sup>16</sup> City of Hume Heritage Citation – ‘Goondannah’.

dairy cows were also kept. Grain grown by farmers was milled locally, for example, at John Eadie's water-powered mill on Jacksons Creek, south of Sunbury.

Grain continued to be grown successfully in the district. Some areas around Sunbury were given over to flax growing during World War II under a direction of the government for the war effort.<sup>17</sup>

The character of the area remained largely farming country up until at least the 1970s.

### **Significant places within the Precinct**

- Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372)

### **Significant places just outside the Precinct**

- Emu Bottom (est. 1836) (H0274)

## **5.3.3 Viticulture**

Vineyards were established in the Sunbury district from the 1860s. Most of these were planted on the banks of Jacksons Creek. By 1867, Sunbury was described as one of the largest wine-growing areas in the colony.<sup>18</sup> The Goonwarra Vineyard was established in the early 1860s. Its owner, politician J.F. Francis, had taken advantage of the 'novel industry' clause of the new Duffy Land Act (1862), and originally applied for a leasehold to grow vines and tobacco. Francis erected a substantial stone house, developed ornamental grounds, and later built a wine store. A newspaper report of a visit to the Goonwarra Vineyard in 1871 provided a detailed description of the vines, olive, and orchards that was had been established by this time.<sup>19</sup>

Other early established wineries include Craiglee and Ben Eadie.<sup>20</sup> By the 1870s and 1880s, wines from the Sunbury district had earned an established reputation. A report of 1879 noted 'There are several large and flourishing vineyards, which produce fruit of splendid quality'.<sup>21</sup> This land-use contributed significantly to Sunbury's reputation as a 'picturesque village' and a 'romantic arcadia for city gentlemen'.<sup>22</sup> Other more recent wineries have been established since the c.1970s.<sup>23</sup>

## **5.3.4 Fruit-growing**

An advertisement that appeared in 1888 for land at Redstone Hill, promoted it as 'A beautiful stretch of undulating country ... lightly timbered, fenced, and subdivided into convenient paddocks, with rich alluvial flats admirably adapted for Fruit Growing, and easily irrigated'.<sup>24</sup> An article of 1937 claimed that the first fruit tree planted in Victoria was possibly planted by Martin Batey at Redstone Hill.<sup>25</sup> In the 1870s it was noted that there were many orchards in the Sunbury area.<sup>26</sup>

<sup>17</sup> Peck, *Memoirs of a Stockman*, 1972, p. 335.

<sup>18</sup> *Official Record . . . Social and Economic Resources of the Australian Colonies*, 1867.

<sup>19</sup> *Illustrated Australian News*, 20 March 1871.

<sup>20</sup> See Pattison, c.1975.

<sup>21</sup> Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p. 449.

<sup>22</sup> City of Hume Heritage Citation, Goonwarra Vineyard.

<sup>23</sup> See Pattison, c.1975.

<sup>24</sup> *Bacchus Marsh Express*, 10 November 1888.

<sup>25</sup> Source has not been identified, but was taken from a search in Ancestry.com

<sup>26</sup> Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p. 449.

### 5.3.5 Horticulture

The Sunbury Horticultural Society was operating from the early 1900s, which promoted the development of horticulture in the district. Irrigation blocks on the Jacksons Creek were used for market gardening.

#### ***Significant places within the Precinct***

Jacksons Creek Irrigation Works, Sunbury, upstream side of the Nook

### 5.3.6 Building techniques

The earliest European structures in the district were typically vernacular, but some more permanent than others. In 1836, Jacksons party erected some buildings on Jacksons Creek, using the wattle-and-daub technique. Other early dwellings were made simply from mud or sod, using the rich volcanic earth.

Timber was plentiful in the early period as were various types of building stone. At Emu Bottom, the main homestead was built of silurian stone.<sup>27</sup> A number of more permanent farm houses and farm building were constructed of bluestone in the nineteenth century, notably 'Goondannah'. These early buildings would have been an influential in the development of local building styles.

Also associated with early settlement are various surviving dry-stone walls, constructed using traditional dry-stone walling techniques using the surface bluestone. Vernacular styles, such as Emu Bottom (outside of study area) would have been an influence on local building styles.

#### ***Significant places within the Precinct***

- 'Goondannah', 340 Lancefield Road, Sunbury (HO326)
- Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372)

#### ***Significant places just outside the Precinct***

- Emu Bottom (est. 1836) (H0274)

## 5.4 Transport and communication

This section incorporates the following Historical Themes:

- Establishing pathways and building roads
- Linking Victorians by rail

### 5.4.1 Establishing pathways and building roads

Sunbury Road developed as a major route from Melbourne to the Bendigo diggings in the early 1850s, with heavy traffic between the goldfields and Melbourne. Prior to that, the road would have carried stock, passenger coaches and commercial vehicles. It looks to have been surveyed as a two-chain road, with a large road reservation on either side. An elaborate bluestone arched bridge was erected over Jacksons Creek in the 1860s. Another early route connected Sunbury to Mt Aitken (2 miles) and this was served by a coach in the 1870s and possibly earlier.<sup>28</sup> Lancefield Road was a secondary road connecting Sunbury with Romsey and Lancefield, and other settlements further north.

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<sup>27</sup> *Houses in Essendon, Broadmeadows and Bulla*, n.d. p. 16.

<sup>28</sup> Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p. 449.



The Sunbury District Roads Board was responsible for building and maintaining public roads in the study area from 1862 onwards.

Sunbury's location on a major route to the goldfields encouraged commercial development in the township and its outskirts, with numerous hotels, blacksmiths, wheelwrights, and stores providing services to travellers. It is thought that the 'Goondannah' farmhouse (built c.1854) served briefly as a hotel in the 1850s.

In the early twentieth century the responsibility for roads passed to the Country Roads Board.

#### ***Significant places within the Precinct***

- 'Goondannah', 340 Lancefield Road, Sunbury (HO326)

#### ***Significant places just outside the Precinct***

- Gellies Road bridge (over Emu Creek) (HO28)

### **5.4.2 Linking Victorians by rail**

Sunbury railway station opened in 1859, as the terminus in the first leg of the Bendigo to Melbourne Railway; this was the first railway constructed in country Victoria.<sup>29</sup> The line was extended in a northerly direction to Kyneton in 1861. This new section was built alongside Lancefield Road. A railway station and siding was located at Sunbury Township. A second private train station was established at Rupertswood, for the convenience of guests at the homestead; this was closed in 2004.

The Sunbury area enjoyed many benefits that came from efficient, reliable and cost-effective transport. The railway provided convenient access to Melbourne and its markets, which was advantage at this early in its development as an agricultural, wine-growing and fruit-growing district. From the late nineteenth century, the railway also brought tourist parties for shooting and fishing on weekends and holidays.

#### ***Significant places within the Precinct***

- Northern Railway and associated linear railway reserve – this was a public works area and site of railway navvies' camps in the early 1860s. There may also be significant planting along railway reserve.
- Jacksons Creek railway bridge (H1692)

## **5.5 Exploiting natural resources**

This section incorporates the following Historical Themes:

- Sourcing a water supply
- Mining and quarrying

### **5.5.1 Sourcing a water supply**

In the early decades of settlement, fresh water was drawn from the reliable local watercourses, including Jacksons Creek and Emu Creek. From the late nineteenth century, farmers sank bores, powered by wind, which fed private water tanks, often built on a timber tank stand. Water for stock was provided with the use of dams and in some cases water was drawn off the creeks for irrigation purposes. Rain water was also collected from run-off from the roof for domestic use.

<sup>29</sup> Waugh, Andrew. 'Sunbury Railway Station' (2001): <http://www.vrhhistory.com/Locations/Sunbury.pdf>

The first water supply system in the area was developed for the Sunbury Industrial School in the 1860s. A pumphouse was constructed on Jacksons Creek to draw water to supply the school. This was later found to be insufficiently clean for human consumption.<sup>30</sup> In 1906-07, a local water trust was established to serve the growing population in Sunbury Township. The Sunbury Water Trust drew its water supply from a stream near Mt Macedon (which fed into Jacksons Creek) and built a pipe line that extended north-west of Sunbury Township.

As a result of the drought of 1967-68 in which the Sunbury area suffered considerably, the State Rivers and Water Supply Commission planned to build Rosslynne Dam on Jacksons Creek; this was completed in 1973.

#### ***Significant places within the Precinct***

- Jacksons Creek Irrigation Works, Sunbury, upstream side of the Nook

### **5.5.2 Mining and quarrying**

Within the study area, there were some small quarries established on private holdings for the extraction of building stone, mostly bluestone. An example is at the 'Goondannah' property on Lancefield Road.<sup>31</sup> South of Sunbury at Redstone Hill, gold and quartz have been extracted.

## **5.6 Establishing towns and local government**

This section incorporates the following Historical Themes:

- Developing local government
- Catering for travellers

### **5.6.1 Developing local government**

The study area was part of the area that fell under the jurisdiction of the Bulla Road District, formed in 1862, which was responsible for building and maintaining public roadways. The Shire of Bulla was established in 1866, with its main office initially in Bulla, but this was relocated to Sunbury in 1956. The Shire of Bulla became part of a larger amalgamated Shire of Hume in 1994.

### **5.6.2 Catering for travellers**

The Lancefield Road was a minor road but important as a link to Romsey and Lancefield and other towns to the north. The 'Goondannah' farmhouse (c.1854) on Lancefield Road is believed to have served briefly as a hotel in the 1850s.<sup>32</sup>

#### ***Significant places within the Precinct***

- 'Goondannah', 340 Lancefield Road, Sunbury (HO326)

## **5.7 Processing primary goods**

This section incorporates the following Historical Themes:

- Milling flour
- Dairy processing

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<sup>30</sup> *Souvenir Booklet of Back to Sunbury 1952 and the Centenary Celebrations*, Back to Sunbury Committee, Sunbury, 1952, no page numbers

<sup>31</sup> City of Hume Heritage Citation – 'Goondannah'.

<sup>32</sup> City of Hume Heritage Citation – 'Goondannah'.



### 5.7.1 Milling flour

The Ben Eadie flour mill on Jacksons Creek was built by early settler John Eadie in the 1860s. The mill house is a tall gabled form, constructed of local bluestone, with a waterwheel set above the stream flow.<sup>33</sup>

### 5.7.2 Dairy processing

A number of different butter factories and creameries have been established in the Sunbury Township, drawing milk supplies from local farmers. The first was opened in 1885. For a short time in 1910 one of the butter factories diversified its operations to include rabbit-canning.<sup>34</sup> An early dairy building survives at the Beer homestead site.

#### ***Significant places within the Precinct***

- Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372)

## 5.8 Human incarceration

This section incorporates the following Historical Themes:

- Providing institutions for destitute children
- Institutionalising the mentally ill

### 5.8.1 Providing institutions for destitute children

The Sunbury Industrial School was opened in 1864 on Jacksons Hill (just outside the study area). The school buildings were cold and draughty, the meals poor, and conditions such that there was much illness and death amongst the children. The school was eventually closed down and the site became the Sunbury Mental Asylum in 1879.

The Salesian Fathers acquired the Rupertswood mansion in 1928, where they opened a boys' boarding school and also established a Catholic Boys' Home for wards of the state, orphans and destitute boys. One of the wards of the state who attended the school in the 1930s was Ronald Ryan, a petty criminal who — despite enormous public outcry — became the last person to be publicly executed in Melbourne in 1967. The Salesian Catholic boys' school at Rupertswood was a grim place, and many of the boys who attended the school were victims of abuse at the hands of the Salesian order.

#### ***Significant places just outside the Precinct***

- Rupertswood; now Salesian College (H0275)

### 5.8.2 Institutionalising the mentally ill

Not long after the Sunbury Industrial School was closed down, the site re-opened in 1879 as the Sunbury Lunatic Asylum. For over 100 years, this complex treated the mentally ill, often in cruel and barbaric treatments. It was enlarged considerably in 1910 and held over 1000 people.<sup>35</sup> It played a significant role in the development of Sunbury, providing employment for many. The institution was finally closed down in 1992, in response to community concern about the well-being of patients.<sup>36</sup>

<sup>33</sup> Pattison, *Sunbury*, c.1975, p. 24.

<sup>34</sup> *Souvenir Booklet of Back to Sunbury 1952 and the Centenary Celebrations*, 1952, no page numbers.

<sup>35</sup> *Souvenir Booklet of Back to Sunbury 1952 and the Centenary Celebrations*, 1952, no page numbers.

<sup>36</sup> Office of the Public Advocate: <http://www.daru.org.au/event/caloola21>

## 5.9 Defending Victoria

This section incorporates the following Historical Themes:

- Establishing a local battery
- Providing military training
- Developing new industries for the war effort

### 5.9.1 Establishing a local battery

The Rupertswood half battery of the Royal Horse Artillery was established by Sir William Clarke as his personal contribution to the defence of Victoria from foreign invaders. The battery was trained at Rupertswood. They customarily escorted the Governor of Victoria from Government House for the Opening of Parliament.<sup>37</sup>

#### ***Significant places just outside the Precinct***

- Rupertswood (H0275)

### 5.9.2 Providing military training

An annual encampment for military volunteers was held on the banks of the Jacksons Creek near Sunbury, where military exercises were carried out.<sup>38</sup> In 1866, during the annual Easter military encampment at Sunbury the engineers constructed a suspension bridge over Jacksons Creek.<sup>39</sup> This practice was continued as a regular aspect of the camp, with the bridge always being blown up at the conclusion of proceedings.<sup>40</sup>

#### ***Significant places within the Precinct***

- Cannon Gully, Sunbury volunteer military exercise site (HO366/H7822-2291)

### 5.9.3 Developing new industries for the war effort

Flax was grown in the Sunbury area from the early 1940s under a directive of the Commonwealth Government to aid the war effort.

## 5.10 Advancing scientific knowledge

This section incorporates the following Historical Themes:

- Testing grape varieties
- Measuring stream flows
- Studying birds and animals

### 5.10.1 Testing grape varieties

The early vignerons in the Sunbury district played an important role in the early development of viticulture in Victoria through the 1860s, 1870s and 1880s. Here many varieties were tested to ascertain their suitability for Victorian conditions.

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<sup>37</sup> *Souvenir Booklet of Back to Sunbury 1952 and the Centenary Celebrations*, 1952, no page numbers.

<sup>38</sup> *Illustrated London News*, 31 May 1864.

<sup>39</sup> McNicoll, *The Royal Australian Engineers*, 1977, p. 60.

<sup>40</sup> *Souvenir Booklet of Back to Sunbury 1952 and the Centenary Celebrations*, 1952, no page numbers.

### 5.10.2 Measuring stream flows

The State Rivers and Water Supply Commission (SRWSC) kept records on stream flows and river gaugings at Jacksons Creek since at least the 1950s and 1960s. This was done to ensure understandings of altered stream flows and river health. The SRWSC, formed in 1903, managed the vast network of small country water supply systems that were located outside of Melbourne and the major city centres.

### 5.10.3 Studying birds and animals

The Sunbury area, particularly around Jacksons Creek, has been an important area for faunal observation by field naturalists and bird observers since the late nineteenth century. Isaac Batey, the son of early settler, Martin Batey of Redstone Hill, Sunbury, was a notable pioneer naturalist in Victoria.

## 5.11 Art and Culture

This section incorporates the following Historical Theme:

- Inspiring artistic endeavours

### 5.11.1 Inspiring artistic endeavours

Being an early settled area, and on major transport routes of road and rail by the 1860s, Sunbury was an accessible area for artists. The rolling countryside and the picturesque scenes along Jacksons Creek were popular subjects for landscape painting. The colonial artist Henry Grittens painted *Jacksons Creek near Sunbury* in 1866, which was displayed at the Victorian Exhibition of 1866-67 and was subsequently acquired by the National Gallery of Victoria.<sup>41</sup> Grittens' landscape represented an idealised pastoral idyll that fitted into the mid-nineteenth century utopian dream of 'Australia Felix'. Here, the colonial landscape becomes an English pastoral world transported and transplanted.

The prominent Heidelberg School artist Frederick McCubbin was working near Sunbury in 1895, in which year he painted *Cottage at Macedon*.<sup>42</sup>

## 5.12 Sport, recreation and tourism

This section incorporates the following Historical Themes:

- Organising recreation
- Horse-racing

### 5.12.1 Organising recreation

The open country around Sunbury has been popular for horse-riding and walking. Jacksons Creek and other watercourses have provided areas for passive recreation, including picnicking and fishing. Organised sporting events in the area from the nineteenth century have included horse-racing, cricket, football, golf, and other games. A celebrated match of cricket between England and Australia was played at the cricket oval in the grounds of Rupertswood mansion in 1882, which led to the birth of 'the Ashes'. Eight members of the English team were staying at that time as guests at Rupertswood. The site of Kismet was a popular place for picnics in the nineteenth century.<sup>43</sup>

<sup>41</sup> 'The Art of the Collection', 2007, State Library of Victoria website.

<sup>42</sup> Pattison, *Sunbury*, c. 1875, p. 6.

<sup>43</sup> *Souvenir Booklet of Back to Sunbury 1952 and the Centenary Celebrations*, 1952, no page numbers.

***Significant places within the Precinct***

- Jacksons Creek

***Significant places just outside the Precinct***

- Rupertswood (H0275)
- Kismet, Racecourse Road, Sunbury

**5.12.2 Horse-racing**

The Sunbury area was prime grazing country. Its rich undulating fields were found to be ideally suited for horses. An early race meeting was held near Sunbury in 1858. A racecourse was established on Racecourse Road, north of the township.

At Rupertswood, Sir William Clarke set up the prestigious Kismet Park, a leading horse stud, and built a racing track.<sup>44</sup> An annual horse show was a popular event in Sunbury. Gymkhanas were also popular, for example at the 'Back to Sunbury' festival in 1952.<sup>45</sup>

Significant places just outside the Precinct

- Rupertswood (H0275)
- Kismet, Racecourse Road, Sunbury

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<sup>44</sup> *Houses in Essendon, Broadmeadows and Bulla*, [n.d.], p. 16.

<sup>45</sup> *Portland Guardian*, 12 June 1952.

## 6 PREVIOUSLY RECORDED HERITAGE

This section sets out background information on the heritage of the Precinct, 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 1.

### 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 Hume Heritage Study: Former Shire of Bulla District (Moloney & Johnson 1998)***

The City of Hume Heritage Study was commissioned by the former Shire of Bulla, just prior to the incorporation of that municipality in the new City of Hume, but the subject of the study remained the area that comprised the former Shire, including the Precinct area.

Responding to increasing development pressure in the area, the purpose of the study was to identify, document and assess the significance of heritage places associated with the European occupation of the study area, and to recommend to the City of Hume measures by which this heritage could be preserved and promoted. It resulted in the identification of 161 heritage places in six categories;

- **Individual Places** recommended for statutory protection
- **Heritage Areas and Cultural Landscapes** recommended for statutory protection
- **Historical Sites (from maps and documents)** subject to the provisions of the Heritage Act 1995 and recommended for further investigation
- **Ruins and Archaeological Sites** subject to the provisions of the Heritage Act 1995 and recommended for further investigation  
[it is not clear how this category differs from the above]
- **'Other Heritage Places'** that were assessed as contributing to the heritage of the study area but not meriting statutory protection
- **Places Recommended for Rural Dwelling Concession** – exemption from normal planning requirements.

Through the study heritage places were assessed to be of local, regional or State significance. Since its completion, a large number of them, particularly in the higher significance categories, have come to be added to the Victorian Heritage Register or Hume City Heritage Overlay and Victorian Heritage Inventory (see below).

##### ***Hume City Heritage Review (Moloney & Storey 2003)***

Heritage Reviews are intended to supplement the results of a previous heritage study by assessing additional places to those examined in the original study, often revisiting places which were identified but not recommended for statutory protection at that time.

The Review assessed 210 places and one precinct across the whole municipality, of which a high proportion were recommended for inclusion on the Hume City Heritage Overlay (see below).

### **6.1.2 Other assessments**

#### ***An Archaeological Survey at Lancefield Road (Tulloch 2003)***

This archaeological and cultural heritage assessment was commissioned by Austcorp Group Ltd for the property at 170 Lancefield Road, comprising approximately 273ha of land to the east of Lancefield Road, which was proposed for residential subdivision.

The survey identified five historical sites, including two dry stone walls (D7822-0379 & -0382), a farm complex (H7822-0371), a ford (D7822-0380) and a heap of bluestone blocks (D7822-0381) together representing an extensive historic farmstead. It was noted that all of these sites lay within an area covered by the City of Hume Environmental Significance Overlay (ESO) within 100m of Emu Creek. The report considered the area covered by the overlay to be highly sensitive for historical archaeological sites and values as such sites had not been recorded in the area before. It also concluded that the remainder of the property has undergone a great deal of subsequent disturbance but that evidence of early farming activities remains.

#### ***Macedon and Racecourse Road, Sunbury; Cultural Heritage Assessment (Murphy & Dugay-Grist 2007)***

The study area for this assessment coincided with the western portion of the Precinct, to the west of the Bendigo to Melbourne railway line.

One new historic site, comprising a scatter of green and clear bottle glass and ceramic, was recorded (H7822-0855). The report identified an area of approximately 100m around this scatter as being potentially sensitive for additional artefacts and possible structural remains relating to that site, although the site is recorded as highly disturbed and fragmented through ploughing and stock trampling.

This site was reassessed in 2010 (Travers 2010), as a result of which it was delisted (see below).

#### ***An Archaeological Desktop Study for 275 Racecourse Road Sunbury Masterplan (Vines 2008)***

The study area for this project was a c. 50ha site immediately to the west of the Precinct on the west side of Racecourse Road (comprising 45 Emu Rd and 275 Racecourse Rd). This preliminary assessment of its cultural heritage values was undertaken on behalf of the City of Hume to inform a master plan for the site.

No historic sites were identified in the study area and it was assessed as having a low potential to contain as yet unidentified archaeological material.

#### ***Outer Western Metro Site Reassessment Project: Municipalities of Brimbank and Hume (Travers 2010)***

This project was commissioned by Heritage Victoria in response to the findings of the 2007 *Review of Heritage Provisions in Planning Schemes* which determined that the understanding of the statutory framework around archaeological places was inadequate, and that there was a need for greater recognition of archaeological heritage at the local level. Through this project, HV sought to update the archaeological record and therefore improve the level of conservation and management of historical archaeology in the Brimbank and Hume municipalities.

The project involved the reassessment of places recorded on the Victorian Heritage Inventory (VHI) across the City of Hume, with those not deemed to contain an archaeological component being recommended for 'delisting' (see below). It also involved the identification and assessment of additional places deemed worthy of protection through inclusion on the VHI or other statutory means.

One existing VHI site within the Precinct (H7822-0855, see above) was assessed and recommended for delisting on the grounds that the artefact scatter appeared to have been removed. The Sunbury volunteer military exercise site, which was already on the Hume City Heritage Overlay ('Cannon Gully', HO366) was added to the VHI because of its assessed potential to contain artefacts relating to its use for military manoeuvres in the 19<sup>th</sup> and early

20<sup>th</sup> centuries. None of the other additional sites recommended for inclusion on the VHI as a result of the project was located in the Precinct.

## 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 1 and additional information about each place is provided in Appendix A.

Most of these places, and their listings, are recorded on Heritage Victoria's HERMES database, and the HERMES references are provided for each.

### 6.2.1 Victorian Heritage Register

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 and are protected under the *Heritage Act 1995*.

One VHR place lies within the Precinct, but outside the Study Area.

**Table 6.1 – VHR places in the Precinct**

Name	VHR No.	Other listings	HERMES
Jacksons Creek Rail Bridge	H1692	HO61 RNE 16044	1135

### 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*.

#### *Hume City Heritage Overlay*

There are several sites in the Precinct which are included on the Heritage Overlay of the Hume City Planning Scheme. Both of these designated areas lie within the Study Area.

**Table 6.2 – HO places in the Precinct**

Name	HO No.	Other listings	HERMES
<b>Within the Study Area</b>			
'Goondannah' 340 Lancefield Road, Sunbury (the designated area for this place is within the Study Area but the historic homestead actually lies outside the Precinct (see 7.3.1 below))	HO326	-	113407
'Cannon Gully' Sunbury Volunteer Military Exercise Site	HO366	VHI H7822-2291	124590

### 6.2.3 Victorian Heritage Inventory

The Victorian Heritage Inventory (VHI) lists all known archaeological sites and relics. Places may be on one or both lists. All places on the VHI are legally protected under the *Heritage Act 1995*. It is important to note that inclusion on the VHI does not reflect any assessed level of significance, but simply reflects that the place has been determined to have archaeological potential.

The following table sets out the other VHI sites (those not also included on the HO) which are recorded as within the Precinct. Neither of these lies within the Study Area.



**Table 6.3 – VHI sites within the Precinct**

Name	VHI No.	Other listings	HERMES
<b>Outside the Study Area</b>			
Beer Homestead – Dairy Complex Remains	H7822-0371	-	12757
Beer Homestead - Farm Complex (This is part of the site recorded just outside the Precinct on the Heritage Overlay as the 'Former (O'Brien's) Stone Stream Farm' HO325 – see below)	H7822-0372	-	12758

***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 and quarries 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 examples on the VHI is discouraged.

The following table sets out the delisted VHI sites which are recorded as within the Precinct. These have been listed according to whether they lie in or out of the Study Area.

**Table 6.4 – Delisted VHI sites in the Precinct**

Name	VHI No.	Other listings	HERMES
<b>Within the Study Area</b>			
Beer H4 - Dry Stone Wall	D7822-0382	-	12749
Historic Rupertswood 1	D7822-0855	-	14327
<b>Outside the Study Area</b>			
Beer H2 - Ford	D7822-0380	-	12762
Beer H3 - Bluestone Blocks	D7822-0381	-	12750

**6.2.4 Other relevant heritage lists*****Register of the National Estate/Commonwealth Heritage List/National Heritage List***

The Register of the National Estate (RNE) was a national inventory of natural and cultural heritage places compiled by the now defunct Australian Heritage Commission. In 1997 the Council of Australian Governments agreed that heritage listing and protection should be the responsibility of the level of government best placed to deliver agreed outcomes. It was agreed that the Commonwealth's involvement in environmental matters should focus on matters of national environmental significance whilst each state, territory and local government should have responsibility for its own heritage.

Two new heritage lists were created in 2003 under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act): the National Heritage List (NHL) includes places of outstanding heritage value to the nation, and the Commonwealth Heritage List (CHL)



includes heritage places owned or controlled by the Commonwealth. The Register of the National Estate was maintained until February 2012 and is now an archive of information about more than 13,000 places throughout Australia.

The Sunbury Rings Aboriginal Ceremonial Site in the south west corner of the Precinct is included on the RNE, but the Precinct does not contain any other places that are included on the RNE, the NHL or the CHL.

### ***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 and not included on the statutory lists above.

### ***HERMES database***

At the time of writing, the HERMES database contained 694 records relating to places in the City of Hume LGA, although this number does include a number of multiple entries.

The sites described above are included on the database by virtue of their inclusion on the above heritage lists. Aside from these, only one other site is listed in the database as lying in or around the Precinct.

**Table 6.5 Additional places listed on the HERMES database as within the Precinct**

Name	HERMES
Jacksons Creek Irrigation Works, Sunbury, upstream side of The Nook	114325

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.

### **6.2.5 Other places identified in the municipal Heritage Study**

The *City of Hume Heritage Study: Former Shire of Bulla District* (Moloney & Johnson 1998) identified a series of 'Historical Sites and Potential Archaeological Sites' through comprehensive surveys of early historical plans held at the Central Plans Office and of most of the relevant plans held in the State Library of Victoria Map Room. The sites identified were deemed to be of potential heritage significance due to their age and historical associations and were examined principally because of the importance of the study area in the first settlement of Port Phillip; most are early squatting sites.

Most of these sites were not visited during the preparation of the Heritage Study and the study admits that the locations provided are approximate, being based on early maps of various scales and accuracies. The sites were included in the Heritage Study as a guide to further survey and assessment, and it was recommended that they be surveyed prior to proposed new development on the sites or their environs.

The following sites were postulated at locations which are within the Precinct. For each site an address is given for the property which most likely contains this location.

**Table 6.6 – Other places identified in the municipal Heritage Study as within the Precinct**

Site	Heritage Study Ref.	Likely property address
Hut (site of)	22	170 Lancefield Road

### 6.2.6 Cultural landscapes

The 1998 study identified a series of heritage precincts, which it differentiated into ‘Cultural Landscapes’ and ‘Heritage Areas’, across the municipality and recommended that these be considered for statutory protection. The study provides the following definition of a ‘cultural landscape’:

*“Cultural Landscapes” are essentially the product of the interaction of human activity (culture, or history) and geography (landscape). They are more than just a geographical setting for historical structures. The landscape has generally determined the types of activities and structures that occur in it, and in turn has been significantly modified by this human presence. Landscapes are not only a repository of our rural cultural heritage, but an expression of it.*

*Different types of human activities have been undertaken in the landscape since the first European occupation, and so landscapes generally manifest a range of historical themes and eras. They can contain a rich record of the different layers of cultural activity.’*

The following table lists the cultural landscapes which coincide with the Precinct. These are shown on Plan 2. Each of these coincides with at least part of the Study Area.

None of the ‘Heritage Areas’ identified in the study lies in the Precinct.

Although recommended for listing, these areas have yet to be made the subject of any specific heritage designation.

**Table 6.7 – Cultural landscapes identified by Moloney and Johnson (1998) that coincide with the Precinct**

Cultural Landscape Name	Heritage Study Ref.
Jacksons Creek, Sunbury	Cultural Landscape No. 1
Melbourne to Echuca Railway	Cultural Landscape No. 2
‘Waterways’	Cultural Landscape No. 3

### 6.2.7 Places identified through public consultation

In 2011 the City of Hume undertook consultation to inform preparation of the *Hume Integrated Growth Area Plan* (HIGAP) for Sunbury, a comprehensive review intended to provide the Council’s new plan for the township and to inform the planning undertaken by the MPA, the Council, State Agencies and private developers.

A community consultation session was held at the Sunbury Memorial Hall on Wednesday 11 May 2011 which was attended by sixty eight (68) members of the community, including representatives from the Sunbury & District Heritage Association, Friends of Emu Bottom Wetlands Reserve and Salesian College, Rupertswood. Comments were gathered at the consultation session and during the exhibition period of the Emerging Options Paper from 12 May to 3 June 2011, and these included a number highlighting the importance of particular cultural heritage places in the area.

This consultation did not identify any places in the Precinct that are not covered in the above tables.

The Sunbury and District Heritage Association, Sunbury Historical and Heritage Society and the Sunbury Museum were contacted and asked whether they were aware of any additional places in the Precinct that might be of heritage significance. Responses were received from Veronica Burgess, President of the Heritage Association, and Peter Free, Presidents of Historical and Heritage Society, both to the effect that they had checked the archives of the respective societies and consulted their members but not identified any additional places.

### 6.3 Heritage listed places in close proximity to the Precinct

A number of designated heritage places are located close to the Precinct boundary, such that their setting could be impacted by development within it.

**Table 6.8 – VHR places in close proximity to the Precinct**

Name	VHR No.	Other listings	HERMES
Emu Bottom	H0274	Heritage Overlay HO53 RNE 5554	1136
Rupertswood	H0275	Heritage Overlay HO45 RNE 5555	1133

**Table 6.9 – HO places in close proximity to the Precinct**

Name	HO No.	Other listings	HERMES
Gellies Road bridge (over Emu Creek)	HO28	-	84133
Former (O'Briens) Stone Stream Farm (ruins) 170 Lancefield Road, Sunbury	HO325	-	12758

### 6.4 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.

#### 6.4.1 Site prediction model for PSP 1075

The historical context and heritage database results are the basis for developing a predictive statement about the possible types and distribution of heritage items in the activity area.

The study area has retained its rural character apart from suburban subdivision around its periphery. Historical sites in the study area are therefore most likely to be associated with the rural history of the area, and in particular with Rupertswood Estate, reflecting the regional occupations of farming, quarrying and pastoral activities.

The lack of formed roads in this early period meant that homesteads were instead located in proximity to water sources, and early farm sites are often set well back from the present roads. From the late nineteenth century, roads were constructed by the District Roads Boards and the increasingly prosperous local farmers had money to build new, larger houses located on the property edges adjacent to the made roads. Likewise, the subdivision of farms in the late nineteenth and early twentieth centuries resulted in new farm complexes which were often built on property boundaries for convenient road access.

The Sunbury area has a long history of Basalt quarrying, and the evidence of various types of removal methods might be present across the study area.

It is possible that some remains associated with the training of the Rupertswood Battery and the military manoeuvres undertaken along Jacksons Creek in the 19<sup>th</sup> and early 20<sup>th</sup> centuries may be located within the study area.

In summary, the most likely historical site types to be found within the activity area include the following:

- Water holes and soaks potentially used by the first wave of explorers and squatters to camp and water stock;

- Evidence of domestic occupation dating to the nineteenth century or early twentieth century, including domestic waste pits or middens (rubbish dumps, bottle dumps), structural remains, remnant exotic plantings and wells or underground storage tanks;
- Evidence of farming including plantings, terracing, fence lines (dry stone walls), access tracks, artificial water channels i.e. dams, drainage trenches and lines;
- Evidence of historical tree plantings, i.e. large introduced trees that may line access roads to properties;
- Remains of stockyards, holding pens, enclosures, stables and barns associated with the breeding of livestock;
- Features along Jacksons and Emu Creeks such as fords, and features relating to water management;
- Features relating to road and rail transport within the area, including road and rail construction and associated infrastructure such as bridges;
- Small quarries along the creek banks and the edge of escarpments where basalt naturally outcrops;
- Features and isolated artefacts associated with the military use of the Jacksons Creek valley in the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

## **6.5 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 any as yet unknown sites or and to clarify the manner in which known sites had developed, to inform the survey.

### 6.5.1 Historic maps

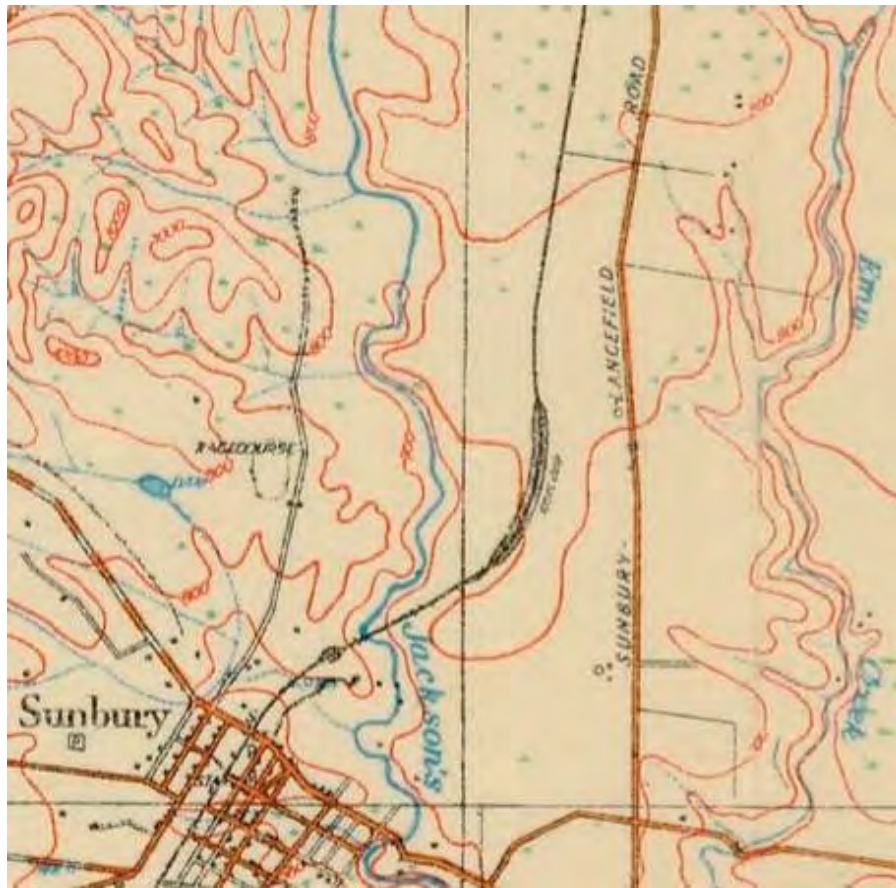


Figure 6 - *Military Survey Of Australia Ballan, Sunbury, Meredith & Melbourne (Victoria)*, prepared By Commonwealth Section, Imperial General Staff 1917 (State Library of Victoria)

A map entitled a *Military Survey of Australia Ballan, Sunbury, Meredith & Melbourne (Victoria)*, prepared by the Commonwealth Section of the Imperial General Staff in 1917 records only two buildings within the Precinct. Both are located to the east of Lancefield Road; one corresponds to the Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372) on the west bank of Emu Creek, and the second lies at the southern end of the Precinct near to Gellies Road. Although no structure survives at this second location, it does coincide with a small rectangular area of land (now part of 45 Gellies Road) defined by extant trees, and likely to represent the location of a small homestead.

Despite its larger scale, a map of the Sunbury area prepared by the Australian Section of the Imperial General Staff in 1938 does not show any additional structures within the Precinct. Indeed, the structure shown on the west side of Emu Creek at the Beer homestead farm complex/Former (O'Briens) Stone Stream Farm is not shown. Instead this map shows two structures on the east side of the creek, perhaps indicating a reconfiguration of the farmstead in the intervening years.

### 6.5.2 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 Precinct come from a run taken in February 1960 [Ref. M13 360]. These show the northern part of the Precinct, north of what is now the Sunbury Rings Aboriginal Ceremonial Site.

This part of the Precinct was little different from today, appearing to have been almost exclusively in agricultural use under a combination of pasture and arable cropping. The level of vegetation was also similar to now, with trees restricted to the line of Jacksons Creek and around the Sunbury Rings site. The large dam to the north west of this area had yet to be constructed.

Few buildings are shown in this part of the Precinct. The exceptions are a group of buildings including at least one house immediately to the west of the Melbourne to Echuca railway line, approximately 500m to the north of Raes Road on what is now the property at 3-5 Macedon Street. All of these appear to have since been removed and replaced with modern agricultural buildings. Further to the south east, the homesteads at 250 and 280 Lancefield Road are shown. The former, now known as 'Huntly Lodge' appears to have been significantly expanded and remodelled, although the house shown in 1960 appears to survive. The latter retains the agricultural buildings shown in 1960 but the house has been extended and another has been added to its north west.

The southern part of the Precinct is shown in images from a sortie flown in April [Ref. M8 485]. As it is today, the land to the north of Rupertswood was devoid of structures and in agricultural. Further east, to the east of Lancefield Road, the land in the Precinct was also all under agricultural use and largely free of buildings. The current track into 170 Lancefield Road was in existence but a single large agricultural shed on its southern side (which remains today) was the only structure at that site, the current house and outbuildings having yet to be constructed. At the eastern end of this track, where it meets Emu Creek, at least some of the elements of the now ruined Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372) appears to have still been in use, and to include some extant structures. The historic aerial images do not show any evidence the 'hut' site suggested to have been on this property by Moloney and Johnson (1998).

The only other structures apparent in the Precinct are shown at its southern edge, along Gellies Road (45 Gellies Road). These seem to represent a whole homestead, including a house and several large outbuildings, which is no longer extant and appears from current aerial imagery to only survive in the form of remnant trees and perhaps landscaping.



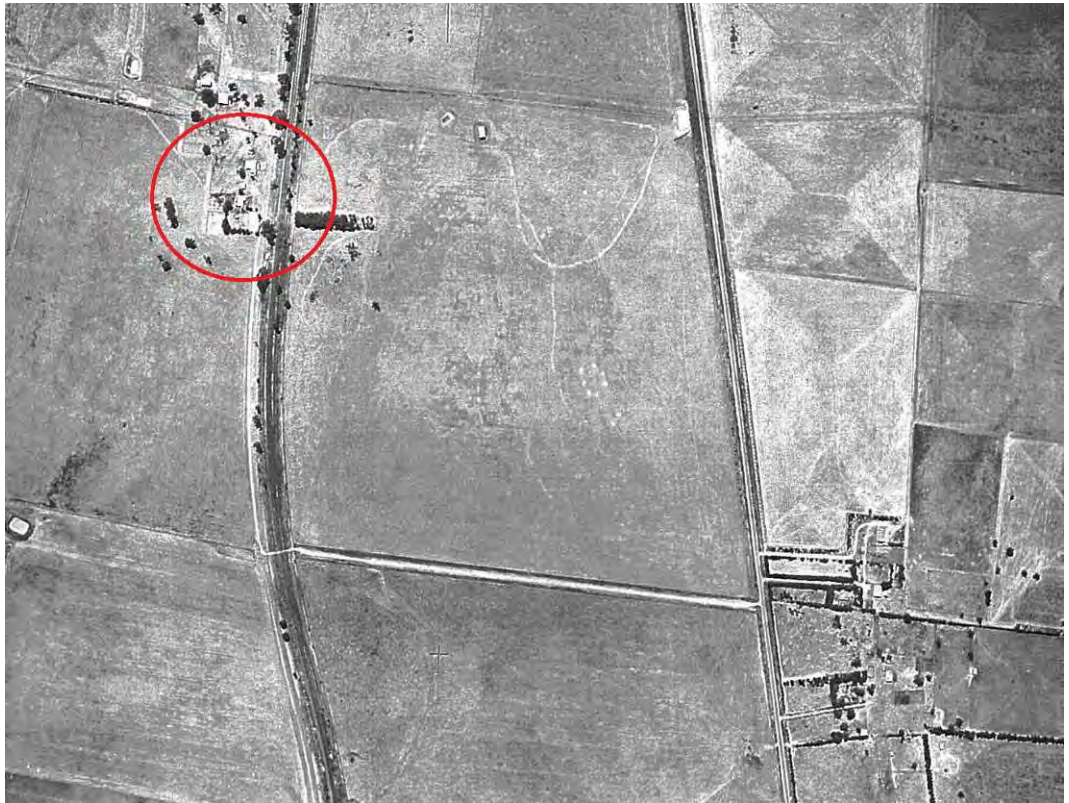
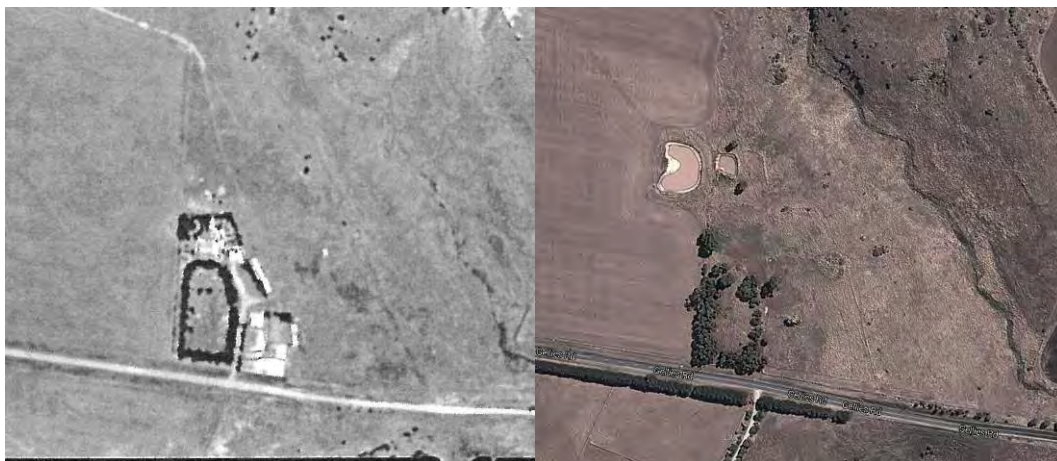


Figure 7 – The property at what is now 3-5 Macedon Street, highlighting the likely house location. The properties at 250 and 280 Lancefield Road are at the bottom right of the image (Lands Victoria)



Figure 8 – The property at 3-5 Macedon Street today (Google Maps)



*Figure 8 – Comparison of the homestead shown in 1963 on Gellies Road and the site today (Lands Victoria and Google Maps)*



## 7 FIELD SURVEY

Field survey of the Study Area was carried out by qualified archaeologist Ian Travers on the 24<sup>th</sup> and 29<sup>th</sup> October 2013. Its purpose was to identify any evidence of historic surface sites that could be impacted by development in the Precinct, determine the potential for buried archaeological deposits and their survival based on land use and apparent disturbance and to examine the cultural landscape within the Precinct. The survey was intended to inform and support the results of the desktop study.

For any archaeological sites located during the field survey, 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 Field survey rationale

It was not possible to survey the entire Study Area with the resources available, and so the field survey was focussed on areas for which clarification was required following the desktop review.

Clarification was sought in relation to two categories of places:

- Listed places (generally on the Heritage Overlay) for which the designated area could be 'tightened up' – i.e. altered from the standard circular area currently employed to more accurately reflect the extent of significant elements;
- As yet un-listed places of unknown significance for which only historical references and/or rough locations are available, and which could therefore have implications for the development of the Study Area.

As shown above, Google aerial imagery of the site was examined prior to the field survey to maximise its efficiency. Site visits were not undertaken for places where desktop research (i.e. the examination of historic maps and aerial photographs) has suggested the possibility of archaeological deposits but at which current aerial imagery indicates that no above ground material survives. In these cases, where there is no reason to suspect significant subsequent ground disturbance which might have destroyed sub-surface deposits, surface survey is unlikely to provide much additional guidance at this stage.

### 7.2 Access arrangements

Contact details for properties requiring survey were supplied by the MPA during the project. For those properties earmarked for field survey, Context contacted the property owners or managers and made arrangements to access the property with these individuals.

### 7.3 Field survey results

Field survey in the Precinct was conducted over two days (24<sup>th</sup> and 29<sup>th</sup> October 2013) across properties for which clarification was required following the desktop review. The survey involved visiting each area in a 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 each visit was undertaken in the company of the landowner or manager and in each case the opportunity was taken to question them with regards to the presence of sites on their property.

The results of the field survey area are described in the following sections, according to their property address. Each of the extant features described is shown on Plan 1.

### 7.3.1 Survey of listed places

#### ***Jacksons Creek railway bridge (H1692)***

The rail bridge over Jacksons Creek is located at the very southern tip of the western part of the Precinct. It is removed by some distance from the developable parts of the Precinct and largely concealed from them by topography and vegetation – being located to the south of a bend in the creek.



*Figure 9 - Jacksons Creek Railway Bridge (H1692) (Context Pty Ltd)*

#### ***'Goondannah', 340 Lancefield Road, Sunbury (HO326)***



*Figure 10 - The access track to 340 Lancefield Road (HO326) (Context Pty Ltd)*



The 'Goondannah' property at was inspected from Lancefield Road, as well as using Google aerial imagery. Although the heritage overlay area attributed to it extends into the Precinct, it can be seen that the historic property actually lies on the opposite side of the unnamed tributary of Emu Creek which forms its north eastern boundary. Furthermore, the historic house and its outbuildings are screened from the creek (and thus also the Precinct) by trees in their immediate setting.

#### **Beer H4 - Dry Stone Wall (D7822-0382)**

170 Lancefield Road was visited in the company of Greig Donnelly, General Manager of Wincity Development Pty Ltd, who has been the land agent for the property for a number of years. The only dry stone wall in evidence is a very rundown section lining the property's frontage onto Lancefield Road, to the south of its access, and the area included on the VHI is thus incorrect (see Plan 1). The wall is of very basic construction, essentially comprising piled boulders, but it stands to two courses for most of its length. Wooden posts in the wall which support a wire fence indicate that it was never intended to comprise a boundary on its own, although the growth of confers along much of its length have created an imposing barrier.



*Figure 11 - Dry stone wall along the road frontage of 170 Lancefield Road (Context Pty Ltd)*

### **7.3.2 Survey of un-listed places of unknown significance**

#### ***Putative 'Hut' site at 170 Lancefield Road***

Moloney and Johnson (1998) cite historic maps in suggesting the presence of an early 'hut' at what is now 170 Lancefield Road. The area was visited in the company of Greig Donnelly, the land agent for the property for a number of years. Mr Donnelly has no recollection of such a site on the property, and no evidence was visible at the suggested site (to the north east of the current farmstead).

#### ***Jacksons Creek Irrigation Works, Sunbury, upstream side of The Nook***

The HERMES database records this site to the north of Rupertswood, at the south western corner of the Precinct. The area was visited with Chris Ryan, the Rupertswood Farm manager, and Mr Ryan has no recollection of any such works within the Precinct. Indeed, Mr Ryan believes that 'The Nook' is in fact located elsewhere in Sunbury and the HERMES entry would therefore seem to be erroneous.

### **7.3.2 Sites previously surveyed by Context**

Several of the heritage places in the Precinct were surveyed by Context in 2010 as part of the *Outer Western Metro Site Reassessment Project: Municipalities of Brimbank and Hume* (Travers 2010).

**'Cannon Gully' Sunbury Volunteer Military Exercise Site (HO366/H7822-2291)**

The site represents the 'battlefield' on which military exercises were held in the 1860s, 1870s and the early years of the 20<sup>th</sup> century, the site of the encampments having been to the west on the other side of the creek. The site comprises an open plain defined by Jacksons Creek to the west and steep embankments which are channelled into a gully to the east. The creek forms a deeper ravine to the north of the field. The Volunteers would proceed to this area from their encampments on the west side of the creek to undertake exercises.



*Figure 12 - 'Cannon Gully' Sunbury Volunteer Military Exercise Site, Looking north towards ravine (Context Pty Ltd)*

The only apparent artificial feature is the zig zag track leading up a steep embankment to the north east, This was used to provide access from the camps and 'battlefield' below to the observation point on the plateau above, from which the main mock battle could be observed easily and safely by the public.



*Figure 13 - 'Cannon Gully' Sunbury Volunteer Military Exercise Site, looking north west towards Jacksons Creek (Context Pty Ltd)*

The survey did not identify any cultural material on the surface, Moloney and Johnson (1998) record that pieces of ammunition have been found in the surrounding hills. It is not clear whether these are simply the remains of cartridges dropped during manoeuvres or spent bullets. The latter would indicate that the manoeuvres included live fire exercises, in which case ordnance is likely to survive as subsurface deposits within and around the site, perhaps including larger artillery rounds - the ravine at the northern edge of the battlefield is likely to have provided a safe target for such practice fire. The survey also failed to locate any evidence relating to the temporary bridges that were constructed for the mock battles, but it is possible that sub-surface remains survive, and presumably some other form of more permanent crossing point allowed direct access from the camps on the western bank of the creek.

The areas mapped for the HO and VHI designations differ because the former is more focussed on the landscape elements (i.e. the embankment and ravine) whilst the latter aims to include the 'battlefield' itself (and thus any subsurface deposits relating to activity in that area). However, the lack of an extant surface component makes the area mapped for the VHI listing somewhat arbitrary, and the existing VHI mapping is Heritage Victoria's interpretation of the 2010 site card which did not define an exact area for this component of the site.



*Figure 14 - 'Cannon Gully' Sunbury Volunteer Military Exercise Site, looking north east towards the zigzag track and the observation point (Context Pty Ltd)*

**Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372) (also D7822-0380 & 0381)**

This site, which straddles Emu Creek, lies at the eastern edge of the Precinct, outside the Study Area. It comprises the remains of extensive stretches of drystone walls and stone outbuildings, together with a ford, stone paved tracks, stockyards, and other fabric associated with an early farm complex. The remains are of historical significance for their association with the first settlement and agricultural use of the land, and they demonstrate a distinctive way of life and farming activities that date from the mid-nineteenth century.

This site was briefly visited during the field survey for this project, in the company of Greig Donnelly, the land agent for the property. The site is essentially unchanged from its condition in 2010 and Mr Donnelly confirmed that it lies outside the developable part of the property.

**Historic Rupertswood 1 (D7822-0855)**

This site was originally recorded to be an artefact scatter, but a survey of the site prior to 2010 recorded that it had been heavily disturbed by ploughing. The 2010 survey found that it had been used for dumping construction waste, probably from works at the Salesian College site at Rupertswood, and no evidence of the scatter was observed. It was thus recommended that the site be delisted.

## 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 (as opposed to the whole Precinct).

Most of the heritage places identified in the Precinct are already subject to heritage listing. Many are location close to the two main watercourses running through the Precinct – Jacksons Creek and Emu Creek, in areas which are not suitable for development, and they are therefore not located within 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. A site prediction model has been formulated for PSP 1075 on the basis of the area's known history and with reference to the previously recorded heritage in and around the Precinct (see 6.4.1 above). The post-contact heritage places recorded through the assessment and described in the previous section all fall into these predicted site types. These places are set out below and all are shown on Plan 1.

**Table 8.1 – Post-contact heritage places identified within the Study Area**

Name	Listing	Other listings	HERMES
'Goondannah' 340 Lancefield Road, Sunbury*	HO326	-	113407
'Cannon Gully' Sunbury Volunteer Military Exercise Site	HO366	VHI H7822-2291	124590
Beer H4 - Dry Stone Wall	D7822-0382	-	12749
Historic Rupertswood 1	D7822-0855	-	14327
Site of structure at 3-5 Macedon Street	-	-	-
Site of a structure at 45 Gellies Road	-	-	-

\*The homestead itself is in fact located outside the Precinct

It is possible that other, as yet unidentified, post-contact surface features are present within the Study Area, but this is considered unlikely given its past land use and the investigation undertaken for this study.

#### **Dry stone walling in the Study Area**

Compared with other agricultural areas to the north and west of Melbourne, there is relatively little dry stone walling present in the Precinct today, and this is probably the result of the expansion and reconfiguration of fields in the second half of the last century.

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 dry stone walls and enclosures date 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 19<sup>th</sup> century when ownership became more fragmented in the current land parcels which the walls continue to define.

The construction of many of these walls is not of high quality – not being as technically proficient as 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 the piling of stones to form an expedient 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
<ul style="list-style-type: none"> <li>a) Importance to the course, or pattern, of Victoria’s cultural history.</li> <li>b) Possession of uncommon, rare or endangered aspects of Victoria’s cultural history.</li> <li>c) Potential to yield information that will contribute to an understanding of Victoria’s cultural history.</li> <li>d) Importance in demonstrating the principal characteristics of a class of cultural places and objects.</li> <li>e) Importance in exhibiting particular aesthetic characteristics.</li> <li>f) Importance in demonstrating a high degree of creative or technical achievement at a particular period.</li> <li>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.</li> <li>h) Special association with the life or works of a person, or group of persons, of importance in Victoria’s history.</li> </ul>

### 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).

There are no places in the Study Area that are subject to State level listing on the VHR, and only one place within the Study Area that is currently included on the City of Hume Heritage Overlay, as shown in Table 8.1.

On the basis of the above criteria none of the other undesignated post-contact heritage places listed in Table 8.1 is considered to meet the threshold for local significance and thus warrant inclusion on the City Hume Heritage Overlay. However, all of the places listed reflect the historic development of the area, and it is desirable that their presence be reflected in some way in future planning.

The assessed significance of each of the heritage places in the Study Area is shown in Table 8.3.

**Table 8.3 – Significance of heritage places in the Study Area**

Name	Primary listing	Significance level
‘Goondannah’ 340 Lancefield Road, Sunbury*	HO326	Local
‘Cannon Gully’ Sunbury Volunteer Military Exercise Site	HO366	Local
Beer H4 - Dry Stone Wall	D7822-0382	Less than local
Historic Rupertswood 1	D7822-0855	Less than local
Site of structure at 3-5 Macedon Street	None	Less than local
Site of a structure at 45 Gellies Road	None	Less than local

\*The homestead itself is in fact located outside the Precinct

### ***Inaccuracies of the existing Heritage Overlay***

The study has identified an error in the current Heritage Overlay mapping relating to ‘Goondannah’ at 340 Lancefield Road (HO326).

As with many other Heritage Overlay places in the area, for this property a 100m buffer has been employed around a single mapped point, rather than the creation of a polygon based on the actual area covered by the significant heritage. The advantage of this approach is that it preserves a larger area around the significant elements which helps to retain an impression of their rural setting, but this needs to be justified by the significant fabric, and there is probably some scope for these ‘broad-brush’ areas to be tightened up.

In the case of ‘Goondannah’ the area which is mapped on the HO is in the wrong place – the homestead containing the significant structures actually lies at the south eastern edge of the mapped 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. Each of the places in the Study Area that are subject to other heritage listings may also contain archaeological deposits, especially considering their previous use as domestic homesteads.

As stated in section 6.2.3 above, dry stone walls and quarries are not generally considered to have archaeological potential, and for this reason those in the Study Area that were included on the VHI have since been ‘delisted’. Likewise the ‘Historic Rupertswood 1’ artefact scatter has been delisted as it appears to have been removed (D7822-0855). The single VHI site in the Precinct that has not been delisted is that relating to the ‘Cannon Gully’ Sunbury Volunteer Military Exercise Site (HO366/VHI H7822-2291).

Two sites in the Study Area are considered to have archaeological potential on the basis of evidence for previous structures to have existed there, and an assumption that the site has not been subject to the kind of significant ground disturbance that would have destroyed any sub-surface deposits. Specifically these are the sites of structures shown on the 1917 map at 3-5 Macedon Street and 45 Gellies Road.

It is possible that subsurface archaeological deposits exist at other locations within the Study Area, but this is 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, away from the main watercourses of Jacksons Creek and Emu Creek.

### 8.2.3 Significance of dry stone walls

Only one section of surviving dry stone wall has been identified in the Study Area – that running south along Lancefield Road from the access track into the property at 170 Lancefield Road (apparently recorded as delisted VHI site D7822-0382). However, it may be that other sections of wall that have not been identified through this study exist in the Study Area.

The known dry stone walling 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 City of Hume Planning Scheme 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 imposes a requirement that Council consider the significance of the wall when deciding whether to award a permit.

The dry stone walling in the Study Area is believed to date to before 1940, and therefore it is subject to local planning policy. In order to inform Council decision making, the dry stone wall in the Study Area has therefore been assigned a relative level of significance based upon its condition and the technique involved in its construction. This assessment of significance does not reflect the importance of the historical boundary marked by the wall, as this would require in depth historical research which is beyond the capabilities of this study.

This level of significance is based on the criteria set out in Table 8.4. These are only applicable to the Study Area and do not claim to provide a framework for assessing walls in the wider area.

**Table 8.4 – 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

On the basis of these criteria, the wall on the east side of Lancefield Road is assessed to be of low to moderate significance. The wall is run down and broken in places, but it retains some form and is also important in that it represents the principal characteristics of a type of cultural place (i.e. dry stone field boundaries) that are otherwise now absent in the Study Area.

## 8.3 Impact of potential Jacksons Creek crossing

Development of the Precinct will require the creation of a new crossing over Jacksons Creek. A 150m wide band illustrating the most likely location for this crossing (based on the *Sunbury/Diggers Rest Growth Corridor Plan* of June 2012) is shown on Plan 1.

As can be seen, construction of a crossing at this location would impact on the area of the Cannon Gully' Sunbury Volunteer Military Exercise Site which has been included on the VHI on the basis of its archaeological potential (VHI H7822-2291). The area included on the Heritage Overlay on the basis of its local significance would be bypassed, but it should be assumed that if physical evidence is present within this area it would likewise be assessed to be of local significance based on the criteria set out in Table 8.2. Such an assessment would not necessarily represent an impediment to the construction of the crossing, especially when alternative routes are limited, but it will be necessary to undertake some additional works to mitigate the potential loss of significant heritage material in the affected area. This need would

be accentuated in the event that the affected area varies from that shown on Plan 1 and intrudes onto the area covered by the Heritage Overlay designation.

## **8.4 The setting of nearby heritage places**

A number of significant heritage places lie immediately outside the Study Area, both within the Precinct and at its edges. These include three places of State significance which are on the VHR and places of local significance which are included on the City of Hume Heritage Overlay. There are also several known heritage places, including VHI and delisted VHI listings relating to the Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372) (also D7822-0380 & 0381) straddling Emu Creek.

The City of Hume has adopted Clause 15.03-1 *Heritage Conservation* which states that the Council will '*Ensure an appropriate setting and context for heritage places is maintained or enhanced*' and the setting of these places is therefore a consideration.

It is considered that all of these places would be screened from development in the Study Area by geographical features, including the creek valleys in particular. In the case of the places at the south western corner of the Precinct, this is supplemented by vegetation in the immediate setting. However, this policy should be borne in mind during master planning for the Precinct.

## **8.5 Cultural Landscapes**

The municipal heritage study identified a series of 'cultural landscapes' within the municipality which it recommended for protection. The landscape features of the area provide context and focus for much of the post-contact heritage (and probably also Indigenous heritage) in the area.

### **8.5.1 Jacksons Creek**

The Jacksons Creek cultural landscape comprises the valley of Jacksons Creek in the western part of the Precinct and extends over its north and south boundaries. The landscape of the creek is most dramatic in the southern part of the Precinct, particularly on the east side of the creek where the rocky escarpment rises steeply from the watercourse, in contrast to the rich alluvial character of the western side of Jacksons Creek. To the north the cultural landscape area has a less distinctive character, and has been subject to closer more intensive development. The cultural landscape should be assessed to determine its appropriate boundaries and significance, and to develop policy and objectives for its management. It is likely that there will be a continuation of the cultural landscape between PSP1074 and 1075, and possibly other PSPs within the area.

The views into and out of the cultural landscape are important and should be conserved. Development on ridge lines or within the valleys will compromise the understanding and value of the landscape and may introduce intrusive elements.

### **8.5.2 Melbourne to Echuca Railway**

The Melbourne to Echuca Railway cultural landscape is a narrow linear area identified by Moloney & Johnson (1998) along the railway line. The area identified as this cultural landscape, which bisects the Precinct and extends well beyond it to the north and south, is comprised of the railway line itself and an area of land to either side of it dictated by the prominence of the railway against the surrounding topography. This cultural landscape includes a number of important related heritage items, buildings and elements, connected by the historic railway line. The Moloney and Johnson report (1998) identify as significant the long straight views and vistas to important engineering structures, bridges, railway structures and the views into the surrounding landscape.

Development will have particular impact on the views into the landscape from the railway line, changing the way in which train travellers experience the cultural landscape surrounding Sunbury, including Jackson's Creek, the pastoral landscape and the town itself. Views to

significant elements (part of the rail infrastructure and engineering) should not be affected by the proposed development of the Precinct.

### 8.5.3 'Waterways'

The Waterways cultural landscape was identified along Jacksons Creek in the western portion of the Precinct and along the eastern edge of the Precinct on Emu Creek. The Waterways Precinct is a substantial cultural landscape including large areas of Jackson's and Emu Creek, its tributaries, valleys and alluvial flats. It stretches well beyond the boundaries of the Precinct. It is considered to be significant as a cultural landscape for the aesthetic value of the deeply cut gorges of Jacksons and Emu Creeks and also as an unusually rich repository of heritage places which track the settlement and early post-contact development of the area. The waterways are considered to present a distinctive and dramatic natural landscape, with sharply defined edges to the basalt plains, distinctive cliffs and important geological formations.

The boundaries of the Waterways cultural landscape across this and other PSPs need to be defined. However, it is clear that any development below the ridgelines of the waterways will be intrusive and detrimental to the understanding of the place as a cultural landscape. In addition, careful consideration to the development of land close to or adjacent to ridge lines should be limited to a single storey, and set well back. Work to determine appropriate view lines from key points within the Precinct would assist in planning to protect the views into and out of the waterways landscape. Consideration should also be given to the views between the waterways across the rich alluvial flats which exist in the Precinct.

**Table 8.5 – Cultural landscapes identified by Moloney and Johnson (1998) that coincide with the Precinct**

Cultural Landscape Name	Heritage Study Ref.
<b>Coinciding with the Study Area</b>	
Jacksons Creek, Sunbury	Cultural Landscape No. 1
Melbourne to Echuca Railway	Cultural Landscape No. 2
'Waterways'	Cultural Landscape No. 3

## 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.

For those places which are subject to statutory heritage designations it will be necessary for any proposed development to comply with the appropriate legislation – namely the *Heritage Act 1995* and the *Planning and Environment Act 1987*. In addition, 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 - Possible archaeological sites in the Study Area**

The VHI should be updated to more accurately reflect the archaeology of the Study Area, but this will need to involve more detailed investigation of certain places identified above than has been possible through this study.

The following three places should be investigated and added to the VHI if appropriate:

- Site of structure at 3-5 Macedon Street
- Site of structure at 45 Gellies Road.

A Consent to disturb is required from the Executive Director of Heritage Victoria (HV) for any works that will impact on a site or place listed on the VHI. There are fees associated with applying for the Consent that vary according to whether the purpose is archaeological study/removal or whether it's an application to deface, damage or interfere with a site/relic. In the event that archaeological investigation is required, a formal notification of intent to conduct an archaeological survey for non-Aboriginal historic sites must be sent to HV, prior to undertaking fieldwork. A conservation bond is also required for artefacts from a historic archaeological site.

Heritage Victoria provides information on the presence of VHI sites to all Victorian LGAs (through access to the HERMES database and GIS mapping layers), to encourage contact between agencies. However, there is no formal process of referral between LGAs and HV for VHI sites, and VHI sites are not automatically included in the LGA Planning Scheme in the way that Victorian Heritage Register (VHR) places are.

### **Recommendation 2 - Protection of heritage places outside the Study Area**

This report has been produced on the assumption that only places within the Study Area will be subject to potential impact through the development of the Precinct. However it is understood that some of the areas outside in the Study Area are intended to be improved as amenity space for the adjacent residential and commercial developments. The works associated with these efforts may also impact upon heritage resources, but the less intensive proposed future use of these areas is conducive to effective heritage protection and management.



It is recommended that more detailed assessment work (which has been beyond the scope of this study) be undertaken in relation to specific proposals for these areas. The assessments should each clearly define sensitive areas and make prescriptions for how significant heritage elements can be retained and incorporated into the amenity space. This should certainly be undertaken in advance of any proposed activity which might impact upon the site of the Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372) (also D7822-0380 & 0381) straddling Emu Creek.

Additional assessment work should also be undertaken for places of established or potential significance at a local level or above which may be directly affected by development in the event that the development envelope is expanded. Within the Precinct, these places are as follows:

- Beer homestead farm complex/Former (O'Briens) Stone Stream Farm (HO325/H7822-0372) (also D7822-0380 & 0381);
- Sunbury Rings Aboriginal Ceremonial Site;
- Jacksons Creek railway bridge (H1692);
- Cultural landscapes in the Precinct (see Recommendation 8 below).

### **Recommendation 3 - Dry stone walls**

Wherever possible, the dry stone walls in the Study Area should be retained, in line with Council policy. For dry stone walls which are to be retained, it is important that the visual relationship between related sections be maintained to recall the historic field boundary or area that the walls defined.

Any repairs to dry stone walls 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 4 - Revision of the City of Hume Heritage Overlay**

The mapping for the City of Hume Heritage Overlay has been shown to contain some an inaccuracy in relation to the property known as 'Goondannah' (HO326). The significant fabric on which the designation is based is in fact located outside the Precinct on the eastern side of the tributary of Emu Creek that forms its boundary, and generally the polygon assigned to the designation covers a much larger area than necessary. There is thus scope for this area to be 'tightened up', but any alteration should be informed by the supporting heritage citation and with the advice of an appropriately qualified heritage practitioner such as the Council Heritage Advisor.

### **Recommendation 5 - The settings of nearby heritage properties**

As discussed above, there are several properties located in close proximity to the Study Area – both within the Precinct and at its edge, that are included on the City of Hume Heritage Overlay or the Victorian Heritage Register because they have been assessed to be of local or State level significance.

In line with Clause 15.03-1 of the City of Hume planning scheme, the potential of future development to adversely impact on the setting of these places should be borne in mind during master planning.

## **Recommendation 6 - Construction of a road crossing of Jacksons Creek**

As stated above, construction of a crossing at the location shown on Plan 1 would impact on the area of the 'Cannon Gully' Sunbury Volunteer Military Exercise Site which has been included on the VHI on the basis of its archaeological potential (VHI H7822-2291). A Consent will therefore be required from Heritage Victoria, and this should be preceded by intrusive archaeological investigation works to determine the presence and nature of any archaeological deposits. This work should itself be informed by more detailed historical research to attempt to better determine the area over which the exercises extended and the activities which they entailed – and thus the potential for archaeological deposits to exist within the various areas.

However, a more detailed survey of the construction footprint should be undertaken in advance of any construction works to determine the extent to which significant post-contact cultural heritage will be impacted, and that appropriate measures are taken to mitigate adverse impacts.

If possible the area currently included on the Heritage Overlay (HO366) should be retained as open space in order to protect the distinctive landscape features which contributed to its use. This area would be bypassed by the construction of a crossing in the area shown, but in the event that the route deviates to impact upon the HO area, the further works described above should be expanded in recognition of the place's local significance in discussion with the City of Hume Council and Heritage Victoria.

In any event, with reference to Recommendation 5, construction of the crossing has the potential to intrude on the setting of the heritage place. An assessment of the 'Cannon Gully' landscape should therefore be included in the wider landscape assessment prescribed under Recommendation 8 below, and appropriate mitigation undertaken to reflect its significant landscape features – i.e. the alluvial flats employed as the 'battlefield', the steep escarpment and zigzag track and the elevated observation point.

Site interpretation should be employed in and around this area to explain its historical use and significance. This could include interpretive panels, guided walks or the naming of nearby roads and locations.

## **Recommendation 7 - Further work/contingency for post-contact heritage**

Historically, the Precinct appears to have been utilised as farmland, and the significant post-contact heritage identified within it is concentrated at a few locations. If informed by an appropriate heritage management strategy, its development is therefore unlikely to entail any impact on significant non-Aboriginal archaeological sites.

However, given the size of the Precinct, 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 to confirm the presence or absence of heritage material within each property. Any material that is identified by higher resolution investigation is unlikely to be of high significance and therefore unlikely to demand extensive mitigation works such as archaeological excavation.

But in any case, it is 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 – particularly along the railway, the creeks and Lancefield Road.

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.

## **Recommendation 8 - Cultural landscapes**

It is recommended that development within and adjacent to the three cultural landscapes (including the extended boundaries as shown by the Moloney and Johnson report (1998)) respond to the cultural values through appropriate and sensitive design. A cultural impact assessment may be required prior to the approval of subdivision or development.

An appropriate response may be to identify significant places within each of the landscapes and apply the Heritage Overlay to protect those with specific above ground fabric (buildings, dry stone walls, trees, hedgerows, ruins etc.). For land included in conservation areas or parks under the PSPS it may be appropriate to include larger areas within a Significant Landscape Overlay.

It is also strongly recommended that considerable consideration be given to the way in which development will impact on views into and out of the cultural landscapes. A key part of the experience of a cultural landscape is the sense of place. Where development intrudes into the experience of landscape, the sense of place is compromised, and our understandings of the values of the place are diminished.

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- DPI Geovic website - <http://new.dpi.vic.gov.au/earth-resources/products-and-services/online-services/geovic>
- DPI Geological Maps -<http://nremapsc.nre.vic.gov.au/MapShare.v2/imf.jsp?site=em>

DSE Interactive Biodiversity Maps -

<http://mapshare2.dse.vic.gov.au/MapShare2EXT/imf.jsp?site=bim>

Land Acts in Victoria to 1884 - [www.prov.vic.gov.au/peopleparliament/qt\\_landacts.asp](http://www.prov.vic.gov.au/peopleparliament/qt_landacts.asp)

Sunbury and District Heritage Association:

<http://home.vicnet.net.au/~sunburydha1989/historyDates.php>

‘Sunbury Music Festival’: [http://www.onlymelbourne.com.au/melbourne\\_details.php?id=3504](http://www.onlymelbourne.com.au/melbourne_details.php?id=3504)

‘The Art of the Collection’ (2007), State Library of Victoria website: [www.slv.vic.gov.au](http://www.slv.vic.gov.au)

Waugh, Andrew. ‘Sunbury Railway Station’ (2001):

<http://www.vrhistory.com/Locations/Sunbury.pdf>

### ***Heritage Listings***

Heritage Victoria HERMES database

Hume City Council 2013 Schedule to the Heritage Overlay

National Trust Register

Register of the National Estate

Victorian Heritage Inventory (VHI)

Victorian Heritage Register (VHR)



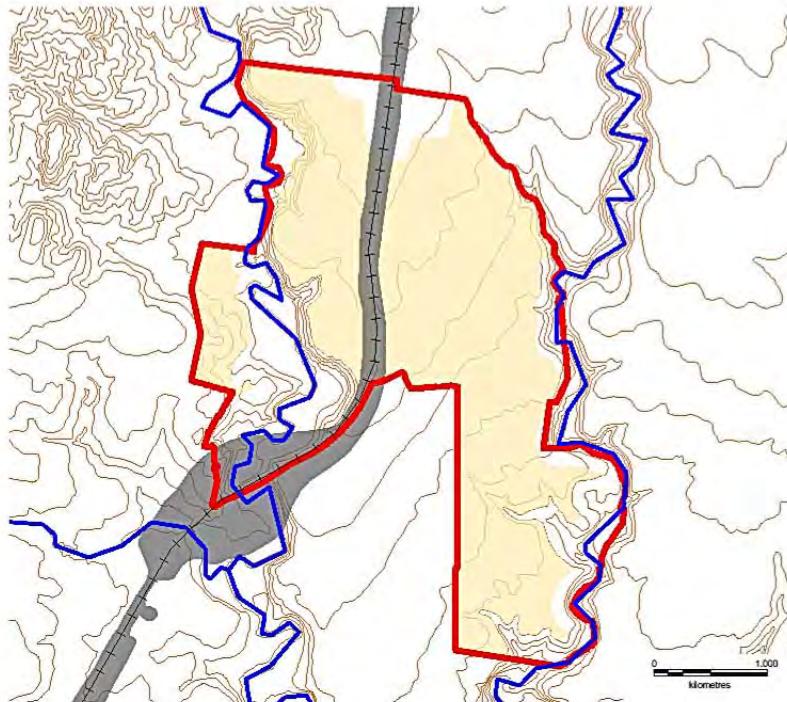
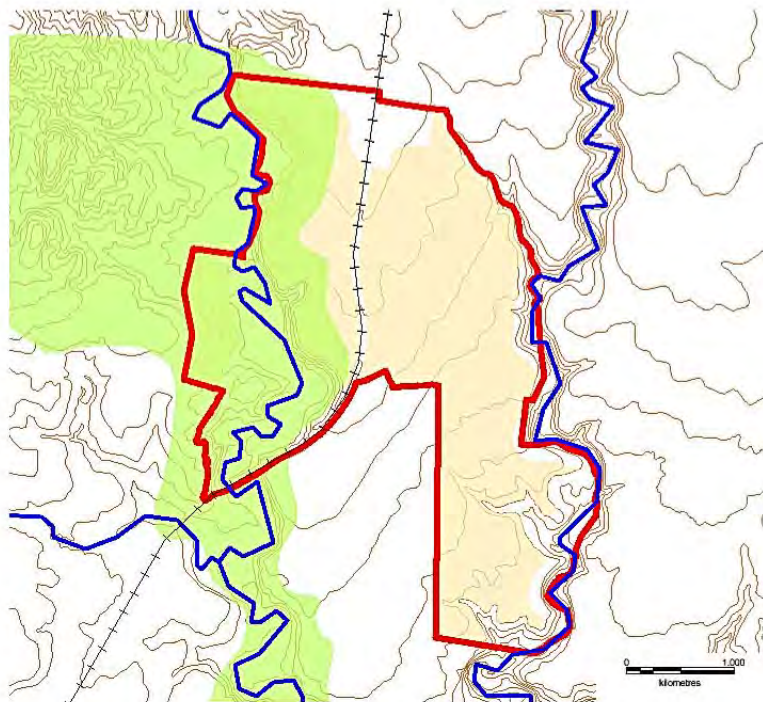
## **PLANS**

### **Plan 1 - Known post-contact heritage places**



## **Plan 2 - PSP 1075 Lancefield Road Cultural Landscapes**





## KEY

### Cultural Landscapes (as identified by Moloney & Johnson, 1998)

- Jacksons Creek, Sunbury
- Melbourne to Echuca Railway
- Waterways

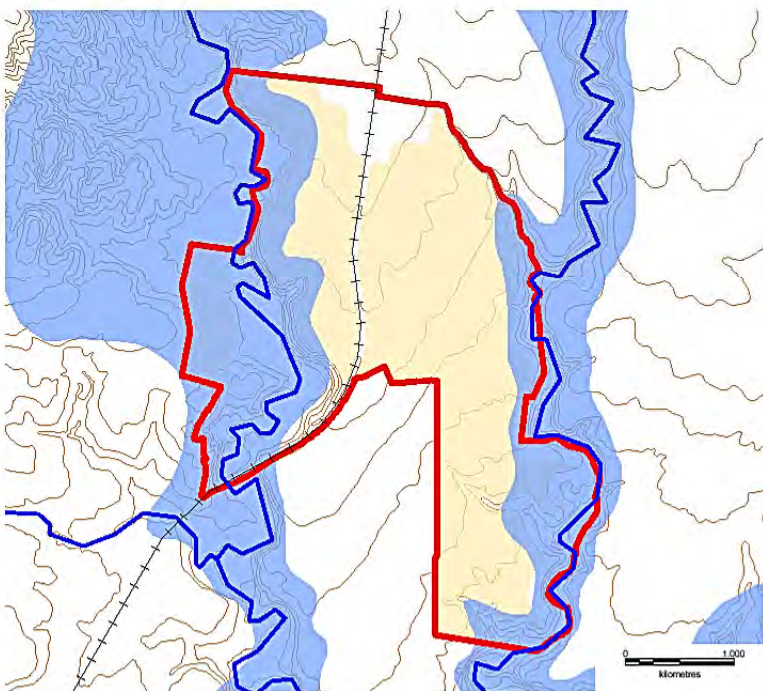
PSP 1075 Lancefield Road boundary

Development Envelope

Topography

Watercourse

Railway track



### PSP 1075 Lancefield Road Cultural Landscapes

**Client Project** Metropolitan Planning Authority  
PSP 1075 Lancefield Road  
Post-Contact Heritage Assessment

**Date** 26/11/13

**CONTEXT**

22 Merri Street Brunswick, Vic 3056  
T: 03 9380 6933 F: 03 9380 4066  
[www.contextpl.com.au](http://www.contextpl.com.au)

## **APPENDICES**

### **Appendix A - Gazetteer of heritage places**

## Post-Contact Heritage Places

### Victorian Heritage Register

Name	VHR No.	Other listings	HERMES	History/Description/Statement of Significance from HERMES
Jacksons Creek Rail Bridge	H1692	HO61 RNE 16044	1135	<p><b>History</b></p> <p>The Rail Bridge is historically significant for its associations with the opening of the 'main trunk lines', Victoria's first railway lines (c.1857 - 1869). These were the formative years of railway development in Victoria. This period of railway construction was characterised by lavish expenditure on railway structures, designed in accordance with the British standards of the time. (Harrigan, 1962) (Beeston, 1995)</p> <p><b>Description</b></p> <p>A 3 span, wrought iron, box girder superstructure supported on tapering bluestone piers and stepped-brick intermediary piers, supporting a double track deck. (Beeston, 1995)</p> <p><b>Statement of Significance</b></p> <p>What is significant? The Rail Bridge over Jackson's Creek, north of 'Rupertswood', Sunbury was constructed by Cornish &amp; Bruce c1861 on the Melbourne-Bendigo line, for the Victorian Railways. It is a 3 span, wrought iron box girder superstructure supported on tapering basalt piers, supporting a double rail track deck. In 1917, stepped brick intermediary piers were added as additional support to the deck to cater for the increasing weight of the new engines and freight loads.</p> <p>How is it significant? The Rail Bridge over Jackson's Creek, north of Rupertswood, Sunbury is historically and architecturally significant to the State of Victoria</p> <p>Why is it significant? The Rail Bridge is historically significant for its associations with the opening of the 'main trunk lines', Victoria's first railway lines (c1857-1869). These were the formative years of railway development in Victoria.</p> <p>The Rail Bridge is also architecturally significant, as a representative and essentially intact example of a mid-19th century railway bridge. The bridge is a notable element in the landscape and is of particular interest for the vermiculated pier caps to the tapering basalt piers, and for the stepped brick intermediary piers. The bridge demonstrates a distinctive method of bridge construction.</p>



## Hume City Heritage Overlay

Name	HO No.	Other listings	HERMES	History/Description/Statement of Significance from HERMES
<p>'Goondannah' 340 Lancefield Road, Sunbury</p> <p>(The designated area for this place is within the study area but the historic homestead actually lies outside the Precinct)</p>	HO326	-	113407	<p><b>History</b></p> <p>Citation from 1998 Heritage Study and 2003 Heritage Review:</p> <p>The bluestone buildings are situated on the northern boundary of Crown Allotment 4, Section 8, Parish of Bollinda. This was one of eight elongated rectangular allotments in the southern part of Bollinda, all approximately 200 acres (80 hectares) in area, which stretched from the Bendigo railway in the west, across Lancefield Road, to Emu Creek in the east. They were clearly surveyed in this way to create as many farms in this area of better soils as possible, and to maximise the number of properties with access to Emu Creek.</p> <p>As a group these were amongst the smallest farming allotments subdivided by the Crown in the region. By contrast, the northern part of the Parish of Bollinda was subdivided in the normal square mile (640 acre) allotments. Allotments in the south of Bollinda, and further south in Bulla Bulla, were also smaller, although those on the other (eastern) side of Emu Creek were in the order of 3-400 acres (120-160 ha), probably to accommodate generally poorer land, and poorer access, particularly with respect to the unbridged Emu Creek.</p> <p>The property, probably amongst the best farming land in the Sunbury-Bulla area, was sold along with most of the rest of the Parish of Bollinda on 31 July 1854. Its purchaser was a William Kirby (elsewhere referred to as Kerley, Kirley or Kerby). On 7 November 1853 a T. Kirby, in partnership with Michael Coolahan, had purchased a property of 529 acres on the east side of Emu Creek, about two kilometres south of CA 4 Section 8. On 4 October 1854 William Kirby purchased another two nearby crown allotments (a total of 386 acres), on the west side of Lancefield Road, also about two kilometres south of allotment 4 in Bollinda.</p> <p>Other purchasers of the elongated east-west allotments in Bollinda included Ann Greene of <i>Woodlands</i>, who purchased the four allotments south of Kerley, adding these farming allotments to her thousands of acres of pastoral property. The three allotments north of Kerley were purchased by a Denis Butler, a Michael Curtis, and Denis Butler again. The allotment purchased by Michael Curtis was in the possession of a William Curtis in 1912, presumably a descendent. Council road making contracts for 1871, which refer to a 'Curtis gate' on Lancefield Road, suggest that the Curtis family were living on the property. A 1916 plan of the area shows that there were buildings, almost certainly a homestead, on the site. This is the site of the present No.360 Lancefield Road homestead, which would seem to be a substantial brick Federation period home. Access has not been able to be obtained for this site. The 1916 map also shows a building, doubtless a homestead, on the</p>

northernmost site, which had been purchased by Butler.

Thus it appears that, with the exception of the allotments purchased by Greene, the purchasers of the allotments were in fact *bona fide* farmers who lived on the sites. In 1864 'Kerley' gave Michael Coolahan a legal statement that he no longer had any stake in the 529 acres they jointly had purchased from the Crown, probably confirmation of an arrangement informally agreed long beforehand. Coolahan had by this time built his own home on this site. By this time a P&T Kerley (possibly the same T Kerley who had been a tenant-in-common with Coolahan) were rated as the owner-occupiers of William Kerley's Bollinda purchase (allotment 4, section 8). Thomas and Peter Kerley were the sons of William Kerley and his wife Catherine, so William may have died by this time.

The Bollinda property was described in Council rate books as 'Agricultural and Pasture Farm, Emu Creek', a notation which generally indicated that there was a homestead on the property. The dwelling associated with this occupation was probably the simple gable roofed bluestone building which remains of the site. It was constructed at the boundary of what was then a 'Gum and She-oak Forest'. This forest stretched in bands across most of the Parish of Bollinda.

The net annual value of the property was £70 from the time of the first rate book in 1863 until 1867, when, along with other properties it was devalued slightly (to £65), probably because of the serious reversals for farming in the area from the early 1860s. In 1869 however its NAV increased to £87, while the value of neighbouring property remained constant. The most likely explanation is that there was a major improvement in the property c.1868-9, probably the construction of the larger and more sophisticated of the two bluestone dwellings which remain on the site.

From the year 1873 rate book and title information shows that the property was being leased to Kevin Eagan (*sic*). On 28 July 1879 Thomas and Peter Kerley sold all the land which had been purchased by their father - allotment 4 at Bollinda (183 acres) and allotments 1 and 2 of section 21 in Bulla Bulla (386 acres) to Patrick Leyden, another pioneer local farmer, who lived on the north-east corner of Sunbury and Lancefield Roads. The two Kerley allotments in the Parish of Bulla Bulla were by this time being leased to Michael Coolahan. The 1879 sale was for all this land 'together with a seven roomed stone house, weatherboard cottage and all other buildings on the land.' This was almost certainly the buildings on allotment 4 in Bollinda. The description would be of the larger of the two stone houses, or perhaps for both of them, as they were close and there may even have been a covered walkway between them (if the smaller building by this time served as the kitchen and/or employee accommodation).

There is an oral tradition that the property had originally been a hotel. While no documentary evidence or detail has been offered to support this tradition, its possibility is suggested by an examination of early maps of the area. An 1851 plan shows that the homestead was located on the direct line of a road to the Headlam pastoral station, at the place where the Headlam track crossed

the gully. The Headlam station was situated on Emu Creek about 1.5 kilometres north-east of the property. Another map, of 1854, shows that the line of Lancefield Road, at that time simply a track, also passed adjacent to the house. The house was at the point where the track veered from a north-easterly to a north-westerly direction, no doubt following the line of the gully until its head was reached. The homestead is located on the other side of this gully. Thus, for a period, the house would have been well located to serve potential hotel customers. Joint family farming and hotel operations were common in the nineteenth century. However, the demise of the Headlam sheep run after its take-over by Clarke in the early 1850s, and the progressive construction of Lancefield Road on the alignment of the government survey (from 1858), would have put an end to passing trade, and probably, any hotel which had been established to take advantage of it. With the construction of Lancefield Road on its surveyed route, the *Goondannah* homestead was then more than half a kilometre away from the traffic

Although it was declared a Main Road in 1865, basic construction was still taking place throughout the 1870s and 80s, with the road being formed and patches of stone (metal) screenings being laid. Eg, in January 1871 the Bulla Shire prepared plans and specifications for roadworks 'from [the] end of metal to Curtis' gate,' and 'from [the] metal opposite Junction to metal near Mr Guthries gate.'

### Description

The place consists primarily of two bluestone dwellings. The two dwellings have been renovated and joined together in a manner which retains a clear sense of two distinct structures, and successfully retains their historical character.

The first building is a small, c.4.5 by 9 metres, gable roof structure, typical of many vernacular dwellings which have been constructed in the study area, the vast majority of which are now ruinous. It is constructed of coursed random bluestone, with foundations of bluestone flakes, in a primitive manner. It has two part stone part brick chimneys and a corrugated iron roof. It could date to the subdivision and farming settlement of the property in the mid-1850s. A simple timber verandah has recently been added to its south side.

About 10 metres away is a larger rendered bluestone dwelling, c.9.5 by 7.5 metres. It has a hipped roof with slate cladding. Part of this is patterned slate and is probably original. Its unusual height is accentuated on the east side by a slight fall in the ground. Three large bluestone buttresses supporting the south wall are unusual, and may have been added after the date of original construction.

Nearby there is also a small bluestone quarry which may have been the source of the stone used for the houses.

A little to the north of the houses is a timber-framed corrugated iron shearing shed, probably dating

				<p>to the mid twentieth century, and associated stock yards.</p> <p>The significance of the place is enhanced by its having two well-preserved examples of bluestone buildings that appear to reflect the development of living standards over the first few decades of settlement. Probably the most comparable sites in the study area in this respect is <i>Sunnyside</i>. <i>Glen Loeman</i>, <i>Lancedene (Crowes Hill)</i>, <i>Red Rock Farm</i>, <i>Kalkallo Park</i> and to a lesser extent <i>Oaklands</i> are also intact and partially comparable examples.</p> <p><b>Statement of Significance from 1998 Heritage Study and 2003 Heritage Review:</b></p> <p>The early homestead complex, representing the development of living standards over the first few decades of farming settlement, is historically and architecturally significant at the Local level. It retains one of few intact early (probably mid-1850s) bluestone vernacular gable-roofed dwellings remaining in the study area, and a more imposing bluestone dwelling (probably 1860s). The complex also includes a bluestone quarry, the likely source of materials for the dwellings, and a substantial twentieth century shearing shed.</p> <p>The dwellings have been restored, and are in good condition. Some sympathetic infill has been used to join the two buildings in a manner which retains their distinct forms and character.</p> <p>The complex was built by the Kerley family, one of the pioneering generation of farmers in the study area. An oral tradition has it that the building was once a hotel. The fact that in its early days it was adjacent to both the track to Headlam's Sheep Station on Emu Creek and the road to Lancefield (prior to its construction on the surveyed route) supports the possibility of the premises being used in this way for a few years.</p>
'Cannon Gully' Sunbury Volunteer Military Exercise Site	HO366	VHI H7822- 2291	124590	<p>In 1854, at the outbreak of the Crimean War, the Victorian Volunteer Corps Act was passed. This resulted in the creation of the Melbourne Volunteer Rifle Regiment, the Victorian Volunteer Yeomanry Corps and the Geelong Rifle Corps, and in 1859 many new rifle companies and naval volunteers were authorised, including ten in the metropolitan area. General encampments were instituted, the first ones being held on the Chirside's property at the Werribee River, and another near Geelong. These devastated the countryside (Maloney &amp; Johnson 1998) and Thomas Chirside offered the Government £2000 to hold future encampments elsewhere. In 1864, William John Turner Clarke (aka 'Big' Clarke) offered the western section of his 'home park' (later to be called Rupertswood) for the fourth annual encampment.</p> <p>The purpose of the manoeuvres was to train the men in military disciplines and battle procedures. Held over six days of the Easter period, it was attended by some 2,400 volunteers, with 10-12,000 spectators observing the spectacle of the mock battle held on the Monday. One of the standard scenarios involved the retreating defenders demolishing timber Bridges, of which three, including a suspension bridge, were thrown up at each encampment, to impede the progress of the attackers. For the crowd, the artillery (in 1864 five 40 pounder Armstrongs, numerous 12 and 6 pounders, and</p>

smaller calibre guns) firing over the battleground provided a highlight of the event.

The following two Easter Volunteer Encampments were also held at the site, after which they were held at the You Yangs (1870) and Hobson's Bay (1872, 1873), but they returned to Rupertswood in 1874 and 1877. However, doubts about the efficiency of the Volunteers led to a Royal Commission in 1875 which noted inadequacies of training and other procedures and recommended their disbandment, and the Defence Reorganisation Scheme of 1883 instituted a Militia to replace the Volunteer system.

In the early years of the new century Easter military manoeuvres were again held at Sunbury, although this time they ranged more widely, and further to the north and east, which was still pastoral land in 1903.

The camp was favoured for its considerable advantages: as a suitable setting for the military manoeuvres, for its shelter to participants, and its unique viewing advantages for visitors. In 1866 the military requested spectators to restrict themselves to the high bluff on the east side of the creek which provided a perfect view of the amphitheatre. By way of assistance, the railways constructed 'a fine bridge across the creek, and cut a zigzag path up the ascent.' (The Argus, 2/4/1866).

(Derived from Maloney & Johnson 1998)

## Victorian Heritage Inventory

Name	VHI No.	Other listings	HERMES	Description from HERMES
Beer Homestead - Dairy Complex Remains	H7822-0371	-	12757	<p><b>History</b></p> <p>The first owner of the land on which these remains are located was Michael Coolahan who by the mid-1850s had an interest in some 790 acres of land to either side of Emu Creek. By 1888 Coolahan was considered one of the pioneer settlers in the district and he is said to have carried out mainly hay growing and some dairy farming on his land.</p> <p>Coolahan's land to either side of the creek was rated separately in the Shire of Bulla Rate Books because they were situated in different Shire ridings. It would appear that the land on the western side was probably used mainly for growing hay, and the only dwelling on this side was apparently a hut with a large hearth (Moloney 2003). A steep slope divides the land to the east of the creek quite distinctly into a main upper flat and a creek flat with only a small acreage. A dwelling is recorded as having been erected on each of these divisions, a bluestone house on the former and a weatherboard house on the creek flat (Moloney 2003). When Coolahan died in April 1895 his property included a 'bluestone cottage with WB skillions, tank, etc.' and a 'WB dwelling with stabling and outbuildings'. While the bluestone homestead probably dates back to the early to</p>

<p>Beer Homestead - Farm Complex</p> <p>(This is part of the site recorded just outside the Precinct on the Heritage Overlay as the 'Former (O'Brien's) Stone Stream Farm')</p>	H7822-0372	-	12758	<p>mid-1850s when Coolahan first settled on his property, the construction dates of the structures on the creek flats are more difficult to establish. The drystone fences and the stone outbuildings probably date back to the same era, perhaps a little later, but nothing appears to remain of the weatherboard house.</p> <p>From about 1896 to about 1901 the Coolahan family leased out the land on both sides of the creek to the Heath family and then to the O'Brien family. These tenants resided in the weatherboard house. From 1907 or 1908, the Coolahans resumed farming the property, but for unknown reasons they sold their land in late 1911. The new owner was a Michael Joseph Caffrey, a well-known Newmarket horse buyer and importer of English and New Zealand horses, although it is likely that he mainly used the Bulla land for grazing sheep. When he died in 1914 the Executors Realisation Sale registered 2000 cross-bred ewes for sale, as well as 60 horses and 20 dairy cattle. It is probable that the remains in the site, on the west side of the creek, date back to Caffrey's ownership of the property, during which time the property was known as Stone Stream Farm.</p> <p>The new owner of the land, a Robert Shilliday, took up possession of it in February 1915. Shilliday worked the property until he died in January 1930 when the farm was willed to his sons. It has not been established how long they owned the property, but some or all of it was later acquired by a William A. Stoney who apparently did not own the land long before selling it towards the end of 1953 to the Beer family. The Beers currently run cattle and a Clydesdale stud on the property. They recall that, apart from a small hut (see below), the buildings and structures down by the creek were ruinous when they bought the property (Maloney 2003).</p> <p><b>Description</b></p> <p>Site is a farm complex within an enclosed drystone wall area, walls form smaller enclosed areas within a larger area. There is a stone horseworks circle, associated wooden frame, cobbled areas, and a dairy across the creek. A ford upstream was used to move cattle from one area to another.</p> <p><b>History</b></p> <p>The first owner of the land on which these remains are located was Michael Coolahan who by the mid-1850s had an interest in some 790 acres of land to either side of Emu Creek. By 1888 Coolahan was considered one of the pioneer settlers in the district and he is said to have carried out mainly hay growing and some dairy farming on his land.</p> <p>Coolahan's land to either side of the creek was rated separately in the Shire of Bulla Rate Books because they were situated in different Shire ridings. It would appear that the land on the western side was probably used mainly for the growing of hay, and the only dwelling on this side was apparently a hut with a large hearth (Moloney 2003). A steep slope divides the land to the east of the creek quite distinctly into a main upper flat and a creek flat with only a small acreage. A</p>
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HO325)

dwelling is recorded as having been erected on each of these divisions, a bluestone house on the former and a weatherboard house on the creek flat (Maloney 2003). When Coolahan died in April 1895 his property included a 'bluestone cottage with WB skillions, tank, etc.' and a 'WB dwelling with stabling and outbuildings'. While the bluestone homestead probably dates back to the early to mid-1850s when Coolahan first settled on his property, the construction dates of the structures on the creek flats are more difficult to establish. The drystone fences and the stone outbuildings probably date back to the same era, perhaps a little later, but nothing appears to remain of the weatherboard house.

From about 1896 to about 1901 the Coolahan family leased out the land on both sides of the creek to the Heath family and then to the O'Brien family. These tenants resided in the weatherboard house. From 1907 or 1908, the Coolahans resumed farming the property, but for unknown reasons they sold their land in late 1911. The new owner was a Michael Joseph Caffrey, a well-known Newmarket horse buyer and importer of English and New Zealand horses, although it seems that he mainly used the Bulla land for grazing sheep, and when he died in 1914 an Executors Realisation Sale held registered 2000 cross-bred ewes for sale, as well as 60 horses and 20 dairy cattle. It is probable that the remains on the west side of the creek (H7822-0371), which include a sheep dip date back to Caffrey's ownership of the property, during which time the property was known as Stone Stream Farm.

The new owner of the land, a Robert Shilliday, took up possession of it in February 1915. Shilliday worked the property until he died in January 1930 when the farm was willed to his sons. It has not been established how long they owned the property, but some or all of it was later acquired by a William A. Stoney who apparently did not own the land long before selling it towards the end of 1953 to the Beer family. The Beers currently run cattle and a Clydesdale stud on the property. The Beers recall that the buildings and structures down by the creek as ruinous when they bought the property (Maloney 2003).

#### Description

Site contains remains of dairy farm complex - bluestone dairy, drystone walls along eastern side of dairy, an area of cobbled paving, a few hand-made bricks. There is also allegedly a cobbled road that goes over hill behind dairy (this wasn't found at the time of investigation.)

#### *Delisted VHI sites*

Name	VHI No.	Other listings	HERMES	Description from HERMES
Beer H4 - Dry Stone Wall	D7822-0382	-	12749	None provided (site card attached to entry)

Historic Rupertswood 1	D7822-0855	-	14327	Historic artefact scatter of glass and ceramic extending over approximately 50 x 30m area. The site is located on farmland that was part of Clarke's Rupertswood Estate.
Beer H2 - Ford	D7822-0380	-	12762	Disturbed ford across emu creek made from river rocks and rocks set in concrete.
Beer H3 - Bluestone Blocks	D7822-0381	-	12750	Bluestone blocks have been heaped together on riverbank. Some have been cut, others are boulders. There are also some machine-made bricks in the pile. These are located on creek bank.

### Other relevant heritage lists

#### *HERMES database (and not included on the above statutory lists)*

Name	HERMES	Description
Jacksons Creek Irrigation Works, Sunbury, upstream side of The Nook	114325	<p><b>Citation from 1998 Heritage Study and 2003 Heritage Review:</b></p> <p>The flat is situated below the northern boundary of the town of Sunbury. It would have been overlooked by the first huts of the Jackson brothers, which were located near the end of Vaughan Street. Perhaps Evans (for a short period), and maybe also Stuart and WG Sams (other probable early settlers at Sunbury) were also located around this area.</p> <p>Assistant Surveyor Thomas Watson's early plan for Sunbury, around 1850-1, marks the flat with the following notation:- "Fine Rich Soil in this Paddock". The paddock is surrounded by Jacksons Creek on three sides, and has a fence stretching between two points on the creek on the northern side, below the hill, across what was then a narrower neck of the flat. It seems to be one of William Jackson's paddocks. On the opposite side of the creek (north end of the flat), is another paddock, fenced off from the abutting "Jacksons Homestation", marked "Wheat and Garden".</p> <p>Assistant Surveyor WS Urquhart's 1851 plan of the town shows the new proprietors of town lots, and the southern boundary of WJT Clarke's Special Survey incorporating Jackson's homestation and woolshed on the north side of the creek. The abutting flat, on the south side of the creek is outside Clarke's survey. Again, he notes its special quality, marking it "Rich Soil". Its south-east edge, near the present bridge at The Nook, is marked "Dense Scrub". The rich soil of the flat continues to be remarked in plans throughout the 1850s. Only one other site, the downstream flat, on which <i>Ben Eadie</i> (qv) was later located, is also marked "Rich Soil".</p>

In the early 1860s the land along Jacksons Creek, on the edges of the town, became available for selection under the Novel Industry clause of the Selection Acts. A road was surveyed around the perimeter of these lands, without any regard to the escarpment of the creek valley, which precluded any actual building of a road on this alignment. Again, the alignments of the streets in the township were continued straight, in imaginary lines, across Jacksons Creek to become the boundaries of the new c 15 - 30 acre allotments for intensive farming. One street, Jackson Street, was also continued across the creek on the same straight alignment. This seemed to provide access only to the impossible perimeter road, rather than to any property. It was finally revoked in 1909, but not before its line was planted with a row of olive trees which are now an impressive reminder of a mystery of the Sunbury survey.

However, the olive trees also express the "novel industry" era, which was so important in the history of the town. While there is not direct evidence available at present, it is almost certain that the trees would have been planted as part of these provisions, which encouraged the development of such "continental" and exotic industries as olives, citrus fruits, and vines. While the length of Jacksons Creek from *Goonawarra* to *Springvale* provides evidence of viticulture, and the remains of an orange grove survive further downstream at *Eignane*, the olive stand is the only evidence of the Novel Industry provisions in this reach of the creek. It shows that these provisions were responsible for the development and subsequent landscape of the entire length of the creek around the boundary of Sunbury Township.

In January 1865, after the Novel Industry provisions had come into effect, the flat, by then Allotment A of 19 acres, is shown as owned (or occupied?) by Gustave Beck (sic). To its east, across the Jackson Street extension, are Allotments B and C, of 15 and 28 acres, owned by W Levey, another selector under the novel industry provisions. However, the parish plan, showing the first purchasers of Crown allotments, shows that these allotments were purchased, in July 1868, by AB Wells & FC Christy (A), and JG Francis, of *Goonawarra* (B, C). In 1870 Gustave Beckx is listed as being a vigneron at The Nook. In 1872 Charles May leased the property, which operated as a market garden thereafter. It seems that Beckx and Levey either could not comply with the conditions of the novel industry clauses (re improvements, minimum cultivation, or purchase instalments) and forfeited, or were "bought out" by Wells, Christy and Francis, or came to some arrangement with them. Beckx had already purchased 7.5 acres on the south side of the creek, and his neighbour, Robert Stafford, who had 21 acres between Macedon St and Jacksons Creek, was also listed as a vigneron in the 1860s.

In the late nineteenth century the property known as The Nook was purchased from a Mr

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Synnot by the first school teacher in Sunbury, Michael McMahon. Vineyards and such experimental intensive uses had long become uneconomical by the time his son, also Michael (who was Shire President for eight terms), purchased other nearby properties including *Goonawarra*. He started the Vaughan Street Milk Depot in 1924, and this, and the flat, remains in the hands of Michael junior's son John, also a former Shire President, and President of the Sunbury Waterworks Trust for 23 years.

In the 1930s the McMahons had the engineers Little and Brosnan lay out the flat for flood irrigation. The work, which included the levee, channel, and Robison pump, was carried out by Whelans constructions. However, the water supply of Jacksons Creek became less reliable, and the State Rivers and Water Supply Commission restricted flood irrigation. Since the early or mid 1950s, the flat had only been able to be spray irrigated, and the channel and associated works fell into disuse. The local holders of water permits established the "Jacksons Creek Water Users League" in the early 1960s. The League made an unsuccessful submission to a Parliamentary Works Committee arguing that a reservoir ought be constructed for irrigation purposes. After the severe 1968 drought this dam was built, but for domestic use only.

**Statement of Significance from 1998 Heritage Study and 2003 Heritage Review:**

Recommended Level of Significance: Local

The irrigation channel and large pump, used for flood irrigation of the rich alluvial flood plain on the bend of Jacksons Creek, is of local historical significance:- as a rare and substantial remnant of the use of irrigation on the alluvial flats of Jacksons and Deep Creeks; as the only remaining evidence of flood irrigation that is known in the study area; for its situation on an alluvial flat which was noted in the earliest records as being exceptionally fertile; for the pump, built by historically important Melbourne company, Robison Bros; for its association with the locally prominent McMahon family, several generations of whom have been Shire Presidents.

Since the beginning of farming in the study area these small flats in the bends of the creeks have been used for horticulture, orchards, and more intensive production, sometimes with the assistance of windmills and pumps for irrigation. They would appear to have been critical to the subsistence of many small farms in the study area.

A substantial row of large olive trees along the east side of the flat would appear to be testament to the novel industry clauses of the Lands Acts, introduced in the 1860s. The trees provide evidence of the almost total development of Jacksons Creek at Sunbury under the provisions of this clause, and of its significance to the landscape of Sunbury.

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## Other places

***City of Hume Heritage Study: Former Shire of Bulla District 'Historical Sites and Potential Archaeological Sites' (Moloney & Johnson 1998)***  
(identified from historic map references)

Site	Heritage Study Ref.	Likely property address
Hut (site of)	22	170 Lancefield Road

## Cultural landscapes identified in Moloney & Johnson 1998

Cultural Landscape Name	Heritage Study Ref.	Description
Jackson's Creek, Sunbury	Cultural Landscape No. 1	See report or 1998 Heritage Study
Melbourne to Echuca Railway	Cultural Landscape No. 2	See report or 1998 Heritage Study
'Waterways'	Cultural Landscape No. 3	See report or 1998 Heritage Study