

Expert Witness Statement to Panel
Amendment C241WSEA
Whittlesea Planning Scheme

960-1030 Donnybrook Road, Donnybrook

Prepared under instruction from Gadens Lawyers
November 2020

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1.0 Introduction

1. This statement of evidence was prepared under instruction from Gadens Lawyers on behalf of Donnybrook JV Pty Ltd, the owner of the subject site at 960-1030 Donnybrook Road, Donnybrook. I have been instructed to comment on the heritage considerations associated with Amendment C241WSEA to the Whittlesea Planning Scheme in relation to the subject site.
2. Inter alia, Amendment C241WSEA proposes to introduce the Shenstone Park Precinct Structure Plan into the Whittlesea Planning Scheme and to also apply a Heritage Overlay control to part of the subject site at 1030 Donnybrook Road.
3. My instructions were as follows:
 - (a) *undertake an assessment of the heritage values of each of the Cistern and Outbuildings*
 - (b) *review and provide your professional opinion on the Statement of Significance and the provisions of the Revised PSP and Background Reports relating to the heritage values of the Cistern and Outbuildings, including any comments you may have as to the:*
 - i. *present condition of the Cistern and Outbuildings that would impact their heritage value(s);*
 - ii. *recommendation in the Heritage Assessment that the Cistern be registered on the Victorian Heritage Inventory; and*
 - iii. *recommendations in the Heritage Assessment that the Outbuildings be added to the Heritage Overlay of the Whittlesea Planning Scheme; and*
 - iv. *provide comments on any other heritage considerations concerning the Revised PSP and Background Reports that you consider to be relevant.*
4. This statement was prepared with assistance from Martin Turnor of my office. The views expressed are my own. I inspected the site in 2020 prior to preparation of this statement.
5. I note that there is no private or business relationship between myself and the party(s) for whom this report is prepared other than that associated with the preparation of this statement and associated other reports and advice on heritage issues.

2.0 Sources of Information

6. The analysis below draws upon site inspections and a review of the Amendment C241WSEA documentation and relevant reports, including:
 - *Shenstone Park Precinct Structure Plan (Revised October 2020).*
 - *Shenstone Park Precinct Structure Plan (PSP 1069.1) Donnybrook, Victoria: Post-Contact Heritage Assessment (Ecology & Heritage Partners, May 2017).*

- *Historic Cultural Heritage Assessment 4817: 960-1030 Donnybrook Road* (Archaeology at Tardis, November 2017).
- Whittlesea Planning Scheme, Clause 43.01 (Heritage Overlay) and Clause 22.04 (Heritage Conservation Policy).
- *Practice Note 1: Applying the Heritage Overlay* (August 2018).
- *Victorian Heritage Register Criteria and Threshold Guidelines* (Reviewed and updated April 2019).
- *Whittlesea Heritage Study* (Context Pty Ltd).
- *City of Whittlesea Heritage Study* (Meredith Gould Architects Pty Ltd, 1991).

3.0 Author Qualifications

7. A statement of my qualifications and experience with respect to urban conservation issues is appended to this report. Note that I have provided expert witness evidence on similar matters before Panels Victoria, the VCAT, the Heritage Council and the Building Appeals Board on numerous occasions in the past, and have been retained in such matters variously by municipal councils, owners, developers and objectors to planning proposals.

4.0 Declaration

8. I declare that I have made all the inquiries that I believe are desirable and appropriate, and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



BRYCE RAWORTH

5.0 History

9. The subject site was acquired by dairy farmer Wyndham Baker in 1891, prior to which it was described as 'grazing land fenced – no buildings thereon'.¹ By 1904, a large rectangular plan building had been erected on Baker's land in the general vicinity of the existing milking shed, as shown in a map of the region (refer figure 1 below). A smaller building visible to the east of the main outbuilding may have been a farmhouse.

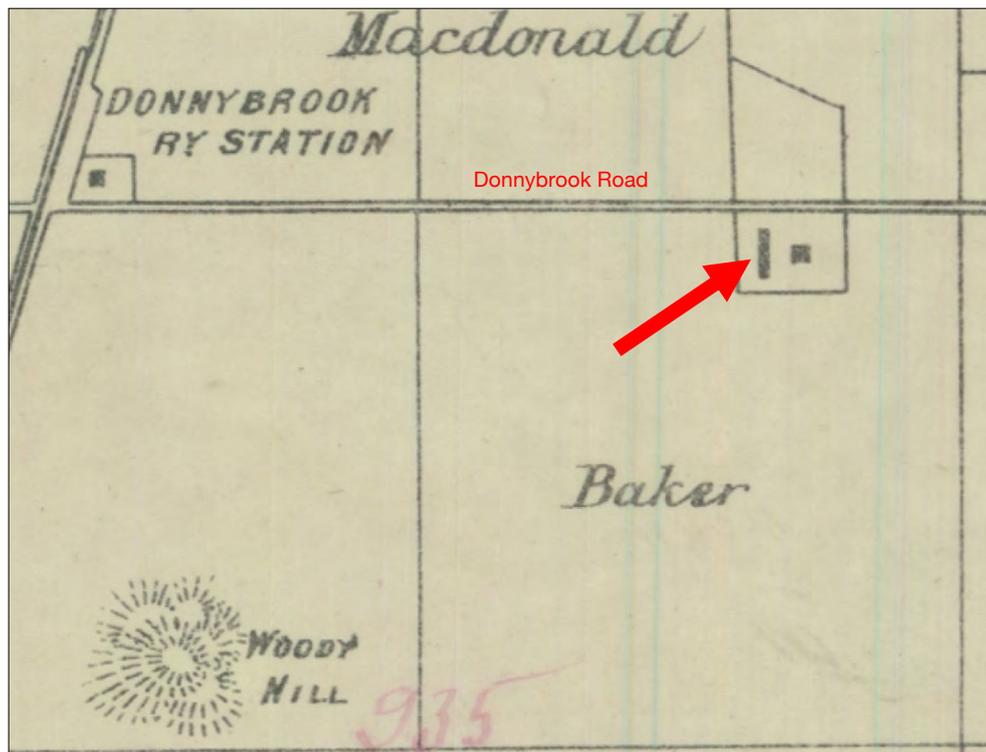


Figure 1 Part of a 1904 map showing a large structure in the general location of the existing milking shed. Source: Public Records Office Victoria.

10. Baker's dairy farm was purported to be 'probably the largest of its kind in Victoria' in a 1911 newspaper article. His farm complex was described thus:

Wyndham Baker's dairy farm at Donnybrook is probably the largest of its kind in Victoria. There are 2308 acres devoted exclusively to the production of milk. A daily supply of not less than 500 gallons has to be provided for regular consumers in the city of Melbourne and suburbs. To furnish that quantity it is necessary to have between 300 and 320 cows in milk all the year round. [...] In maintaining a herd of approximately 300 continuous milk producers. Mr Baker finds it necessary to keep not less than 500 dairy cows in his paddocks. In addition to natural grasses the produce off 250 acres of cultivated land is stall fed to the cows. Horses are only kept for essential farm and dairy work [...]

¹ Archaeology at Tardis, *Historic Cultural Heritage Assessment 4817: 960-1030 Donnybrook Road*, p. 13.

The milking shed at Donnybrook is an immense corrugated iron structure. The walls are lofty, and the building is well ventilated. Bluestone cubes make an excellent floor, which is carefully cleaned after each milking. There are 104 well constructed bales in the milking shed. At the head of each there is a neat, roomy feed-box ...

The milkhouse in which the supplies are cooled, strained, and placed in 25- gallon cans for removal to the city depot by train, is separated from the milking shed. The two places are connected by an overhead trolley line. A huge can capable of holding about 100 gallons is easily run along on pulley wheels. As each man who milks fills his bucket he empties it into the receiving can which hangs in the milking shed. When full the can is drawn into the milkhouse and there is no necessity for any of the men who handle the cows to enter that building during the progress of operations. In like manner the milk-house workmen have no occasion to go into the shed while the cows are being milked. The object of this is to keep each branch of the industry separate so that the work may be specialised and dealt with as perfectly as possible.²

11. Notwithstanding the favourable publicity given to Baker's dairy farming enterprise, he had at least three convictions for watering down milk, and on one occasion boric acid was detected in his product.³

12. In 1913, Baker's farm was put up for sale at Auction with the following description:

THREE SPLENDID FARM PROPERTIES AT WOODSTOCK. Two Miles from Donnybrook Railway Station, and 20 Miles from Melbourne.

ADAMSON, STRETTLE, and CO. PTY. LTD. are instructed by Mr. Wyndham Baker to SELL by AUCTION, as above, his following properties -

LOT 1. [CP 15] - 678 acres, within a mile of Donnybrook railway station, on the 19-Mile-lane, midway between the Sydney-road and Epping-road. The improvements comprise 4-roomed W.B. house, men's kitchen and diningrooms, men's bedrooms (10), fine modern milking-shed (104 bails), dairy, engine-house, separator-room, feed-rooms, barns, sheds, blacksmith's shop, implement-shed, pig styes, 13-stalled stable, 3 feed-rooms; the whole forming one of the most completely equipped dairy farms In the State. The land is heavy basaltic soil and grey loam. It is splendid grazing country, and will stand continuous cropping. Well watered by a large dam, and an inexhaustible sub-artesian well, equipped with windmill and necessary tanks. Well fenced, and subdivided into suitable paddocks. There is sufficient timber on the place for shade and shelter, and for domestic purposes.⁴

13. The property was not sold in 1911 and remained in Baker's ownership until his retirement in 1918 when the farm was again put up for auction:

This property is well worth the attention of buyers on the lookout for a really good place suitable for grazing, dairying or agriculture. It was carried on by Mr. Baker for many years as one of the most successful dairy farms in the State producing milk for the metropolitan market and is exceptionally well equipped for that purpose.

² *Weekly Times*, 25 March 1911, p.51.

³ *Weekly Times*, 28 March 1903, p.40.

⁴ *The Argus*, 11 March 1913, p.2.

The vendor, having determined on retiring from active farming pursuits, and having disposed of his retail milk business, is the reason the property is now being [?] on the market.

Should the purchaser not require the large milking shed and outbuildings, he could realise a large sum for the galvanised iron and red gum timber of which they are constructed, the whole being in an excellent state of preservation.⁵

14. The property was acquired by Robert Lyall, who added the land to this 'Woodlands Park Estate'.⁶ Lyall used the land for sheep grazing and cultivation of oats, barley and rye, and in the mid 1920s began a process of subdivision. In 1938 the north eastern portion of the land passed into the ownership of Norman Mason, at this time being known as 'Shenstone Park'.⁷

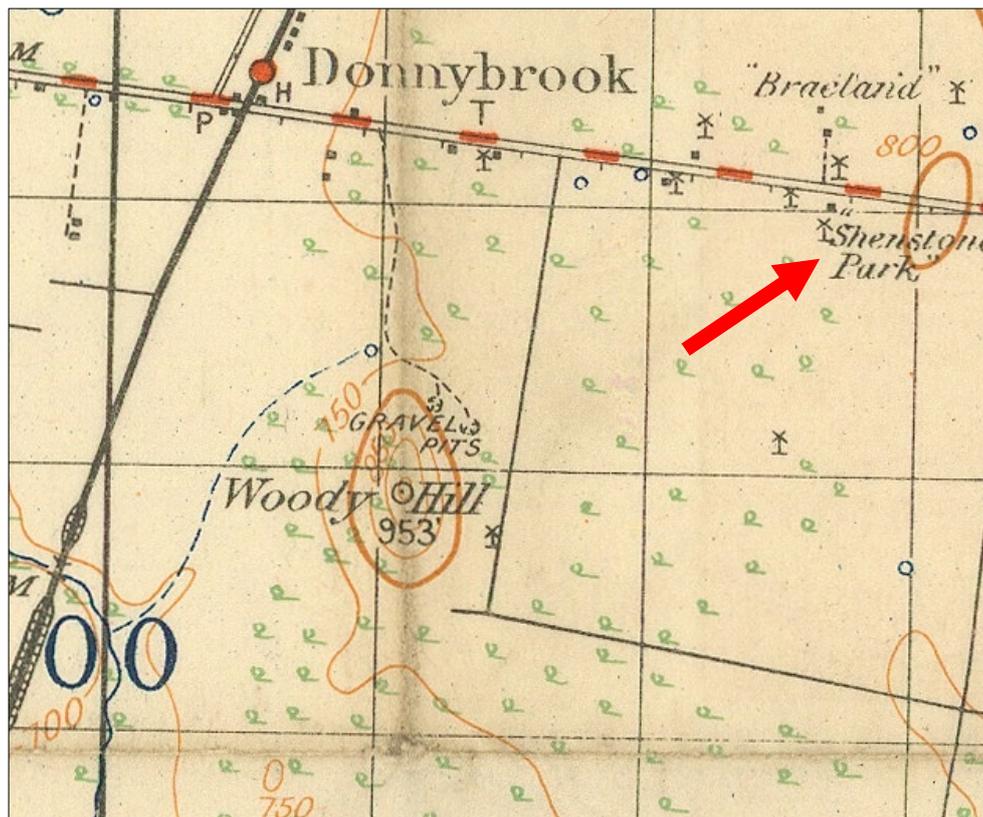


Figure 2 Part of a 1938 military survey with the subject site named 'Shenstone Park'. Source: State Library of Victoria.

⁵ *The Age*, 23 March 1918, p.3.

⁶ Archaeology at Tardis, *Historic Cultural Heritage Assessment 4817: 960-1030 Donnybrook Road*, p. 16.

⁷ Archaeology at Tardis, *Historic Cultural Heritage Assessment 4817: 960-1030 Donnybrook Road*, p. 16.

6.0 Description

15. The property at 960-1030 Donnybrook Road comprises approximately 273.2 hectares of mostly flat undeveloped farmland. There are two separate farm complexes on the site, located close to the Donnybrook Road frontage. They are described in further detail below.



Figure 3 Recent aerial photograph of the subject site.

960 Donnybrook Road

16. The remnant farm complex on this site comprises a series of modest single-storey outbuildings, typically clad in corrugated iron and adopting a utilitarian design. It is presumed that this farm complex was established after subdivision of the property in the 1920s. No buildings are shown in this location on the 1904 map of the area. The 1938 map indicates that a small building, or buildings, and a windmill had been established on the site by that time. The original farmhouse on the site had been demolished by the 1980s.⁸ The smallest of the outbuildings (located closest to Donnybrook Road) may be the earliest extant structure on the site but its ad-hoc appearance and crude construction make it difficult to date, noting also that it has also been altered in plan form since the 1960s (refer figures 4 and 5 below).

⁸ Ecology & Heritage Partners, *Shenstone Park Precinct Structure Plan (PSP 1069.1) Donnybrook, Victoria: Post-Contact Heritage Assessment*, p.33.

The other outbuildings on the site appear to date from the post war period. A small stockyard on the west side of the front outbuilding is enclosed by timber post and rail fence and also retains a roughly constructed bluestone stock ramp with 'Mason 11-7-60' (or similar) inscribed in cement (indicating that the ramp was built in 1960). The driveway entrance is flanked by stone walls - they are not presumed to be of a particularly advanced age given that the stone is set in cement mortar, instead of the traditional drystone construction method. A low drystone wall runs along the front boundary.

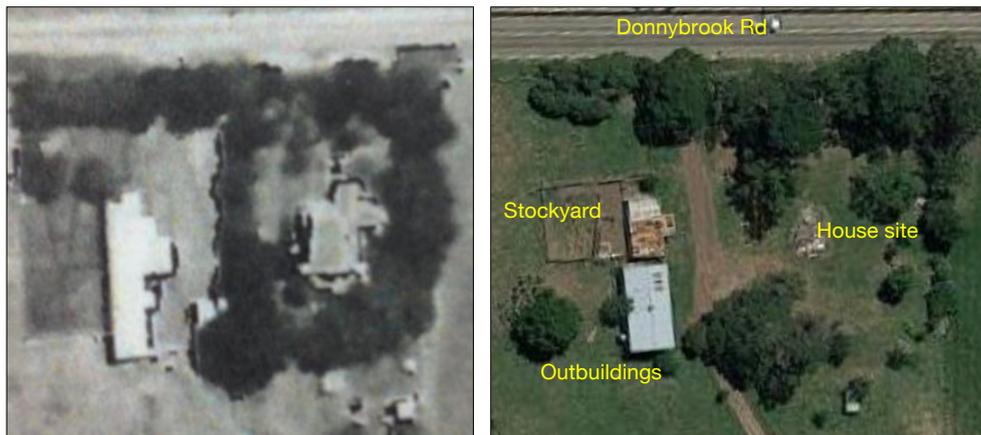


Figure 4 (left) 1964 aerial photograph of the farm complex at 960 Donnybrook Road.

Figure 5 (right) Recent aerial photograph. Note the changes in the footprint of the outbuildings.

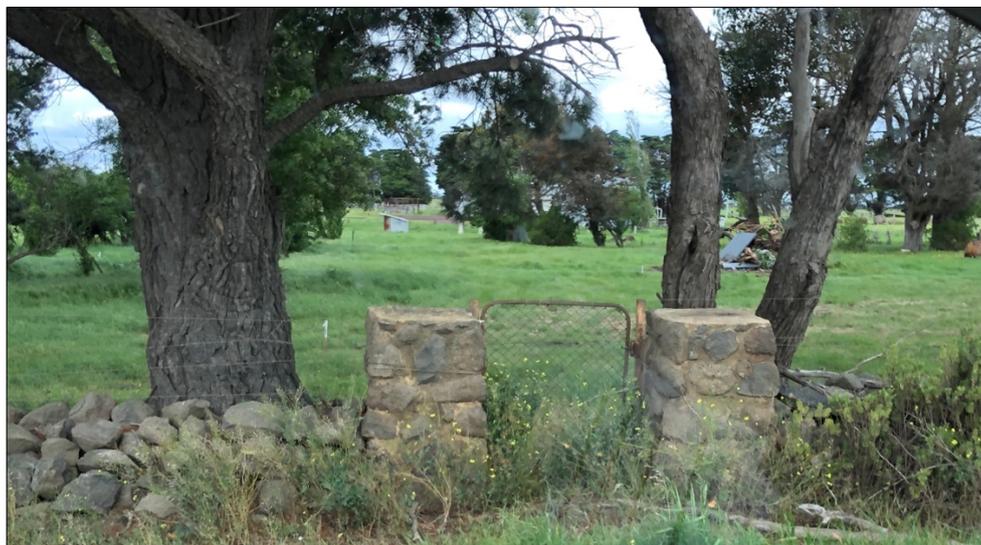


Figure 6 The former house site viewed from Donnybrook Road. The pedestrian gate and stone piers may date to c1930-50.



Figure 7 Stone wall at the driveway entrance to 960 Donnybrook Road.



Figure 8 Outbuildings and stock ramp located to the front of the remnant farm complex at 960 Donnybrook Road.



Figure 9 View from within the site looking north along the driveway.



Figure 10 Outbuildings at the rear of the farm complex at 960 Donnybrook Road.

1030 Donnybrook Road

17. The buildings on this site include a c1980s residence and a large corrugated iron clad building, presumed to be the milking shed erected c1890-1910 for Wyndham Baker. The latter is timber framed and has a double gabled roof with continuous ridge ventilators. Two smaller wings on its east side have gable roofs and weatherboard cladding – while they appear to date from the early twentieth century, they are presumed to be additions. The southern weatherboard wing is built partially over an underground water tank (or cistern) capped in brick with brick walls. A small brick walled structure on the east elevation of the milking shed may be a postwar addition. The milking shed is in dilapidated condition. The interior retains remnants of the original or early bluestone paving but has otherwise been stripped of most of the early fixtures and fittings, including the cow bails.
18. A separate hay and machinery shed is located to the south of the milking shed. It is a utilitarian gable roofed structure with corrugated iron cladding. The stockyard to the north side of the milking shed retains some bluestone paving and is enclosed by modern steel fencing with remnant drystone walling. There are drystone walls in varying condition along the front and west boundaries and to the rear of the outbuildings, along with a bluestone and brick stock ramp in semi-runionous state.



Figure 11 Aerial photograph of the farm complex at 1030 Donnybrook Road.



Figure 12 *The north elevation of the milking shed.*



Figure 13 *The south elevation of the milking shed.*



Figure 14 The east elevation of the milking shed.



Figure 15 Part of the east elevation of the milking shed showing the postwar (?) addition.



Figure 16 *The underground water tank (or cistern) at the east side of the milking shed. Note the brick seems to match the addition shown in Figure 15 above.*



Figure 17 *Interior of the milking shed.*



Figure 18 *The hay shed and machinery shed.*



Figure 19 *Remnants of the bluestone and brick stock ramp, south of the hay/machinery shed.*



Figure 20 *Drystone wall along the west boundary of the site.*



Figure 21 *Drystone wall to the front boundary.*

7.0 Heritage Status

19. The property at 960-1030 Donnybrook Road does not presently have a Heritage Overlay control, nor is it classified by the National Trust of Victoria. The site is, however, included on the Victorian Heritage Inventory – ‘Baker’s Dairy’ (H7822-2359). The inventory is a list of all known non-Aboriginal archaeological sites – these sites cannot be disturbed without consent from Heritage Victoria. Three drystone walls on the property were included on the Inventory but have been delisted. The Inventory listing for Baker’s Dairy includes the following statement of significance:

What is significant?

The dairy complex at 960 and 1030 Donnybrook Road, Donnybrook contains the remnants of a dairy that illustrates rural life in the Donnybrook locality from the early 1890s to the early 1910s. It contains three galvanised iron structures; a stables, a milking shed, and a hay/machine shed, remains of a house footprint, drystone walls and bluestone cobbled yards and paths surrounding the sheds, likely built between 1891 and 1918. A second house, likely the original weatherboard house associated with the dairy is no longer present, having been removed between 1979 and 1987 and replaced with a modern brick dwelling and exotic tree plantings. These structures illustrate the success of Wyndham Baker in the late 19th and early 20th centuries, which led to it being labelled as perhaps the largest of its kind in Victoria. The property was subsequently sold to Lyall who subdivided the land and sold it off between 1931 and 1935. The land, and by extension the structures built by Baker, was utilised for grazing for the remainder of the 20th century, in keeping with the farming community of Donnybrook. During that time, the majority of the structures documented to have been located on the property including the original weatherboard homestead, men's kitchen and dining rooms, men's bedrooms, engine-house, separator-room, feed-rooms, blacksmith's shop, implement-shed, and pig styes have been removed.

How is it significant?

The dairy complex at 960-1030 Donnybrook Road, Donnybrook is of local historic and social significance, and low-moderate scientific significance.

Why is it significant?

The homestead is of local historic and social significance for its association with the well known dairy farm owned by Wyndham Baker from 1891 to 1918. The place has low-moderate scientific significance for its archaeological potential which may elucidate the use of the site, in particular, from the 1890s to the 1910s.

20. The subject site was not identified the 1990 *Whittlesea Heritage Study* (Meredith Gould) or the 2013-2015 *City of Whittlesea Heritage Study* (Context Pty Ltd).
21. Ecology & Heritage Partners (EHP) were engaged by Council [on behalf of the VPA] to complete a cultural assessment for the Shenstone Park Precinct Structure Plan area. Inter alia, EHP recommended that 1030 Donnybrook Road be included on the heritage overlay to the extent of milking shed, hay/machinery shed, nearby drystone walls and a curtilage of land.

22. The site of the demolished farmhouse at 960 Donnybrook Road was identified by EHP as a potential archaeological site but no Heritage Overlay controls were recommended for this area.
23. As part of their assessment of the Shenstone Park area, EHP prepared a statement of significance for 1030 Donnybrook Road, as follows:

What is Significant?

The Shenstone Park Heritage Overlay site is significant, namely: the bluestone-paved milking shed, the rooms and sheds attached to the milking shed, the brick-lined cistern, the hayshed, the complex of dry stone walls and bluestone and basalt cattle ramp attached to them.

How is it Significant?

The site is of local significance to the City of Whittlesea.

Why is it Significant?

The site is significant to the City of Whittlesea for the following reasons:

The Shenstone Park Heritage Overlay site is of archaeological significance because it is located in the context of a late 19th or early 20th century farmstead and has the potential to provide information about the domestic and agricultural setting in which it is found. The site is a representative example of a farmstead dating to the late 19th or early 20th century.

24. Amendment C241WSEA seeks to implement the EHP recommendations regarding farm outbuildings and drystone walls at 1030 Donnybrook Road by applying a Heritage Overlay control (refer map below) and listing the statement of significance as an incorporated document under the Schedule to Clause 72.04 of the Whittlesea Planning Scheme.



Figure 22 The proposed Heritage Overlay map for 1030 Donnybrook Road overlaid on an aerial photograph of the site.

25. The VPA's Part A Submission provides an updated tracked changes versions of the EHP statement of significance:

1030 Donnybrook Road, Donnybrook is significant, namely: the bluestone-paved milking shed, the rooms and sheds attached to the milking shed, the brick-lined cistern, the hayshed, the complex of dry stone walls and bluestone and basalt cattle ramp attached to them.

*The ~~site~~ **heritage place** is significant to the City of Whittlesea for the following reasons:*

*1030 Donnybrook Road is of **historical, cultural and archaeological significance because it is located in the context as the extent of remains are reflective** of a late 19th or early 20th century farmstead ~~and has the~~ **The heritage place has the potential to provide information about the domestic and agricultural setting in which it is found, and the agrarian lifestyles and practices of its former owners.** The site is a representative example of a farmstead dating to the late 19th or early 20th century.*

26. Independent of the EHP assessment, the owner of the subject site commissioned Archaeology at Tardis to prepare a Historic Cultural Heritage Assessment of 960-1030 Donnybrook Road. Completed in September 2017, the Archaeology at Tardis assessment identified historic features at 960 and 1030 Donnybrook Road, as illustrated below. The site was identified as being of historical and social significance at a local level, but not aesthetic significance. The archaeological (scientific) significance was classified by Archaeology at Tardis as 'low-moderate'. The following comment was made in respect to the drystone walls on the property:

Consideration should be made to preserve some or parts of these walls within the future development. With the exception of D7822-0369, these walls are not unusual or of particular technical significance. There is no scientific or archaeological reason why all of the identified dry stone walls should be listed on the Whittlesea City Planning Scheme Heritage Overlay. The dry stone walls are not suitable for registration on the Victorian Heritage Inventory or Register at Heritage Victoria due to their lack of an archaeological component.

27. The Archaeology at Tardis assessment further identified Baker's Dairy as meeting the following heritage criteria for local significance:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principle characteristics of a class of cultural places and objects.



Figure 23 Extract from the Tardis report identifying historic features at 960 Donnybrook Road (left) and 1030 Donnybrook Road (right). 'Historic Feature' stone walls are delineated by a purple line.

28. The Archaeology at Tardis assessment proposed a statement of significance for 960 and 1030 Donnybrook Road, as follows:

What is significant?

The Baker's Dairy complex at 960 and 1030 Donnybrook Road, Donnybrook contains the remnants of a dairy that illustrates rural life in the Donnybrook locality from the early 1890s to the 1910s (Maps 6a-6b, Photos 1-6). This complex covers two locations across 960 and 1030 Donnybrook Road, Donnybrook (Maps 6a-6b). The remnant components, which are considered to be features of significance, comprising this site include three galvanised iron structures; a stable, a milking shed, and an implement shed, remains of a house footprint, drystone walls, and dressed bluestone cobbled yards and paths surrounding the sheds.

Other structures documented to have been present on the property during its operation include the original weatherboard homestead, men's kitchen and diningrooms, men's bedrooms, engine-house, separator-room, feed-rooms, blacksmith's shop, and pig styes have since been removed. A second house identified on 1979 aerial imagery was also not located during the survey, having been removed between 1979 and 1987 and replaced with a modern brick dwelling and exotic tree plantings.

All these components were likely built between 1891 and 1918 when Baker's Dairy was operational. These structures illustrate the success of Wyndham Baker in the late 19th and early 20th centuries, which led to the dairy being labelled as perhaps the largest dairy operation in Victoria at the time.

How is it significant?

The dairy complex at 960-1030 Donnybrook Road, Donnybrook is of local historic and social significance, and low-moderate scientific significance.

Why is it significant?

This historic complex is of local historic and social significance for its association with the well-known dairy farm owned by Wyndham Baker from 1891 to 1918.

The place has low-moderate scientific significance for its archaeological potential which may elucidate the use of the site, in particular, from the 1890s to the 1910s.

8.0 Discussion

29. It is entirely appropriate that no Heritage Overlay controls have been recommended for 960 Donnybrook Road. The outbuildings on this part of the subject site are of little architectural and historical interest. They adopt a generic design and do not date from the property's initial phase of development as a dairy farm operated by Wyndham Baker. The small outbuilding identified by Archaeology at Tardis as 'stables' is a modest and entirely unprepossessing structure that appears to have been altered in an ad-hoc fashion. Moreover, the EHP assessment on which the Amendment relies, does not identify the farm complex at 960 Donnybrook Road as being of local significance.

30. In terms of 1030 Donnybrook Road, it is my opinion that the outbuildings and associated structures on this part of the subject site are not of sufficient architectural and historical interest and intactness to warrant a Heritage Overlay control as proposed by the Amendment.

31. The assessment by EHP in support of a Heritage Overlay control does not demonstrate sufficient rigour. Notably, their statement of significance does not reference the standard criteria adopted for assessing heritage places in Victoria, contrary to *Planning Practice Note 1: Applying the Heritage Overlay*:

The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

32. It is acknowledged that the EHP report (from which the statement of significance is drawn), references the criteria, as shown in the table below, but no analysis is provided to demonstrate how the criteria are met.

Table 12: Assessment of the Cultural Heritage Significance of H7822- (1190 Donnybrook Road Cistern)

HV Criterion	Assessment	Significance (State/local)
C	Low	Local
E	Low	Local
H	Low	Local

Note: a description of each criterion is provided in Appendix 5.

Figure 24 Table extracted from 2017 EHP assesment, included within a section of the report that relates to the subject site (the reference to 1190 Donnybrook Road is presumed to be a typographical error).

33. For reference purposes, Criterion C, E and H are defined thus:

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

34. The EHP assessment hardly makes a convincing case that the place meets the threshold of significance for a Heritage Overlay insofar as it suggests that subject site's capacity to demonstrate all three nominated criteria is *low*.

35. Nor is there any comparative analysis to indicate that the site has been benchmarked against other locally significant places in Whittlesea. This is contrary to the planning practice note on applying the Heritage Overlay:

To apply a threshold [of local significance], some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay.

36. The VPA tracked changes statement of significance identifies the farm complex at 1030 Donnybrook Road as having historical, cultural and archaeological significance. 'Cultural' significance is an umbrella term and is not one of the recognised heritage values or criteria. The Burra Charter identifies cultural significance as comprising aesthetic, historic, scientific, social or spiritual values. That aside, I do not believe that the Heritage Overlay is an appropriate planning control in terms of recognising and protecting the site's archaeological potential. Notwithstanding that the *Planning Practice Note 1: Applying the Heritage Overlay* defines archaeological sites as heritage places, the archaeological potential of the site could be dealt with by an investigation and recording of site features prior to redevelopment.

37. The site is described as being of significance because of its 'potential to provide information about the domestic and agricultural setting in which it is found'. The potential for the milking shed to provide useful information that might be unique to this site is diminished by the removal of internal fixtures and fittings, such as the cow bails and other milking equipment. There may have been a stronger case to include the subject site on the Heritage Overlay had the outbuildings formed part of a more intact farm complex with the original farmhouse and other accommodation surviving.

38. As noted in the Tardis report, the subject site has lost the majority of the structures that demonstrated the operation of Wyndham Baker's dairy farm, including the original weatherboard homestead, men's kitchen and dining rooms, men's bedrooms, engine-house, separator-room, feed-rooms, blacksmith's shop and pig sties. All of the cow bails have been

removed from the extant milking shed, making its original use difficult to interpret. The hay/machine shed adopts a generic design and provides evidence of farming activities on the site only in the most general sense.

39. With reference to the statement of significance, the buildings at 1030 Donnybrook Road do not constitute a good representative example of a farmstead dating to the late nineteenth and early twentieth century. There are a number of more intact farm complexes on the Heritage Overlay schedule that better demonstrate the importance of dairy farming in the historical development of Whittlesea. Examples of early dairy farms listed below typically retain farm houses, milking sheds and associated outbuildings on the one site, providing a more complete picture of early dairy farming practices than offered by 1030 Donnybrook Road.

- Hehr's Pine Park farm at 286a Epping Road Wollert (HO40). This site retains a Victorian bluestone farmhouse and several outbuildings (all restored), including a milking shed with cow bails.
- Mayfield Farm, 1410A & 1410C Plenty Road Mernda (HO19), comprises a homestead, milking sheds, outbuilding, dairy and well, and mature trees.
- Springvale at 80 Bodycoats Road, Wollert (HO163). The Springvale farm complex is composed of a Federation era homestead, a bluestone barn and milking shed and dairy buildings.⁹ It has been described as one of the best-preserved farm complexes in Whittlesea.¹⁰
- Carome Homestead, 10 Hathfelde Boulevard, Mernda (HO17). This site includes the homestead, stable and dairymshed.
- Schultz Farm 'Pine Grove Farm', 65 Lehmanns Road, Wollert (HO41). This complex comprises bluestone dairy and milking sheds, weatherboard residence, bluestone stable, bluestone underground tank, and drystone walls.
- Bindts Farm, 100 Bindts Road, Wollert (HO61). A c1887 bluestone farmhouse with a complex of bluestone outbuildings including a milking shed with attached stables and freestanding dairy. The milking shed has been altered but the cow bails survive internally.
- Ewert's Farm, 90 Bindts Road, Wollert (proposed for Heritage Overlay Control). An 1880s bluestone house (with alterations and additions), c1860s milking shed and small interwar dairy.

⁹ Context Pty Ltd, *City of Whittlesea Heritage Study*, Volume 3, p.276.

¹⁰ Graeme Butler, *Conservation Management Plan Spring Vale Farm Complex*, p.50.



Figure 25 (left) Former house at Hehr's Pine Park Farm.
Figure 26 (right) Outbuildings at Hehr's Pine Park Farm.



Figure 27 (left) Milking shed at Hehr's Pine Park Farm.
Figure 28 (right) Interior of the milking shed showing remnants of cow bails.



40. Further to issues of significance, it is notable that 1030 Donnybrook Road was not identified in the 1991 *Whittlesea Heritage Study*. The 1991 study was described by its authors as 'extremely thorough'. It was based on a review of 1974 and 1976 Crown Survey Maps. Each building noted on the Crown Survey maps was located and assessed – this would surely have included the outbuildings at 1030 Donnybrook Road.
41. To quote the 1991 study, the survey process in effect 'involved traversing 99% of the roads in the City of Whittlesea at least once and frequently several times'. A number of other sites on Donnybrook Road were investigated as part of the 1990 study, including the property directly to the north of the subject site. Given that the outbuildings at 1030 Donnybrook Road are visible from the road, it can reasonably be assumed that their omission from the 1991 study was deliberate. Nor were the buildings at 1030 Donnybrook Road mentioned in the *City of Whittlesea Heritage Study*, undertaken by Context Pty in 2013-2015. The Context study primarily involved a review of sites listed in the 1991 study, but also included places that had since been identified by Council as of potential significance, as well as any places

nominated by community members or noted during fieldwork. The absence of the subject site from previous municipal heritage studies is indicative of its low heritage interest.

42. It is noted that the Tardis report recommended the retention of the 'larger structures' on the subject site *'provided these structures can be repaired to a standard where they are deemed safe, and incorporated into the fabric of any future development.'* I cannot offer expert opinion on the structural soundness of the outbuildings, but it is likely that the task of making the outbuildings 'safe' would involve extensive remedial repair work and replacement of a substantial amount of existing fabric. The built form of the milking and machinery sheds further limits their potential for adaptive reuse. It is likely that these buildings would need to undergo major change to their external and internal appearance to be put to a new and viable use, potentially involving the replacement of a substantial amount of original fabric.
43. In the present instance, the limited significance of outbuildings and associated structures at 1030 Donnybrook Road is best recognised by the preparation of a professional quality archival photographic survey of the site. The photographs could be accompanied by a brief report that included a history of the site and descriptions of the extant structures. These documents could be lodged with the local historical society and with Council. The agricultural history of the site might also be interpreted through reconstruction of parts of the drystone walls (using original material), possibly limited to part of the front boundary at a major entry point to the site.
44. There are useful precedents for this type of outcome, notably at 135 O'Herns Road, Epping. That property was occupied by a nineteenth-century timber farmhouse, various outbuildings and remnant drystone walls. The farm complex also included a concrete sided well that was presumably associated with the operation of the dairy. Underground tanks of this type were commonly used on dairy farms to provide cool water for processing butter.
45. While not as large as Baker's Dairy, 135 O'Herns Road was arguably a more intact example of an early dairy farm complex. Whereas 1030 Donnybrook Road was not included in the *Whittlesea Heritage Study*, 135 O'Herns Road was identified in that study as an individually significant place with a recommendation that it be protected in the planning scheme (although this recommendation was never acted upon). An application was subsequently made to redevelop 135 O'Herns Road for industrial and commercial uses. The City of Whittlesea permitted demolition of all of the farm complex, subject to the preparation of an archival photographic survey and a report describing the existing buildings and structures.

46. In terms of the EHP recommendation to include the underground watertank (cistern) at 1030 Donnybrook Road on the Heritage Inventory, matters pertaining to archaeological significance are outside of my area of expertise. That said, it would seem to be a reasonable and appropriate outcome that there be an archaeological investigation of the cistern prior to redevelopment of the site. Listing on the Inventory does not necessarily preclude the removal of the cistern subject to a consent to disturb being issued.

9.0 Conclusion

47. Having regard for all the above, it is my view that the former farm buildings and associated structures at 1030 Donnybrook Road, Donnybrook do not warrant a Heritage Overlay control as proposed under Amendment C241WSEA.

Bryce Raworth

CONSERVATION | HERITAGE

BRYCE RAWORTH

M. ARCH., B. A. (HONS), ICCROM (ARCH)

Bryce Raworth has worked with issues relating to heritage and conservation since the mid-1980s, and has specialised in this area since establishing his own consultant practice in 1991. **Bryce Raworth Pty Ltd, Conservation • Heritage**, provides a range of heritage services, including the assessment of the significance of particular sites, preparation of conservation analyses and management plans, design and/or restoration advice for interventions into significant buildings, and detailed advice regarding the resolution of technical problems relating to deteriorating or damaged building fabric.

From 2004-2011 Raworth was a member of the Official Establishments Trust, which advises on the conservation and improvement of Admiralty House and Kirribilli House in Sydney and Government House and The Lodge in Canberra. As a member of the former Historic Buildings Council in Victoria, sitting on the Council's permit, planning and community relations committees, Raworth has been involved with the registration and permit processes for many registered historic buildings. In 1996 he was appointed an alternate member of the new Heritage Council, the successor the Historic Buildings Council, and in 1998 was made a full member.

At present he provides regular advice to architects and private owners on technical, architectural and planning issues relative to the conservation and adaptation of historic buildings, and is occasionally called upon to provide expert advice before the VCAT. He is currently the conservation consultant for the cities of Frankston, Kingston and Stonnington, and is a member of the Advisory Board to the Australian Centre for Architectural History, Urban and Cultural Heritage, University of Melbourne (ACAHUCH).

With respect to historic precincts, the company has provided detailed advice towards the resolution of heritage issues along the Upfield railway line. The company is currently contributing to redevelopment plans for the former Coburg Prisons Complex (comprising Pentridge Prison and the Metropolitan Prison) and the former Albion Explosives Factory, Maribyrnong. In 1993 Bryce Raworth led a consultant team which reviewed the City of Melbourne's conservation data and controls for the CBD, and in 1997 **Bryce Raworth Pty Ltd** revised the former City of South Melbourne Conservation Study with respect to the area within the present City of Melbourne. The firm is currently completing documentation for significant heritage places and areas in the City of Stonnington.

In recent years **Bryce Raworth Pty Ltd** has also provided documentation and advice during construction on the restoration of a number of key registered and heritage overlay buildings, including the Ebenezer Mission church and outbuildings, Antwerp; the former MMTB Building, Bourke Street West, Melbourne; the former Martin & Pleasance Building, 178 Collins Street, Melbourne; the former Uniting Church, Howe Crescent, South Melbourne; Heide I & II, Heide Museum of Modern Art, Bulleen; Melbourne Grammar School, South Yarra; various guard towers and other buildings, Pentridge Prison, Coburg; and Coriyule Homestead, Curlewis.

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Professional Status: Conservation Consultant and Architectural Historian

Current Positions: Conservation Consultant to the cities of Kingston, Frankston and Stonnington

Organisation Membership: Australian Institute of Architects
VPELA (Victorian Planning and Environmental Law Association)

Professional Experience: independent practice as conservation consultant and architectural historian from January 1991 (ongoing). Services include: identification and assessment of the significance of sites and complexes; preparation of guidelines regarding the safeguarding of significant sites; provision of technical, design and planning advice to architects, owners and government on issues relating to the conservation of sites of cultural significance; expert witness advice on conservation issues before the VCAT

member, Historic Buildings Council (architectural historian's chair) 1993-1996;
member, Heritage Council (architect's chair) 1998-2002

conservation consultant to the cities of Brighton, Northcote and Sandringham (1989 only), Essendon, Hawthorn and Kew (1989-1994), Melbourne (1992-2009) and Prahran (1992-1994)

established the Metropolitan Heritage Advisory Service on behalf of the Ministry for Planning & Environment - this service was offered to the cities of Brighton, Essendon, Hawthorn, Kew, Northcote and Sandringham in 1989-90

Studies: Certificate of Architectural Conservation, ICCROM (International Centre for the Study of the Preservation and the Restoration of Cultural Property at Rome), 1994

Master of Architecture by thesis, University of Melbourne, 1993 (thesis: A Question of Style: Domestic Architecture in Melbourne, 1919-1942)

B. Architecture (First Class Honours), University of Melbourne, 1986

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Committee Membership: Member of Advisory Board, ACAHUCH (Australian Centre for Architectural History, Urban and Cultural Heritage, University of Melbourne)

Twentieth Century Buildings Committee, National Trust of Australia (Victoria), 1990-1994 (Chairman 1992-1993)

RAIA Jury, Conservation Category, 1995, 1996, 1998 and 2001 Awards (Chairman 1996 & 1998)

Awarded: Henry and Rachel Ackman Travelling Scholarship in Architecture, 1987-88

JG Knight Award, conservation of Heide 1, Royal Australian Institute of Architects, Victorian Chapter, 2003

Lachlan Macquarie Award for heritage (commendation), conservation of Heide 1, Royal Australian Institute of Architects National Award program, 2003

Award for Heritage Architecture, conservation of Coriyule Homestead, Australian Institute of Architects, Victorian Chapter, 2015

Award for Heritage Architecture, conservation of Coriyule Homestead, Australian Institute of Architects, National Awards, 2015