

Bannockburn South East PSP

Historical Heritage Assessment



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Title of Report

Bannockburn South East PSP - Historical Heritage Assessment

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Abbreviations

CA – Crown Allotment
GPS – Golden Plains Shire
CS – Crown Section
DEE – Department of Environment and Energy
DELWP – Department of Environment Land Water and Planning
DEPI – Department of Environment and Primary Industries
DCLS – Department of Crown Lands and Survey
DJPR – Department of Jobs, Precincts and Regions
DLS – Department of Lands and Survey
DSW – Dry Stone Wall
GDA94 – Geocentric Datum of Australia 1994
HHA – Historical Heritage Assessment
HO – Heritage Overlay
HV – Heritage Victoria
ICOMOS – International Council on Monuments and Sites.
MGA – Map Grid of Australia
PROV – Public Records Office Victoria
PAF – Probate and Administration Files (PROV)
PSP – Precinct Structure Plan
SGO – Surveyor General's Office
VHI – Victorian Heritage Inventory
VHR – Victorian Heritage Register
VPA – Victorian Planning Authority



GPPS – Golden Plains Planning Scheme

Please note that all maps and plans in this report are prepared using Victorian Government Standard GDA94 MGA coordinates (Zone 55).

Document Control

In accordance with our internal quality management systems, this register documents issued versions of the report titled – Bannockburn South East PSP Historical Heritage Assessment authored by Heritage Insight Pty Ltd.

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2242H	1	March 12, 2021	Draft – Desktop component	Victorian Planning Authority (VPA)
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	4	August 16, 2021	Final Report	VPA
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Executive Summary

Introduction

In January 2021, Heritage Insight was commissioned by the Victorian Planning Authority (VPA) to undertake a Historical Heritage Assessment (HHA) of the Bannockburn South East PSP area. As per the project scope the HHA has been commissioned in order to identify historic (non-Aboriginal) cultural heritage located within the Bannockburn South East precinct, and will be used to inform the planned future land-use of the area.

The Study Area

The study area encompasses ~523 ha of land within the Parish of Murgheboluc in the locality of Bannockburn - Golden Plains Shire, and is currently bounded by: Bruce's [Bruce] Creek (west); the urban/township area of Bannockburn (north and northeast); rural farmland (southeast); and the Gheringhap railway and rail reserve (south).

Cadastral details for the study area are provided in Table 1. The location of the study area is illustrated in Maps 1-2.

Scope of Works

As per the project scope, the main purpose of this assessment is to provide recommendations for the future management of historic (non-Aboriginal) sites/places within the study area.

Project objectives are detailed below:

Undertake an assessment of historic places within the study area in order to determine:

- The occupation history of the place, in particular as it pertains to landform modification and built heritage;
- The location and condition of any extant historic structures;
- The location and nature of any areas of archaeological potential; and
- The current heritage values and significance of identified heritage places or archaeological sites.

Develop recommendations for future management of identified heritage sites that address:

- Protection of the heritage values of all identified sites;
- The proposed future use of heritage sites and structures; and
- The need for additional research or investigations.

Previously Identified Heritage Sites

A search of historic (non-Aboriginal) site registries (as detailed in Table 3) was carried out on January 20, 2021. The search showed that there are no registered/listed heritage sites located within the study area (Maps 3-4). There are seven registered historic heritage sites and one registered historic precinct within the defined thematic region (as detailed in Section 5). All are located north of the study area (Table 3; Maps 3-4).

Historic Background

Background research undertaken as part of this desktop component of the project included:

- Research into the historic landforms and geomorphology of the study area in order to interpret extant landforms and understand the degree to which European occupation has altered the landscape; and
- Research into the occupation history of the study area – by accessing primary sources pertaining to land ownership, land occupation and built structures – to augment the known history of the site as detailed in previous heritage studies.

The results of the background research were used to prepare a history of the study area that is:

- Framed within ‘Historical Themes’ developed by Golden Plains Shire (Heritage Matters P/L, 2009), and within themes identified at a State level by the Heritage Council of Victoria (Heritage Council of Victoria, 2010; Appendix 1); and
- Focused on the occupation history, landform modification and built structures specific to the study area.

Identified Historic Heritage Places, Sites and Features

Desktop research (see Sections 5.0-9.0) and a preliminary survey (Section 10.0) were undertaken prior to the field survey in order to: determine the occupation history of the study area, formulate predictive models for likely areas of archaeological potential, and identify the location of potentially significant historic structures.

The results of the field survey are detailed in Section 11.0. As the result of desktop research and subsequent field work, the following historic heritage places, sites and features were identified within the study area:

- One archaeological site (H7721-0541 - Bruce’s Creek Pastoral Outstation, Harvey Road, Bannockburn); subsequent to this site’s identification during the field survey, and in compliance with the *Heritage Act 2017*, a site card and supporting documentation were submitted to Heritage Victoria (May 12, 2021). This nomination was approved on June 6, 2021, and the site is now listed on Victorian Heritage Inventory as: H7721-0541 - Bruce’s Creek Pastoral Outstation (See Section 16, Management Condition 1).
- One historic place, a historic farmhouse with an associated dairy, barn, and dry stone wall (Grayson’s Farm, 430 Burnside Road, Bannockburn). As a result of this assessment, it is recommended that a place specific heritage study be undertaken of this heritage place to clarify the significance of the place and determine if it meets the criteria for inclusion in the Heritage Overlay (See Section 15, Management Recommendation 1).
- A dry stone wall, part of Grayson Farm, but also holding individual significance as an example of an early-nineteenth century constructed dry stone wall in Bannockburn region. This wall is recommended for retention (See Section 15, Management Recommendation 3).

In addition, a number of places of local interest were identified within the Bannockburn East PSP area, as detailed in Table 11 and Table 12 of the report.

Management recommendations

As a result of this assessment, including consultation with the Victorian Planning Authority and Golden Plains Shire, management recommendations have been developed for the PSP Area. These recommendations are detailed in Section 0, and include:

Recommendation 1: Place Specific Heritage Study – Grayson Farm, 430 Burnside Road, Bannockburn.

Recommendation 2: Preservation/Protection of Bruce’s Creek as a historic Landscape of Local Interest.

Recommendation 3: Preservation of Dry Stone Wall within the Study Area (Survey Area A – FA-9).

Recommendation 4: Incorporation of Place History into the Future Development.

Recommendation 5: Preservation of Historic Places/Features of Local Interest.

Recommendation 6: Protection of Unidentified Heritage Places/Sites in the Vicinity of the PSP Area:

- Recommendation 6A: Bruce’s Creek and Surrounds
- Recommendation 6B: Gheringhap-Moorona Railway Line Reserve

Management Conditions

Management conditions relating specifically to statutory protections pertaining to the listed Heritage Inventory Site (H7721-0541), and to the dry stone wall (FA-9) located within the study area, are detailed in Section 16.0, including:

Condition 1: Statutory Protection - Heritage Inventory Site 1 (H7721-0541) Bruce’s Creek Pastoral Outstation (Harvey Road, Bannockburn).

Condition 2: Statutory Protection - Dry Stone Wall (FA-9) Grayson Farm, 430 Burnside Road, Bannockburn.

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Part One: Introduction

1.0 Project Team – Heritage Insight Pty Ltd

Heritage Advisor/Project Manager

The heritage advisor who conducted this assessment is Wendy Dolling (Heritage Insight P/L), who holds a BA (Hons) (Archaeology) from Monash University (2001) and a Masters of Cultural Heritage Management from Deakin University (2006).

Additional Team Members

Project commissioning/oversite – Bianca Di Fazio (Director; BA (Hons) Arch.; MA Material Culture Conservation).

Report writing and field survey – David Crotty (Senior Project Archaeologist; B.Arch (Hons)).

Background research and field survey – Thomas Fallon (Technical Archaeologist; B.Arch (Hons)).

GIS mapping – Lana Tranter-Edwards (Technical Archaeologist; B.Arch (Hons)).

2.0 Project Background

2.1 Commissioning

In January 2021, Heritage Insight was commissioned by the Victorian Planning Authority (VPA) to undertake a Historical Heritage Assessment (HHA) of the Bannockburn South East PSP area. As per the project scope the HHA has been commissioned in order to identify historic (non-Aboriginal) cultural heritage located within the Bannockburn South East precinct, and will be used to inform the planned future land use of the area.

2.2 Proposed Development

The proposed development of the Bannockburn South East Precinct will provide new urban neighbourhoods including housing allotments, a retail centre, community facilities, open spaces, roadways and infrastructure (VPA, 2020).

2.3 Potential Heritage Impact of the Proposed Development

The proposed development of the Bannockburn South East Precinct has the potential to impact heritage places/sites encompassed by the study area.

Activities associated with precinct's development have the potential to damage or destroy historic heritage, including: extant built structures, historic plantings, landform modifications, and archaeological features or deposits.

Initial subsurface works associated with any future development likely to impact extant historic heritage, include: construction of roads and streetscapes, installation of services, and landscaping of public spaces. Ongoing impacts associated with the construction of residential dwellings and any planned public structures will likely be significant.

3.0 The Study Area

3.1 Location

The study area encompasses ~523 ha, of land within the Parish of Murgheboluc and the locality of Bannockburn; and is currently bounded by Bruce’s [Bruce] Creek (west), the urban/township area of Bannockburn (north and northeast), rural farmland (southeast); and the Gheringhap railway and rail reserve (south).

Cadastral details for the study area are provided in Table 1. The location of the study area is illustrated in Maps 1-2.

Note: The creek forming the western boundary of the study area is historically recorded as ‘Bruce’s Creek’ and more recently as ‘Bruce Creek’. For the purposes of this assessment the name ‘Bruce’s Creek’ has been used in the discussion of the sites history and identified historic sites as this name more accurately reflects the historic name for the waterway used by nineteenth and early-twentieth century occupants of the land.

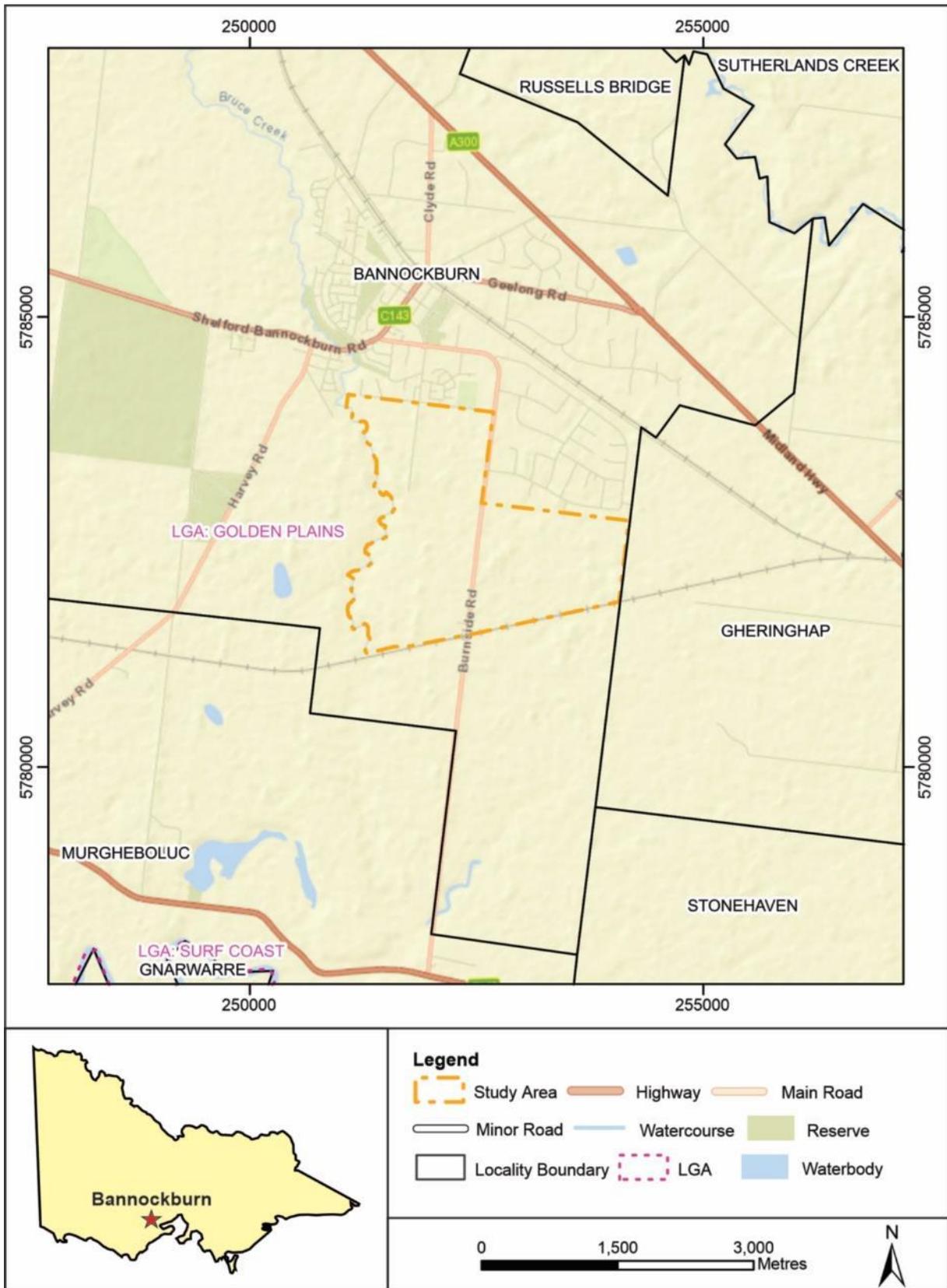
Table 1: Cadastral details for the Study Area

Address:	Levy Road, Bannockburn VIC (part)
Lot and plan no.:	Lot 1, 2, 5, 6 LP6088 & Lots 1 & 2 TP134466
Standard Parcel Identifier (SPI):	1\LP6088, 2\LP6088, 5\LP6088, 6\LP6088 & 1\TP134466, 2\TP134466
Parish:	Murgheboluc
Council Property Number:	91000810
Address:	279 Burnside Road, Bannockburn VIC (part)
Lot and plan no.:	Lot B PS510752
Standard Parcel Identifier (SPI):	B\PS510752
Parish:	Murgheboluc & Gheringhap
Council Property Number:	11600100
Address:	Burnside Road, Bannockburn VIC (part)
Lot and plan no.:	Lot 13 LP6088
Standard Parcel Identifier (SPI):	13\LP6088
Parish:	Murgheboluc
Council Property Number:	11600200
Address:	418 Burnside Road, Bannockburn VIC (part)
Lot and plan no.:	Lot 1 LP97121
Standard Parcel Identifier (SPI):	1\LP97121
Parish:	Murgheboluc
Council Property Number:	11600190
Address:	430 Burnside Road, Bannockburn VIC (part)
Lot and plan no.:	Lot 2 LP97121
Standard Parcel Identifier (SPI):	2\LP97121
Parish:	Murgheboluc
Council Property Number:	11600180

3.2 Current Conditions

An aerial view of the study area (Map 2) indicates that much of the study area is currently cleared farmland, and that the land encompasses:

- Dwellings and associated outbuildings (southeast)
- Burnside Road (east) and Levy Road (north);
- Access driveways, from Burnside Road (east);
- Internal property/farm tracks (south and north);
- Dams (south and north);
- Fencing – boundary and internal; and
- Bruce's [Bruce] Creek (west).



Map 1: Location of the Study Area – Bannockburn East PSP



Map 2: Location and Current Conditions within the Study Area – Bannockburn East PSP
 (Adapted from Nearmap, 2020)

Note: Structures (residential and farm buildings) south-west, farrowed land indicative of farming (cropping) activity in much of the study area.

4.0 Scope of Works

4.1 Purpose

As per the project scope, the main purpose of this commissioned assessment is to provide recommendations for the future management of historic (non-Aboriginal) sites/places within the study area.

4.2 Objectives

Project objectives are detailed below:

Undertake an assessment of historic places within the study area in order to determine:

- The occupation history of the place, in particular as it pertains to landform modification and built heritage;
- The location and condition of any extant historic structures;
- The location and nature of any areas of archaeological potential; and
- The current heritage values and significance of identified heritage places or archaeological sites.

Develop recommendations for future management of identified heritage sites that address:

- Protection of the heritage values of all identified sites;
- The proposed future use of heritage sites and structures; and
- The need for additional research or investigations.

4.3 Limitations

The following limitations to the project scope and resultant HHA should be noted:

- As per the project scope, this project is limited to an assessment of historical (non-Aboriginal) heritage within the study area; however, it should be noted that the study area likely encompasses Aboriginal cultural heritage sites and/or has Aboriginal cultural heritage value. As the VPA has commissioned the preparation of an Aboriginal Cultural Heritage Impact Assessment & Aboriginal Cultural Values Assessment in collaboration with Wadawurrung Traditional Owners Aboriginal Corporation, these assessments should be consulted in conjunction with this report.
- The report draws on pre-existing historic assessments of the places identified. However, while the report aims to augment the known history of the site by, drawing on the most recent publications and primary sources such as historic maps and written accounts, a detailed social history of individual land occupants is beyond the scope of this desktop study.
- During the background research phase of the project a number of public institutions holding historic records were closed or were operating under restricted access conditions due to COVID-19. These included the Public Records Office Victoria, State Library of Victoria, and the General Law Library (Laverton). These restrictions meant that we were not able to acquire copies of some relevant nineteenth century documents. For the purposes of the desktop assessment the history of the study area has been determined by reviewing available primary source material. Additional details regarding the occupation of the study area may be determined from documents that are currently unavailable, in particular nineteenth century land titles held at the General Law Library (Laverton).

4.4 Consultation

As per the project brief, consultation with the Victorian Planning Authority (VPA) and Golden Plains Shire (GPS) occurred at key points throughout the project. In addition, the VPA consulted with additional stakeholders including Heritage Victoria (HV), landowners and land occupiers in order to get their input into the report findings. A summary of consultation processes is provided below.

Table 2: Consultation Processes

Consultation	Outcome
Project Inception meeting – Heritage Insight (HI) and VPA (21/01/2021)	- Project processes established
Submission of the Desktop Assessment (draft) to the VPA for comment (12/03/2021)	- VPA sought input on the draft document from GPS and HV - VPA provided feedback on draft report (15/03/2021) - Heritage Insight incorporated relevant feedback into the Desktop Assessment
Project meeting to discuss the results of field survey, HI and VPA (30/03/2021)	- HI provided an overview of preliminary findings at the completion of field work phase of the project - VPA notified of the need to nominate an archaeological site to the Heritage Inventory (VHI)
Submission of the prepared VHI nomination (Bruce’s Creek Pastoral Outstation) to VPA for comment (24/04/2021)	- VPA sought input on nomination from the landowner and land occupier and HI provided additional information in answer to the land occupier’s queries/concerns (26/04-07/05/2021) - HI submitted the finalised VHI nomination, to Heritage Victoria (12/05/2021) including input from the current land occupier.
HI submission of the Historical Heritage Assessment (draft) to the VPA and GPS for comment (21/05/2021)	- VPA provided a document including combined comments from the review of the draft by the VPA and GPS (22/06/2021). - HI reviewed the report in-line with the provided comments and revised where appropriate and submitted the revised report as the final draft to the VPA.

Part Two: Desktop Assessment – Background Research

5.0 Previously Identified Heritage Sites

5.1 Methodology

Background research undertaken as part of the assessment phase of the project included:

- The identification of any previously recorded cultural heritage sites within and/or in the vicinity of the study area, by accessing relevant heritage registers and databases; and
- A review of previous heritage studies and archaeological investigations within or in the immediate vicinity of the study area.

5.2 Results

A search of historic (non-Aboriginal) site registries (as detailed in Table 3) was carried out on January 20, 2021. The search showed that there are no registered/listed heritage sites located within the study area (Maps 3-4).

Table 3: Historic Registries

Register/List	Source
Victorian Heritage Register (VHR)	Victorian Heritage Database (DELWP 2021b); GeoVic3 (DJPR 2021b)
Victorian Heritage Inventory (VHI)	“
Heritage Overlay – Golden Plains (HO)	Planning Schemes Online: Golden Plains (DELWP 2021a)
National Trust of Australia (Victoria) (NT)	Victorian Heritage Database (DELWP 2021b)
National Heritage List (NHL)	Australian Heritage Database (DEE 2021)
Commonwealth Heritage List (CHL)	“
Register of the National Estate (non-statutory archive) (RNE)	“
World Heritage List (WHL)	Unesco World Heritage Centre (2021)

In order to formulate prediction models for the presence of unidentified historical sites within the study area, a historic thematic region was developed for the purposes of this assessment (Maps 3-4). The developed thematic region approximates the extent of nineteenth century land holdings (see Section 8.0 for details) that encompassed the current study area. It includes the township of Bannockburn, and early access routes to nearby pastoral stations, both of which are directly associated with the history of the study area. This thematic region includes all registered sites located within 1km of the study area.

There are seven registered historic heritage sites and one registered historic precinct within the defined thematic region, all are located north of the study area (Table 3; Maps 3-4). While none of the sites will be directly impacted by the development of the PSP area their proximity should be noted as a review of the location and nature of sites in the vicinity of the study area helps to clarify the history of the area.

Of the registered sites, four are clustered along Bruce’s Creek and are listed on the Victorian Heritage Inventory (VHI) as archaeological sites (Table 3; Maps 3-4). These four sites are all historically associated with the nineteenth and early-twentieth centuries occupation of the region for farming purposes, and are of

particular relevance to the study area as the historic occupants of this land (e.g., James Bruce and James Bell) concurrently owned or occupied the study area.

One site – the Bannockburn Railway Station (H1560) – is listed on the Victorian Heritage Register (VHR) and the Heritage Overlay of Golden Plains Planning Scheme (HO-GPPS). It holds historical significance due to its association with the development of rail infrastructure and the township of Bannockburn, in addition to its architectural significance. The two remaining sites are listed on the Heritage Overlay (HO-GPPS) and include a c.1850s lockup (HO18) within the township of Bannockburn, and a dwelling/former inn (HO46) located at an historic crossing point over Bruce’s Creek (Table 3; Maps 3-4).

A Historic Precinct (HO93) is also located to the north of the study area, within Bannockburn township. This precinct incorporates residential, civic and religious buildings associated with the early history of the township (Table 3; Maps 3-4).

6.0 Previous Heritage Studies

There have been a number of historical heritage studies undertaken of the broader region, most notably:

- Golden Plains Heritage Study – Stage One (Huddle P/L, 2003)
- Golden Plains Heritage Study – Stage Two (Heritage Matters P/L, 2009)
- Geelong region historic buildings and objects study (Willingham, 1986)

The Golden Plains Heritage Studies (Stage One and Two) provide a thematic history of the region – encompassing the study area – and have been used during this assessment as background documents to provide a framework in which the history of the study area can be considered. A review of these studies, and other relevant reports accessible via desktop research, indicates that the study area has not previously been subject to a specific heritage study or to historical archaeological investigations.

A desktop review of available reports indicates that there have been several smaller scale heritage assessments undertaken of land in the vicinity (north) of the study area. Studies relevant to this assessment are summarised in Table 4. It is of particular note that the majority of historical archaeological sites identified during these studies are located in the immediate vicinity of Bruce’s Creek. Predictively this increases the possibility that unidentified historical archaeological sites are preserved within the study area along or in the vicinity of Bruce’s Creek.

Note: Within the timeframes available for technical heritage reporting, it is not possible to carry out comprehensive research of all published or unpublished reports. In addition, as Heritage Victoria do not currently have an on-line database of recently completed and ongoing assessments, it is possible that additional historical heritage assessments have been carried out within or in the immediate vicinity of the study area.
--

7.0 Shared Cultural Heritage

No heritage sites/places have been identified within the study area that specifically hold shared cultural heritage values i.e., combined historical (non-Aboriginal) and Aboriginal cultural heritage value. However, it should be noted that as per the project scope, and time frames stipulated by the VPA for this study,

background research was necessarily limited to a review of ‘European’ primary and secondary historic records and an in-depth assessment of shared cultural heritage has not been undertaken.

Archaeological surveys in the vicinity of the study area – on land occupied by Europeans during the nineteenth century – have recorded the presence of Aboriginal sites (see Table 4); however, an assessment/determination of shared cultural heritage should be undertaken in collaboration with the traditional owners (collaboration with Wadawurrung Traditional Owners Aboriginal Corporation), and would be best be assessed during the Aboriginal Cultural Values Assessment currently being commissioned by the VPA.

Table 4: Registered/Listed Historic Heritage Sites in the vicinity of the Study Area – Thematic Historic Region (20/01/2021)

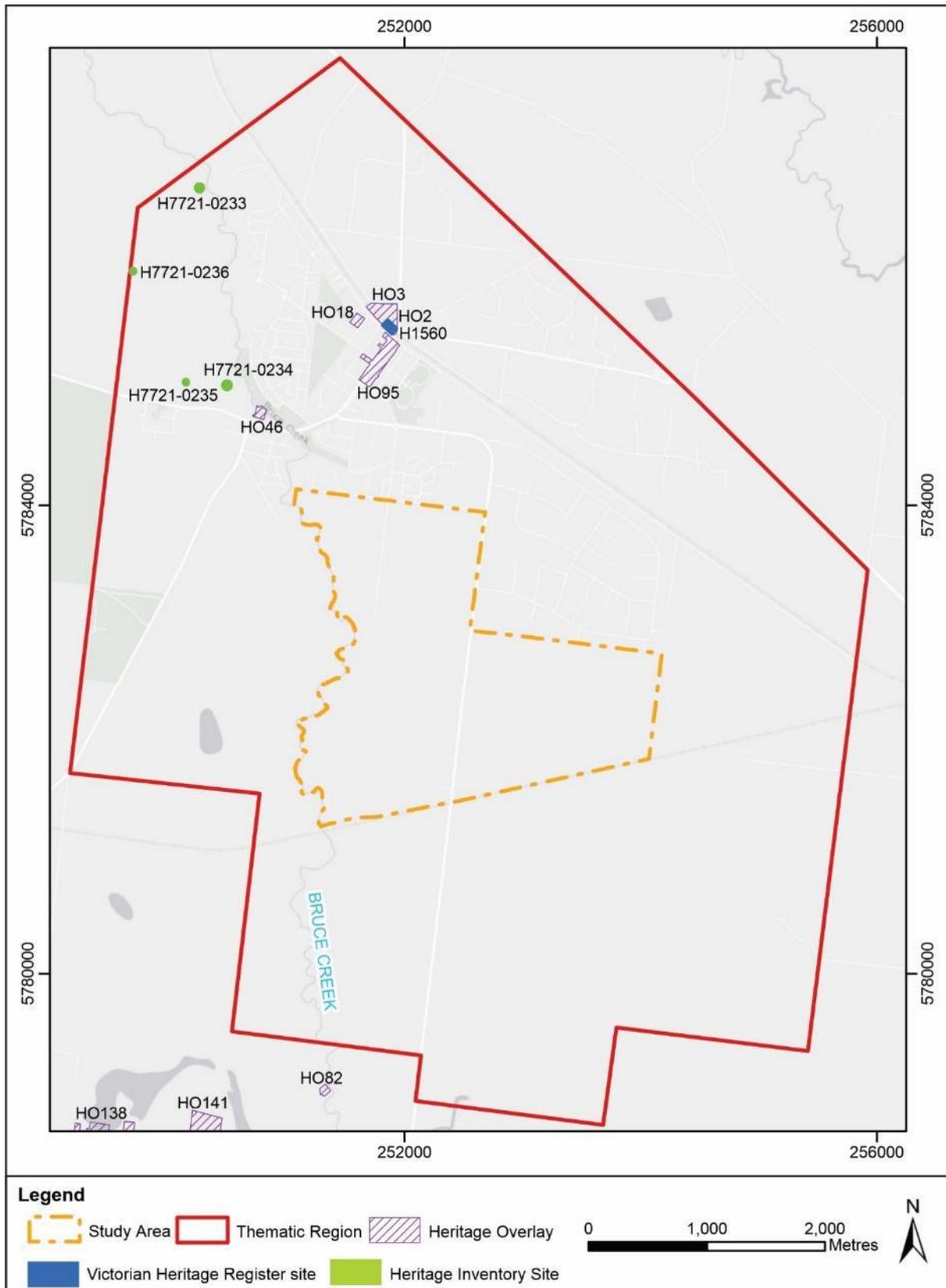
Listing	Site no.	Site Name	Site Type	Significance
VHI	H7721-0233	Bruce's Creek Stone Hut	Archaeological: Residential (domestic) & Farming	<p>Scientific/Archaeological: Comprises a variety of extant structural features exhibiting the domestic and pastoral use of the location; likely to contain <i>in situ</i> archaeological features and deposits dating from the nineteenth to early-twentieth centuries</p> <p>Social: Associated with the early pastoral settlement of the area</p>
VHI	H7721-0234	Bruce's Creek House Site	Archaeological: Residential (domestic) & Farming	<p>Scientific/Archaeological: Comprises a variety of extant structural features exhibiting the domestic and pastoral use of the location; likely to contain <i>in situ</i> archaeological features and deposits dating from the nineteenth to early-twentieth centuries</p>
VHI	H7721-0235	Bruce's Creek Sheep Wash	Archaeological: Farming	<p>Scientific/Archaeological: The site demonstrates early farming practices and built structures used during the development of pastoral activities in the area.</p>
VHI	H7721-0236	Bruce's Creek Rural Site	Archaeological: Residential (domestic) & Farming	<p>Scientific/Archaeological: Comprises a variety of extant structural features exhibiting the domestic and pastoral use of the location; likely to contain <i>in situ</i> archaeological features and deposits dating from the nineteenth to early-twentieth centuries</p> <p>Social: Illustrates the area's early pastoral development</p>
VHR HO NT	H1560 HO2 HO3 B2353	Bannockburn Railway Station	Built Heritage: Transport Infrastructure	<p>Historical: Complex has the potential to yield information on the changing nature of rail infrastructure and public transport in Victoria and Ballarat, and Geelong's importance as a rural city.</p> <p>Architectural: Important contributor to the architectural design of the Geelong-Ballarat line. Notable example of a stylistically similar group of station buildings, similar to the design popular in England during the 1840s and 1850s</p>
HO NT	HO18 B2171	Lock-up	Built Heritage: Law Enforcement	<p>Historical: Example of a local 'lock-up' established during the late 1850s; associated with law enforcement</p> <p>Architectural: Representative of buildings of this type.</p>
HO NT	HO46 B1530	Rosemond (Former Somerset Inn)	Built Heritage: Residential and Commercial	<p>Historical: Residential and former commercial structure associated with the development of Bannockburn township and establishment of roadways serviced by local hotels during the nineteenth century.</p> <p>Social: Example of a an extant/intact local inn dating to early in the local area's development.</p>

Table 4: Registered/Listed Historic Heritage Sites in the vicinity of the Study Area – Thematic Historic Region (20/01/2021)

Listing	Site no.	Site Name	Site Type	Significance
HO	HO95	Bannockburn Heritage Precinct	Historic Precinct	<p>Historical: The ‘Bannockburn Heritage Precinct’ is of historic significance as a township dating from the 1860s and as an important commercial centre servicing trade generated from the railway and surrounding pastoral properties</p> <p>Architectural: Due to its range of commercial, residential and public buildings dating from the nineteenth century, the most important being the Bannockburn Shire Hall and the surviving shops and hotels located on either side of High Street.</p> <p>Social: As the focus for community life, education and recreation, and as an administrative centre of the former Bannockburn Shire and the current Golden Plains Shire.</p>
<p>Sources: Victorian Heritage Database (DELWP 2021a & 2021b – accessed 20/01/2021); Hermes database (accessed 23/01/2021)</p> <p>Abbreviations: VHI – Victorian Heritage Inventory, VHR – Victorian Heritage Register; HO – Heritage Overlay, National Trust – NT</p> <p>Note: Site significance as detailed in this table is based on registration records for each site and has not been re-assessed as part of the desktop study. Such an assessment is beyond the current project scope.</p>				

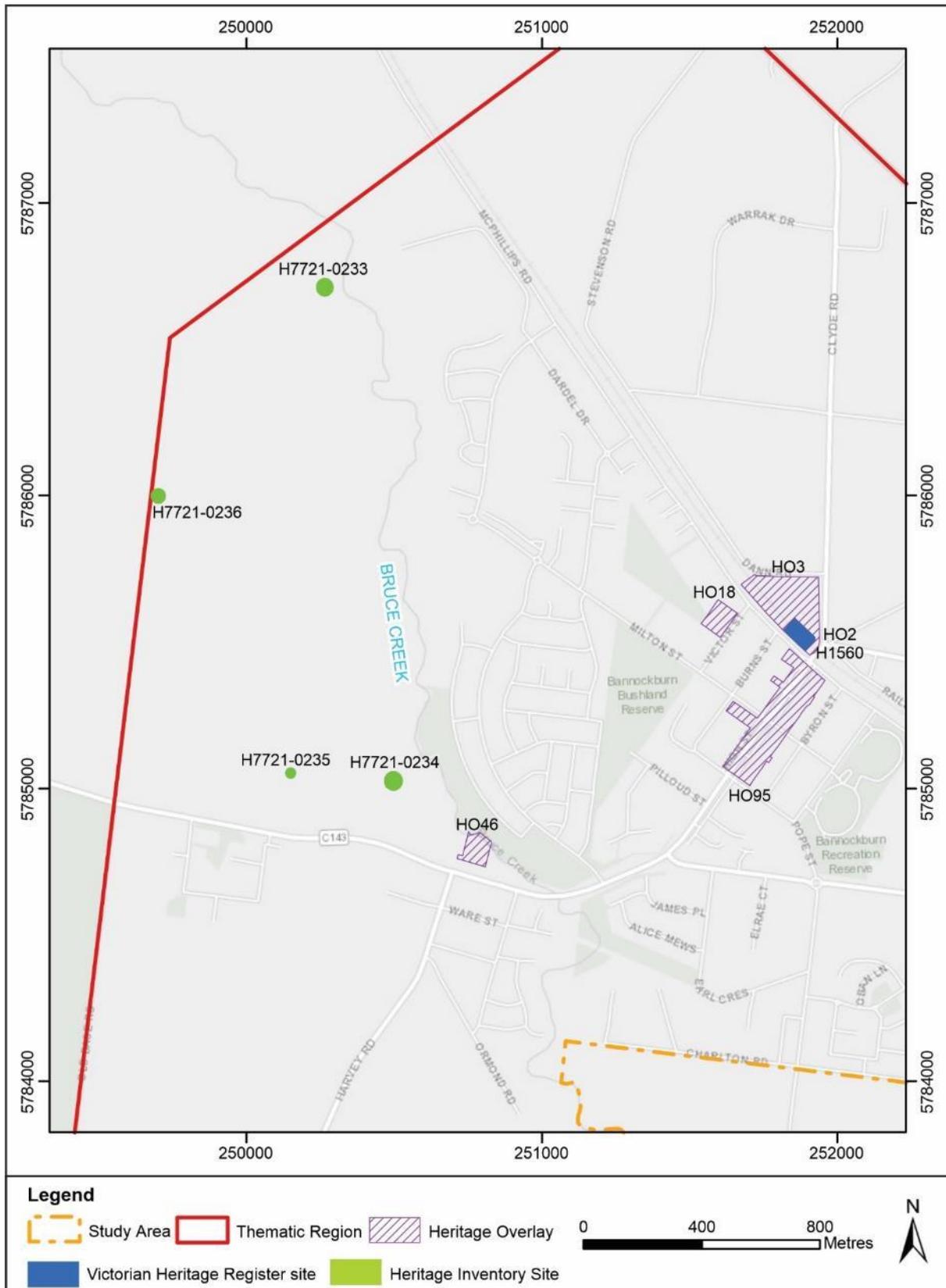
Table 5: Historic Heritage Studies relevant to/in the vicinity of the Study Area

Heritage Study	Location & Proximity to the Study Area	Relevant Results
An Archaeological Survey of Bruce's Creek Bannockburn (TerraCulture P/L, 2003)	Land between McPhillips Road and Shelford Road; east of Bruce's Creek ~0.5-2.0km north west of the study area	Study type: archaeological survey Previously unidentified (significant) historic heritage sites/places: - dry stone walls Areas of historical archaeological potential identified: nil Relevant Recommendations (Historic heritage): no requirement for further investigation; should the identified dry stone walls be removed additional recording should be undertaken Aboriginal heritage sites identified: Yes
An Archaeological Survey of Bruce's Creek Bannockburn (TerraCulture P/L, 2004)	Land between McPhillips Road and Shelford Road; west of Bruce's Creek ~0.5-2.0km north west of the study area	Study type: archaeological survey Previously unidentified (significant) historic heritage sites/places: - H7721-0233 (Bruce's Creek Stone Hut) - H7721-0233 (Bruce's Creek House Site) - H7721-0235 (Bruce's Creek Sheep Wash) - H7721-0236 (Bruce's Creek Rural Site) Areas of historical archaeological potential identified: nil Relevant Recommendations (Historic heritage): no requirement for further investigation; protection of historic heritage and Consent requirements Aboriginal heritage sites identified: Yes
An Archaeological Survey at Bruce Street Bannockburn (TerraCulture P/L, 2007)	Bruce Street, Bannockburn Immediately north west of the study area	Study type: archaeological survey Previously unidentified (significant) historic heritage sites/places: nil Areas of historical archaeological potential identified: nil Relevant Recommendations (Historic heritage): 'The investigation of the historical archaeology on the Bruce Street subject land should be extended to the proposed open space along the creek and to the creek itself' (TerraCulture 2007, p.27). Aboriginal heritage sites identified: Yes



Map 3: Location of registered/listed historic places within the Thematic Region

Note: Absence of registered historic sites within the study area; proximity of registered historic places/sites north of the study area; concentration of historical archaeological sites in the vicinity of Bruce’s Creek.



Map 4: Location of registered/listed historic places within the Thematic Region – detail view

8.0 Historic Background

8.1 Methodology

Background research undertaken as part of this desktop component of the project, included:

- Research into the historic landforms and geomorphology of the study area in order to interpret extant landforms and understand the degree to which European occupation has altered the landscape; and
- Research into the occupation history of the study area – by accessing primary sources pertaining to land ownership, land occupation and built structures – to augment the known history of the site as detailed in previous heritage studies.

The results of the background research were used to prepare a history of the study area that is:

- Framed within ‘Historical Themes’ developed by Golden Plains Shire (Heritage Matters P/L, 2009), and within themes identified at a State level by the Heritage Council of Victoria (Heritage Council of Victoria, 2010; Appendix 3); and
- Focused on the occupation history, landform modification and built structures specific to the study area.

8.2 Historic Themes

The history of the study area is presented within the Victorian ‘Framework of Historical Themes’ (Heritage Council of Victoria, 2010), with a particular focus on themes that have been identified as key to the local area by the Golden Plains Heritage Study (Heritage Matters P/L, 2009). A thematic approach ensures that the history focuses on key historical and cultural processes with the aim of identifying human activities that have shaped our environment, and that it provides a historic context for identified heritage places within the study area. A thematic history contributes to an understanding of heritage significance (Heritage Council of Victoria, 2010, pp.3–5).

Historic themes identified as key to Golden Plains Shire (Heritage Matters, 2009), and of particular relevance to the study area, and comparable historic themes within the Victorian ‘Framework of Historical Themes’ (VFHT) are detailed below:

Early Settlement

- Interaction between European and Indigenous peoples
- Exploration and Early Settlement
- Altering the Natural Environment

Comparable Theme (VFHT): Peopling Victoria’s places and landscapes

Developing the Local Economy

- The land and legal system in Australia
- Laying out boundaries
- Developing Primary Production – pastoral stations and farming

Comparable Theme (VFHT): Transforming and managing land and natural resources

Linking Communities

- Roadways, river and creek crossings and railways

Comparable Theme (VFHT): Connecting Victorians by transport and communications & Building towns.

In addition to a thematic history of the study area the chronological history of the ownership and occupation of land within the study area is provided in Section 8.8.

8.3 Early Settlement – Altering the Natural Environment

8.3.1 Landforms and Geomorphology

Geological mapping reveals that the majority of the study area is located on a geographic unit of stony rises and basalt known as the Newer Volcanic Group (Neo), which formed between the Miocene and the Holocene periods. Smaller sections of the study area, concentrated along Bruce’s Creek, reside on black rock sandstone, and geological deposits of marl (Ntg) and alluvium (Qa) (Map 5; DJPR 2021).

The gently undulating volcanic landscape characteristic of the Newer Volcanic Group geographic unit is characterised by low hills with moderately spaced drainage lines and wetlands (or former wetlands), which form shallow depressions in the volcanic plains. Lava flows generally result in a landscape characterised by visible basalt outcrops commonly called ‘stony rises’ which may be present as almost imperceptible, grass-covered undulations or form more pronounced rocky outcrops (DJPR 2021).

The study area

Historically, agricultural activity has both transformed, and utilised geological features within the study area, and more broadly in the geographic region. The alluvial soils found within proximity of named and unnamed waterways naturally attracted the early European settlers with more productive soils and access to water. Repeated ploughing and grazing activity have transformed much of the study area, with the removal of trees and levelling of fields influencing subtle landscape changes. Historic settlers also generally found that ‘stony rises’ interfered with efforts to operate farm machinery and often sought to remove such obstacles wherever possible. However, the presence of surface or near surface basalt provided a ready resource for the construction of dry stone walls in the region. Finer quality basalt was cut and tooled to suit building foundations, walls, lintels, steps and sills (Dingle, 1984 pp. 80–81; Pickard 2007, pp. 144-149). This extensive use or removal of basalt from its natural location has potentially caused significant alteration to the study area’s landscape.

8.3.2 Native Vegetation – Utilisation and Land Clearance Activities

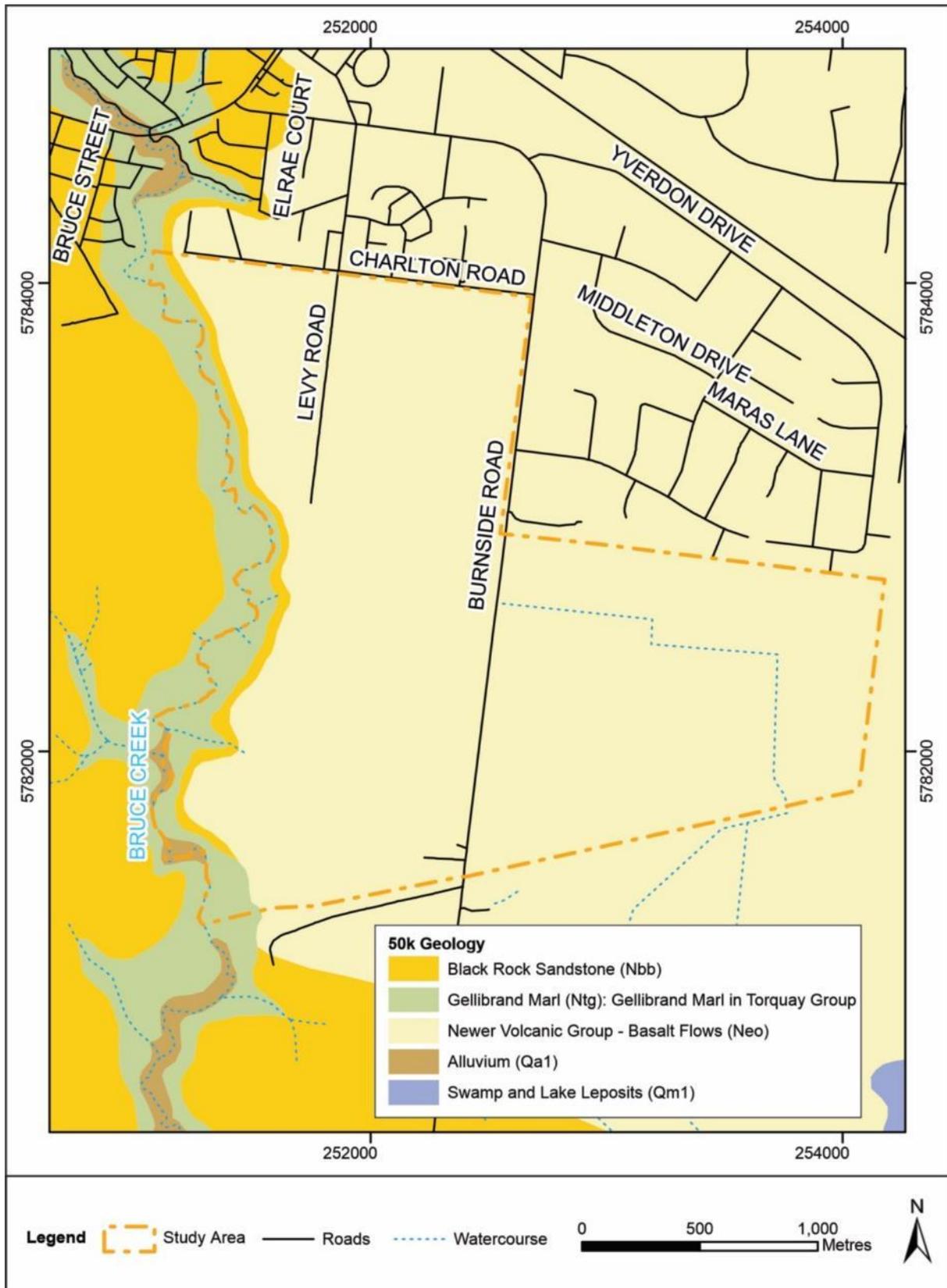
The study area

The pre-1750 Ecological Vegetation Community (EVC) present within the study area has been identified as EVC 132 (Plains Grassland); EVC 55 (Plains Grassy Woodland); and EVC 68 (Creekline Grassy Woodlands). A small area of Plains sedgy wetland (EVC 132) was located at the northeast extent of the study area (Map 6). These ecological communities would have provided a range of plants that would have been utilised by Aboriginal people for food, shelter, nets and the transportation of goods.

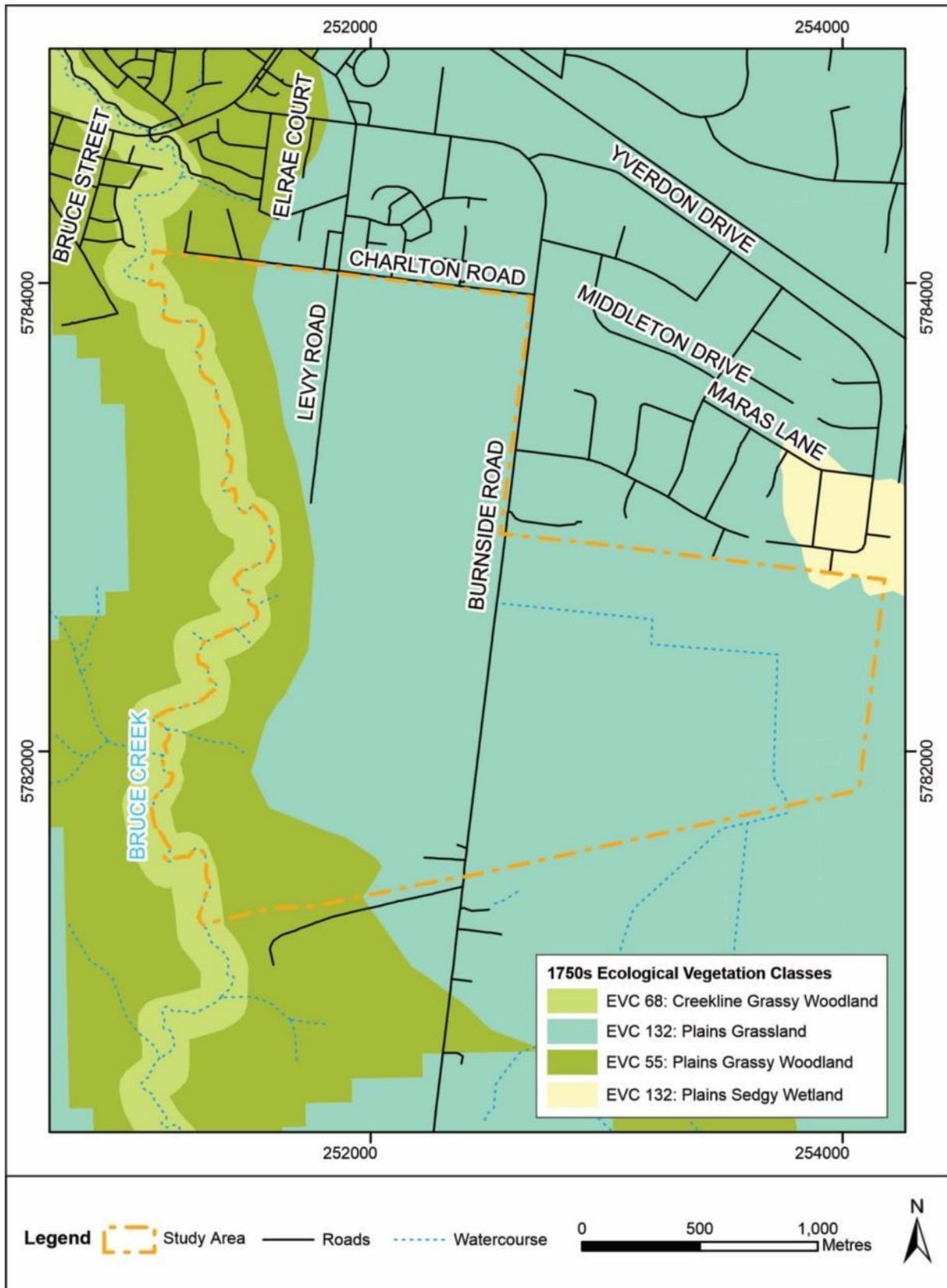
Historically, agricultural activity utilised existing native vegetation, and altered the distribution of vegetation species. An 1853 survey of the area records the southern portion of the study area as open country with ‘light sandy soil’, and the southern study area as ‘forested country’ with ‘rich grass and light black soil’ (Figure 12).

Modern EVC mapping, and historical images show the study area has been largely cleared of original native trees during modification of the land for agricultural purposes – predominantly grazing historically, but

more recently cultivation. A number of potentially remnant native trees are evident within the study area, general limited to the banks of Bruce's Creek (Figures 15-19; Map 7).



Map 5: Geology within the Study Area



Map 6: Pre-1750 EVCs within the Study Area

8.4 Interaction between European and Aboriginal peoples

A detailed review of historical and ethnographic sources pertaining to the Aboriginal occupation of the geographic region is beyond the scope of this project. However, as the pre-European occupation of the study area by Aboriginal people has significant cultural and historic value, a summary of pre-European occupation of the study area is included below.

8.4.1 Historical and Ethno-Historical Accounts in the Geographic Region

Based on Barwick's (1984) and Clark's (1990) reconstruction of past Aboriginal language boundaries, the study area lies within the territory that was occupied by the *Wada wurrung* language group at the time of European contact. *Wada wurrung* territory reportedly extended along the coast from Aireys Inlet to the Werribee River and inland to north of Ballarat and Mount Misery (Figure 1). According to the Aboriginal Protector, G. A. Robinson, the *Wada wurrung* were the most powerful and influential people in the Western District (Clark 1990, p.277). At the time of contact, there were at least twenty-five named clan groups within the *Wada wurrung* language area (Clark, 1990, pp. 275-334). Following the work of Clarke (1990, pp. 327-328) and Lane (1990, cited in in Dearnaley, 2019, pp. 33-42), the territory extending from the Moorabool River to Yarrowee/Leigh River, and encompassing the study area, was occupied by the *Toolora balug/Tolloora* clan group. While the exact boundary of this clan group is uncertain, it appears to encompass the study area.

Several letters from early European settlers note Aboriginal presence in the broader region, including those of Thomas Learmonth and Phillip D. Rose to Governor La Trobe in 1853. Learmonth, who occupied the Buninyong run, wrote that:

The remaining point on which Your Excellency desires information is with regard to the aborigines [*sic*], their number and their demeanour towards the first settlers. The anxieties and labour connected with the forming of our sheep establishments were so great and urgent at the time of which I write that I never bestowed the attention requisite to form a correct estimate of the numbers or habits of the natives. They never were numerous at Buninyong or in the neighbouring district; though I remember hearing of a gathering of them at Mount Emu, which was estimated to amount to 500; but I think this statement to have been much over-rated. I should consider myself to be nearly correct if I set down the whole aboriginal [*sic*] population in the district around Buninyong at the time of its settlement; - taking a radius of 30 miles from the mountain as a centre - at 300 souls; now probably there are not 300 In looking at this rapid disappearance of the native tribes in our own district, it is a pleasing subject of reflection that, notwithstanding our having had a servant killed, others attacked, and sometimes our sheep destroyed, we have never been brought into personal collision with them; nor have we been instrumental in taking the life of a single individual; and, moreover, I am free to confess that, considering the wrong that has been done to the aborigines [*sic*] in depriving them of their country, they have shown less ferocity and have exhibited the desire to retaliate less than might have been expected.

(Thomas Learmonth August 11, 1853, cited in Bride 1898, pp.42-43)

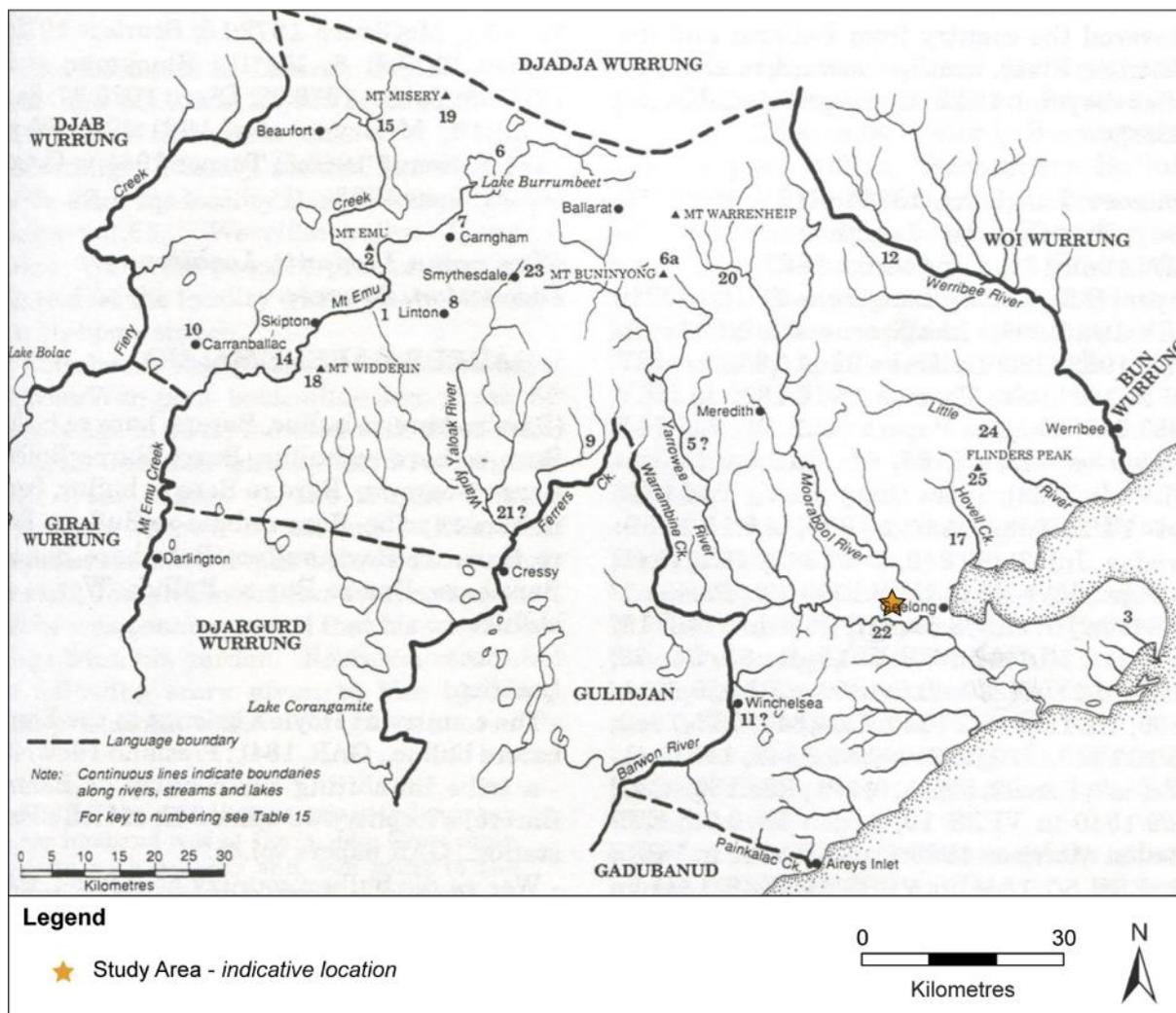


Figure 1: Wada warrung language area (Clark 1990, p. 311)

8.5 Early Settlement – Exploration

In 1802, Matthew Flinders undertook the first detailed survey of Port Phillip Bay. During his survey, Flinders created a detailed map of the Victorian coastline; however, regions beyond the immediate shoreline remained essentially unexplored (Flinders, 1814; Harcourt, 2001, pp.11–15). Lands to the west of present day Melbourne were first explored by Europeans in 1824, when Hamilton Hume and William Hovell travelled from New South Wales to Port Phillip via a route that took them through regions north and west of present day Melbourne (Harcourt, 2001, pp.16–19; Figure 2).

The Study Area

Hume’s sketch of their exploration route, and his journal entries, indicate that the party crossed the Werribee River on their outward and return journey and likely travelled as far west as present-day Lara, where they record viewing Geelong harbour from a distance (Harcourt, 2001, pp. 17–19; *The Sydney Herald*, 04 Jun. 183; Figure 2). Hume recorded his impressions of land in the vicinity of the ‘River Exe’ [now Werribee]:

...downs, beautiful beyond description; the soil good, it being a black and brown loam, well covered with a thick sward of grass and herbage, and in many places, the large sow-thistle was growing luxuriantly.

‘An Extract from the Journal of Mr. Hamilton Hume, 14 December 1824’
(Cited in *The Sydney Herald*, June 4th, 1831, p.3)

Although Hume and Hovell, did not travel as far west as the study area their accounts of fertile grazing land to the west of Port Phillip Bay, published in Sydney and Hobart newspapers of the time, fuelled the interests of pastoralists looking for good grazing lands in the developing colony of Port Phillip.

8.6 Developing the Local Economy

8.6.1 Promoting settlement – The Port Phillip Association

In 1835, John Batman travelled to Victoria from Tasmania on behalf of the ‘Port Phillip Association’ – a group of Tasmanian pastoralists who were in search of good grazing land. Batman signed two so-called ‘treaties’ with Aboriginal leaders to acquire ‘ownership’ of vast quantities of land, including: 500,000 acres covering much of Victoria, and 100,000 acres in the vicinity of present-day Geelong. Batman and John Helder Wedge – surveyor and member of the association – went on to create a map of the district dividing the 600,000 acres into individual Sections allocated to members of the association (Harcourt, 2001, pp.73–75; Figure 3). The Port Phillip Association’s ‘ownership’ was considered illegal by the British Government and was quickly declared void, by Governor Bourke. Despite Government opposition, members of the association established pastoral properties within their allocated sections, grazing sheep and/or cattle during the 1830s and early 1840s (Kenyon, 1937, p.108; Harcourt, 2001, pp.102–113).

The Study Area

The study area is located outside the boundary of the Port Phillip Association’s lands, as mapped by John Helder Wedge in 1835. However, several of the association members, including Swanston, Learmonth and Mercer, established pastoral stations along the Moorabool and Barwon rivers west of the Port Phillip Association’s lands and went on to purchase large tracts of lands in the region during a government land sale in 1839 (Harcourt, 2001, pp. 208-209; Kenyon, 1937; Figures 2-3). These allotments purchased in 1839 did not include the study area, but were the first major land purchases in the area, and heralded the interest of Tasmanian pastoralists in the region.



Figure 2: 'Mr Hume's sketch of a tour performed by W.H. Hovell and himself from Lake George to Port Phillip, Bass's Straits' (Hume, 1825) – detail view



Figure 3: 'Victoria No. 1 Port Phillip' (Commonwealth Copying Co., [c.1836] 1935) – detail view

Note: Reproduction of an 1836 plan.

8.6.2 Laying out Boundaries & Developing Primary Production

In 1836, in order to regulate the rapidly expanding squatting occupation, the Crown passed the *Crown Lands Unauthorised Occupation Act*. This act allowed squatters to legally occupy un-surveyed land as pastoral runs for which they paid an annual occupation licence (Spreadborough & Anderson 1983, pp. xii).

The earliest squatters to establish themselves in regions to the north and west of Geelong included: Dr Alexander Thomson who settled on the Barwon River in 1836 at Buckley Falls; John Anthony Cowie and David Stead who established 'Bunjeeltap station' on the Barwon River in 1836; and the Von Steiglitz brothers on the Moorabool River (Billis & Kenyon 1932, pp.130; Bride 1899; Figure 6). In a letter to Governor La Trobe, Alexander Thomson, confirms that only a small number of squatters occupied lands in the vicinity of the Barwon and Moorabool Rivers prior to 1838:

In May 1836 I landed my sheep at Point Henry, and occupied the present township of Geelong as a sheep station, and Indented Head as a cattle station ---

--- Capt. Swanston, Messrs. Cowie and Stead and myself had the whole Western district to ourselves for eighteen months---

--- We were afterwards joined by Roadknight, Darke, Derwent Company, Russell, Anderson, Brown, Read, McLeod, Steiglitz, Sutherland, Murray, Morris, Lloyd, Ware, Learmonth, Armytage, Raven, Pettett, Francis, Bates, and others.

Alexander Thomson, March 20th, 1854 (cited in Bride 1899, p. 251)

However, the open basalt plains, largely devoid of thick tree cover, native grasses suitable for grazing, and reliable water sources, made the Barwon and Moorabool River floodplains highly favourable to settlers. By the end of 1838 there had been an influx of squatters to the region. A plan dating to that year marks the approximate location of established squatting runs, and contemporary accounts by settlers to the region detail the establishment of a number of squatting runs in the vicinity of the study area (Billis & Kenyon 1930 & 1932; Figure 7), including Thomas Learmonth who provided an account of the district between the years 1837 to 1838:

The original stock being composed entirely of breeding sheep, the first settlers lived exclusively on salted provisions during the first year of their occupation, the purchase of which and the large expenses necessarily incurred in forming their stations, added to the small increase and the loss of wool from the fever engendered by the crowded vessels, entirely absorbed the profits of several seasons, and in some cases ruined the adventurers. The first stations were commenced with flocks carrying from 500 to 1,500, and one or two, such as the Clyde Co. and Derwent Co., under the management of Mr. George Russell and Mr. D. Fisher, had 3,500 ewes respectively. In the month of April of that year [1837] my brother and I landed three cargoes from Van Diemen's Land, or about 2,000 ewes, and we purchased 1,000 more at two guineas a head. These we drove up the Barwon River to a place about twenty miles from Geelong, and occupied a run on each side of the river, and another on the Native Creek to the eastward of the Leigh.

Thomas Learmonth, August 11th, 1854 (cited in Bride 1899, p. 38)

Many of these early pastoralists including George Russell, his second wife Euphemia Leslie (nee Carstairs), and the Learmonth brothers (Thomas, John and Sommerville), all of whom have strong historic associations with the development of Bannockburn region, were Scottish Presbyterians who had immigrated to Tasmania before re-locating to Port Phillip (Figures 4-5; Brown, 1967a & 1967b; Heritage Matters P/L, 2009)

8.6.3 Modifying the landscape – Altering the Natural Environment

The pastoral settlers of the 1830s and 1840s modified the landscape in a variety of ways, including: clearing vegetation to create open pastures; construction of ‘home stations’ occupied by the run holder or by an appointed manager; construction of pastoral outstations – dwellings remote from the ‘home station’ that were occupied to allow the management of stock; and enclosure of areas of land by fencing. During this period fencing was generally limited to paddocks in the vicinity of home stations and/or outstations for the purposes of temporarily holding stock or as horse paddocks (Dingle 1984, pp.28-29; Pickard, 2007, p.145).

Prior to 1847, a lack of secure land tenure meant that early European settlers were reluctant to expend significant capital on land improvements, and as a result many early dwellings were relatively simple structures (Dingle, 1984 pp.80–81; Pickard 2007, pp.144-149). Building materials were primarily sourced from locally available natural resources, so that in areas where stone could be sourced with minimal quarrying it was commonly used for the construction of dwellings and fencing (Connah 1993, p.66). As such the local geology of the region had a significant influence on the nature of early-nineteenth century structures in the vicinity of the study area.

The Study Area

Several large pastoral stations were established in the vicinity of the study area during the late 1830s; most notably the ‘Golf Hill’ run established by George Russell on behalf of the Clyde Company in c.1838 and originally encompassing ~72,700 acres. Although the exact early boundaries of the ‘Golf Hill’ run remain uncertain, it should be noted that an 1838 map of the region marks the location of established ‘home stations’ all of which are located outside the study area (Figures 6-7). It is possible that the study area was used for grazing purposes by the Clyde Company/George Russell and adjacent run holders; and pastoral out-stations may have been established in the vicinity of Bruce’s Creek during this period (Spreadborough & Anderson 1983).

Primary and secondary source materials indicate that James Bruce – likely a Scottish immigrant – had established a pastoral station on Salt Water Creek (now Bruce’s Creek) by c.1840, covering an area of ~11 square miles; and that he continued to occupy the run until c.1849 (Billis & Kenyon 1932, p. 26; e.g., *Geelong Advertiser & Squatters Advocate*, Dec. 23, 1846, p. 1; Table 5; Figures 8-11). It is highly likely that this run encompassed the study area and although little is known of Bruce’s occupation period a review of historic newspaper articles, and historic maps indicate that he was living on the land and operating a pastoral concern during this period. An advertisement placed by Bruce in 1847 is typical of the period when livestock and working horses often ‘strayed’ from unfenced pastoral runs.

£ I Reward. STRAYED from the station of the Under signed, a black yearling colt, switch tall, branded JB conjoined, near shoulder. The above reward will be paid to any person giving such information as will lead to his recovery, but any person taking him off any run on a which he may have strayed, without my written permission, will be prosecuted. JAMES BRUCE. Salt Water Creek, June 30, 1847.

Geelong Advertiser & Squatters Advocate, July 16th, 1847, p.3.

Maps from the 1840s mark the location of Bruce’s home station, north-west of the study area, located in the vicinity Bruce’s creek, and near to the historic track linking pastoral stations in the area (Figures 9-10). Following James Bruce’s occupation period – the property by this date known as ‘Bruce’s Creek’ run – secondary sources give conflicting accounts of the run’s occupation. Run holders are reported to have included: George Russell on behalf of the Clyde company (c.1849–1850/1859); Jeremiah George Ware

(1850); and Peter Sharp (1851) (Billis & Kenyon 1932, p.160; Spreadborough & Anderson 1983, p.268; Table 5).



Figure 4: 'Mr George Russell' – 1852
(Lehmann, 1852a)



Figure 5: 'Euphemia Leslie (nee Carstairs)
Russell' – 1852 (Lehmann, 1852b)

Euphemia was born in Scotland, and in 1852 after marrying her cousin George Russell she immigrated to Victoria and resided on the 'Golf Hill Estate' until the time of her death in 1867.



Figure 6: 'The Survey of Parts of the Rivers Barwon & Mourabul [sic] & Yarowe, Sheet no. 1' (Darcy, 1837)

Note: Multiple pastoral stations established north and south of the study area by 1837

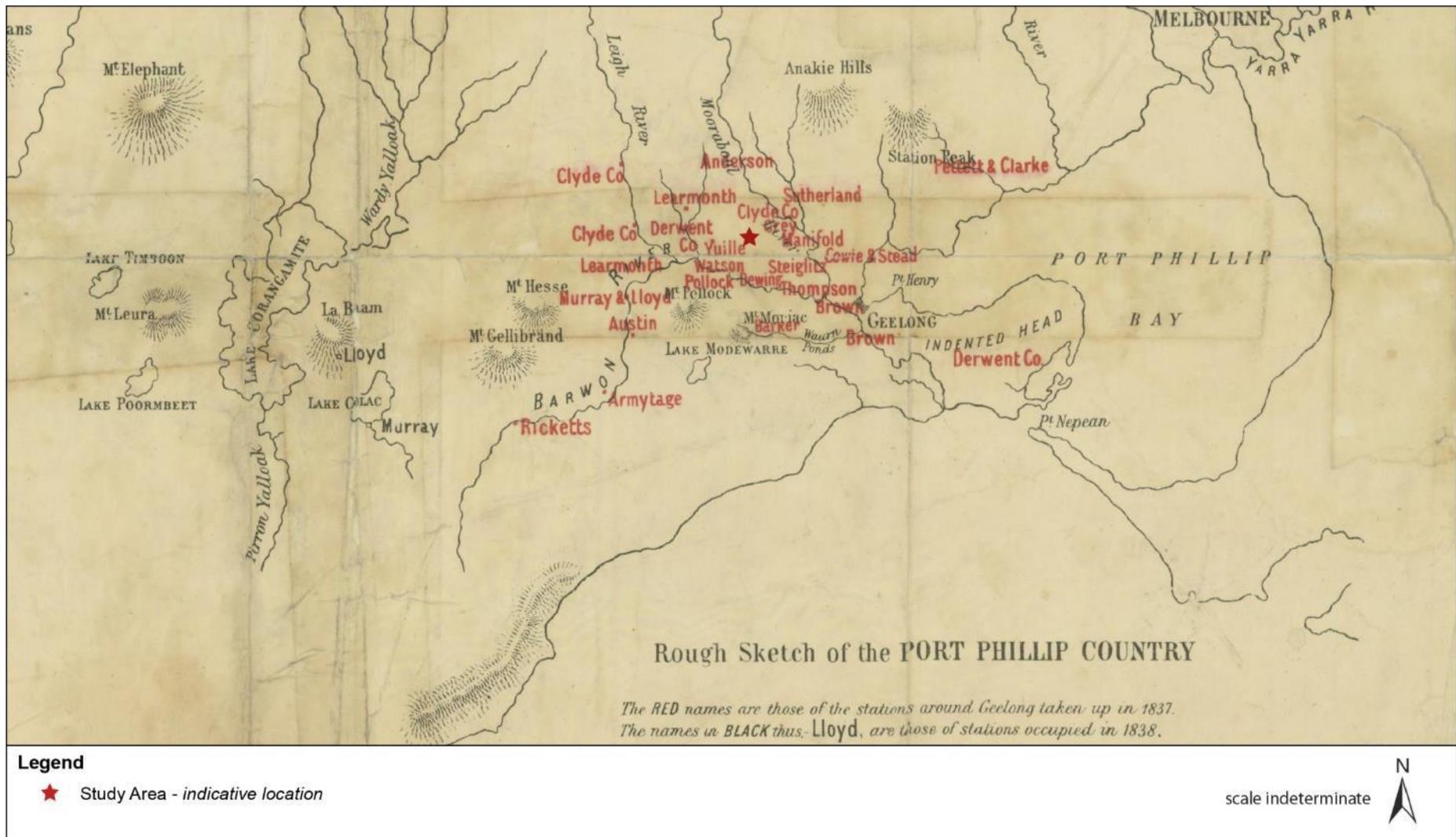


Figure 7: 'Rough Sketch of the Port Phillip District' in 1838 (Learmonth, 1853)

Note: Pastoral stations marked in black established in 1837, and those marked in red occupied in 1838. Sketch map sent to Governor Latrobe by Thomas Learmonth in 1853.



Figure 8: ‘Plan of the Parish of Murgheboluc’ (SGO, 1840) – detail view

Note: ‘Creek of Salt Water’ – now Bruce’s Creek; land within the study area described as ‘Poor Land Oak Forest’; roadway north of the study area leading to ‘Mr Weirs’ pastoral station.



Figure 9: 'Map of the district of Geelong', (Skene, 1845) – detail view

Note: Tracks/roadways north of the study area; Bruce's Creek; location of James Bruce's homestead marked as 'Bruce' north of the study area.



Figure 10: Map of the ‘Purchased & Measured Lands’ (Ham, 1847) – detail view

Note: Pastoral stations in the vicinity of the study area in 1847; tracks north and south of the study area. James Bruce’s pastoral home station located to the north of the study area.

8.6.4 Developing Primary Production – Pastoral Estates and Farming

During the 1840s, changes to land occupation acts provided squatters with the opportunity to take out longer term pastoral leases of up to 14 years (Australian Bureau of Statistics 1910; Peel 1974: 12). However, with the gradual expansion of settlement occupied pastoral runs were progressively surveyed and offered for sale by the government. Much of the land within the settled districts surrounding Melbourne – including the parish of Murgheboluc – had been offered for sale by the mid-1850s. Pastoralists with sufficient capital, such as George Russell, purchased large tracts of land in the Parish of Murgheboluc during Government land sales of that period, establishing freehold pastoral estates on their purchased allotments (Heritage Matters P/L 2009).

The large-scale pastoral estates established in the 1850s were a significant feature of the Golden Plains shires rural landscape during the later-nineteenth century; however, by the early-twentieth century much of the arable rural land had been subdivided into smaller holdings, which were either leased to tenant farmers or sold outright (Figures 10-15). The creation of smaller farms altered the landscape with landholders increasingly more likely to invest capital into farming improvements. These included: construction of residential and non-residential farm buildings; land clearance and drainage works; and construction of property fencing – boundary and internal (Pickard 2007, pp. 148-162).

The Study Area (1853-1864)

By 1853, Crown Section's (CS) 18 and 19, Parish of Murgheboluc – encompassing the northern portion of the study area – had been purchased by George Russell. An 1853 historic plan shows an 'out station' with fenced paddocks located on the banks of Bruce's Creek within the study area, and under the management/occupation George Russell (on behalf of the Clyde Company). It is possible that this 'out station' predates George Russell's ownership and is associated with James Bruce's occupation period of the 1840s. The northern portion of the study area CS 21, Parish of Murgheboluc does not appear to have been purchased by this date, and likely continued to be held under pastoral licence by the Clyde Company (Table 6; Figure 11).

In 1855, the northern portion of the study area (CS 21 (part), Parish of Murgheboluc) was surveyed by the government surveyor, and subsequently offered for sale as a series of allotments adjacent to the developing township of Bannockburn. Much of this land was purchased by local pastoralists including: George Russell (on behalf of the Clyde Company), Adam Swanston Robertson and James G. Ware (Table 6; Figure 12). Given that these individuals already had significant land holdings in the region it is likely that the land continued to be used for grazing purposes during the latter half the 1850s.

In 1858, the Clyde Company was dissolved, and their extensive landholdings in the region – including much of the study area – were offered for sale.

FORSTER & CARR, have been honored [sic] with instructions from George Russell, Esq., on behalf of the Clyde Company, to submit to public competition, on Thursday, 4th February next, at the Mechanics' Institution, near the Post Office, the following valuable country properties near Geelong namely---

Land and Stock on Bruce's Creek

1 – 3010 acres on Bruce's Creek, comprising sections Nos 12 and 13 in the parish of Gheringhap, sections 16 and 17, and portions of sections 6 and 7, in the parish of Margheboluc [sic], together with about 2500 sheep. 1 Lot [south of the study area]

2 – 1841 acres, adjoining the last, lot and the township reserve of Bannockburn, with right to graze over about 3000 acres of Crown land, and about 2400 sheep. 1 lot [encompassing the study area]

3 – 560 acres, being the home station at Bruce's Creek, with all improvements thereon, with right to graze over about 6000 acres of Crown land, and about 2700 sheep, 4 bullocks, 2 horses, &c. &c. 1 lot. [likely north of study area]

The Ballarat Star, Wednesday 27th January 1858, p.3

No records dating 1858-1863, have been identified specifically relating to the occupation of the study area; however, by 1864 George Russell's portion of the study area (CS 22 and CS19 (part)) was under contract of sale to George Webster and was possibly leased/occupied by the Cattnach family – Scottish immigrants (Geelong Advertiser & Squatters Advocate, Jan. 23, 1864, p.3).

It appears that the entirety of the study area had been consolidated into a single farming property under the ownership George Webster by 1864. The property from this point appears in historic records as the 'Burnside Estate' and is variably recorded as including between 5000 to 6000 acres, with a main residence located to the north-west of the study area the likely home station of the former 'Bruce's Creek' pastoral run (Table 7).

Note: During background research, historic land titles held at the General Law Library of Victoria were not accessible due to Covid 19 restrictions.

The Study Area – Burnside Estate (1864-1917)

A review of historic newspapers, and probate records indicate that the Burnside Estate was owned and occupied by a small number of local pastoral families during the during the late-nineteenth and early-twentieth centuries. These included members of the: Robertson family (c.1864-1875); the Bell family (1876-1888); and the Fairbairn family (c.1890-1917). The estate – encompassing the study area – is described as agricultural grazing land during this period, and it is likely that landform modification within the study area was limited to land clearance and possible fencing works (Tables 7-8; Figure 13).

During 1911, the Burnside Estate was offered for sale by the then landowner Thomas Fairbairn (Figure 14-15). The advertisement for this sale provides a description of the property encompassing the study area at that time.

An important subdivisional sale of a portion of the Burnside Estate, comprising about five thousand acres of magnificent agricultural and grazing land. Is advertised to be conducted by auction at the Mechanics Hall, Bannockburn, on Thursday, October 12th, by Messrs. Dalgety and Co. Ltd., and H. E. B. Armstrong, in conjunction, on account of Mr. Thomas Fairbairn. The land adjoins the township of Bannockburn, and is only situated half-a-mile from the Gheringhap railway station, and ten miles from

the city of Geelong. The land will be sold on favorable [sic] terms, and all particulars may be obtained from the agents.

Horsham Times, Tuesday 19th, September 1911, p.5

Fairbairn retained ownership of the land but in 1917 was residing in England when the land was subdivided and sold as a series of smaller scale farming properties. The extent of Fairbairn's land holdings and his proposed sub-division is illustrated in land titles dating to the period (Figures 18-19).

A 1912 map of the study area depicts landform modifications in the study area to this date including a track running north-south through the property and several smaller tracks linking the property to formed roads east and north of the study area (Figure 17-18). Present day Burnside Road had been formed as a '4th Class Road' by this date. This map depicts the study area as cleared land with tree cover (sparse) along the banks of Bruce's Creek. It appears that there were no residential structures within the study area at this date. A fenced paddock evident at the north-east boundary of the study area may be enclosed by a dry stone wall. The Gheringhap railway (constructed 1912-1913) is evident to the immediate south of the study area (Figures 15-17).



Figure 11: 'Plan of Subdivision of Sections in the Parish of Murghe Boluc [sic] County of Grant' (SGO, 1853) – detail view

Note: Out station (structures and paddocks) located within the study area, owned/occupied by the George Russell on behalf of the Clyde Company. CS 17, 18 & 19 purchased by George Russell.



Figure 12: 'Township and Suburbs of Bannockburn on Bruce's Creek, County of Grant' (SGO, 1855) – detail view

Note: Surveyed allotments within the study area described as 'lightly wooded with she-oak, good arable land with a sub-soil of clay' (north east);
 and 'no timber good clay soils' (north west).

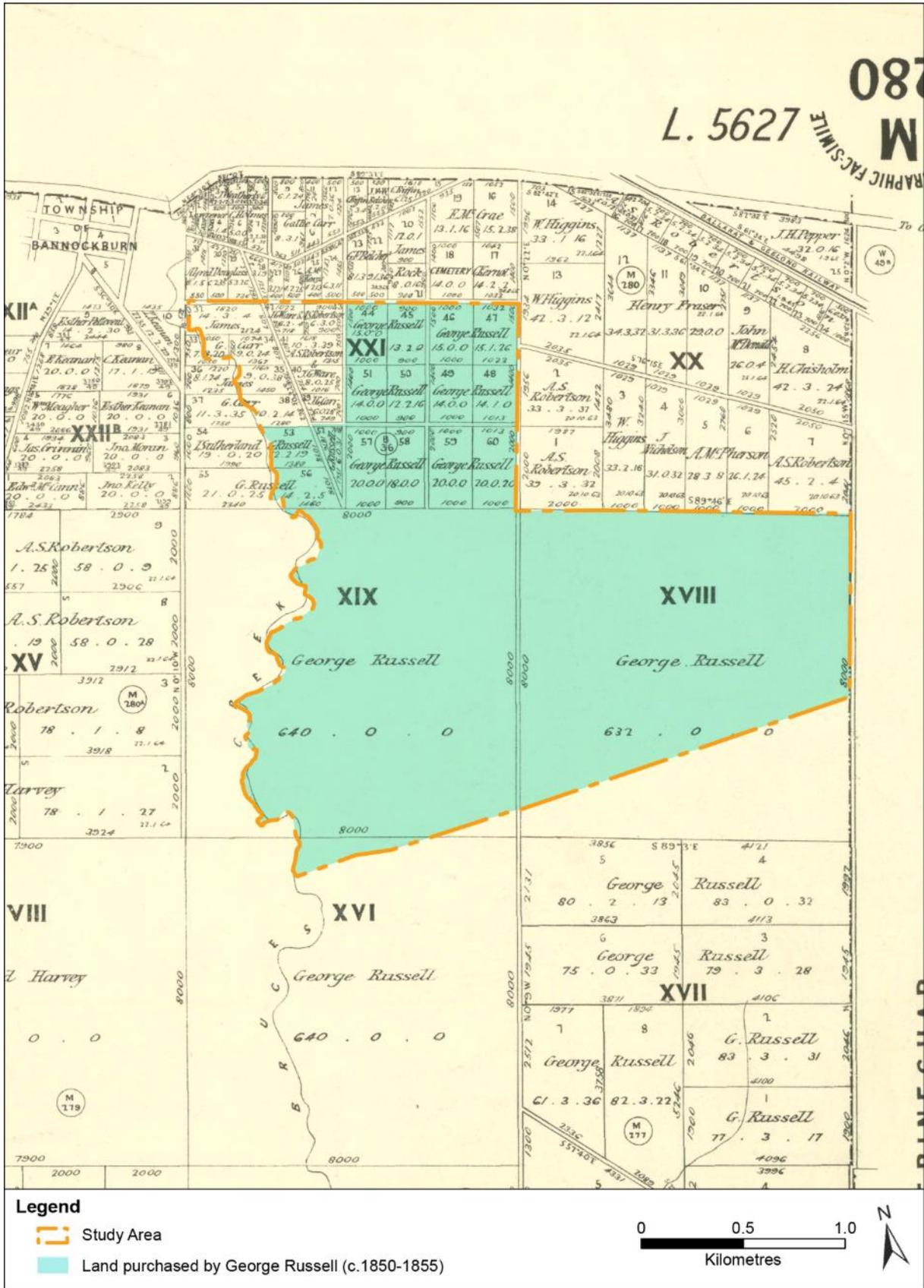


Figure 13: 'Murghe-Boluc [sic], County of Grant' (SGO, 1879) – detail view

Note: Lands purchased by George Russell, A.S. Robertson and J.G Ware c.1850-1855.

THURSDAY, 12th OCT. 1911

SUBDIVISIONAL SALE of Portion of

BURNSIDE ESTATE

About 5,000 ACRES of MAGNIFICENT AGRICULTURAL and GRAZING LAND, adjoining the TOWNSHIP of BANNOCKBURN, One Mile from GHERINGHAP RAILWAY STATION, and 10 Miles from GEELONG.

To be offered for SALE by PUBLIC AUCTION (under instructions from Mr. THOS. FAIRBAIN), at the

MECHANICS' HALL, BANNOCKBURN
 AT 2 P.M. by

DALGETY & CO. LTD. and H. E. B. ARMSTRONG
 IN BLOCKS OF 40 ACRES UPWARDS.

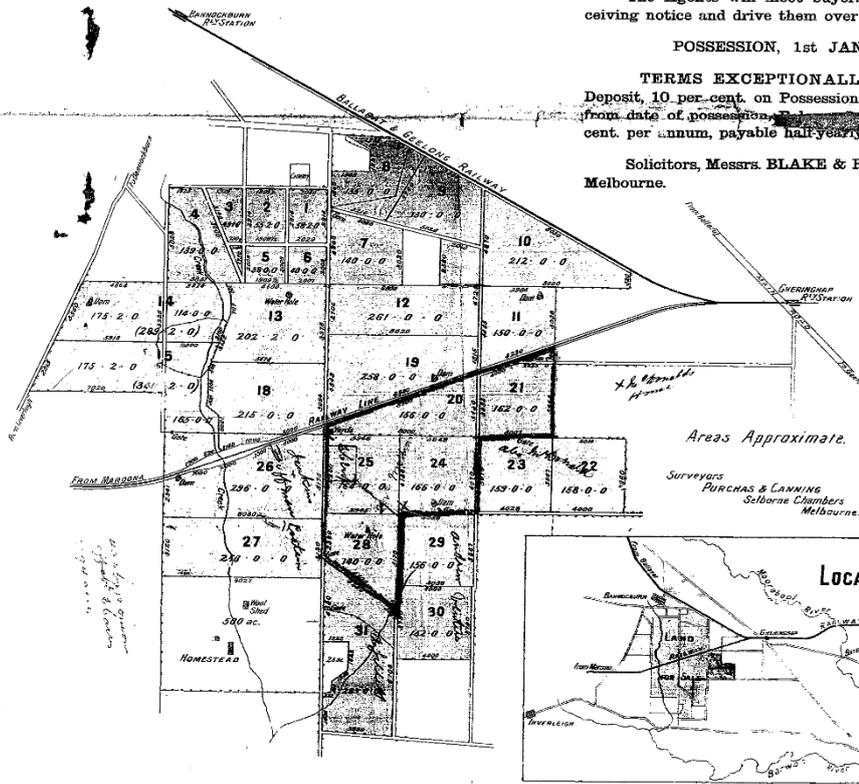
This Subdivision we can strongly recommend to those in search of land, and on account of its proximity to the City of Geelong (10 miles) an opportunity is offered buyers of securing land in this WELL AND FAVORABLY KNOWN DISTRICT. (Metalled Roads run right past the property).

The Agents will meet buyers at Bannockburn on receiving notice and drive them over the property.

POSSESSION, 1st JANUARY, 1912.

TERMS EXCEPTIONALLY EASY: 10 per cent. Deposit, 10 per cent. on Possession, 20 per cent. in 2 years from date of possession, Balance 50 per cent. per annum, payable half-yearly.

Solicitors, Messrs. BLAKE & RIGGALL, William Street, Melbourne.



For Plans and Full Particulars, apply to DALGETY & CO. LTD., all Branches, or H. E. B. ARMSTRONG, Little Collins Street, Melbourne.

Harston, Partridge & Co., Printers, 452 Little Collins Street, Melbourne.

Figure 14: 'Subdivisional Sale of Portion of Burnside Estate' (Dalgety & Co. Ltd c.1911)

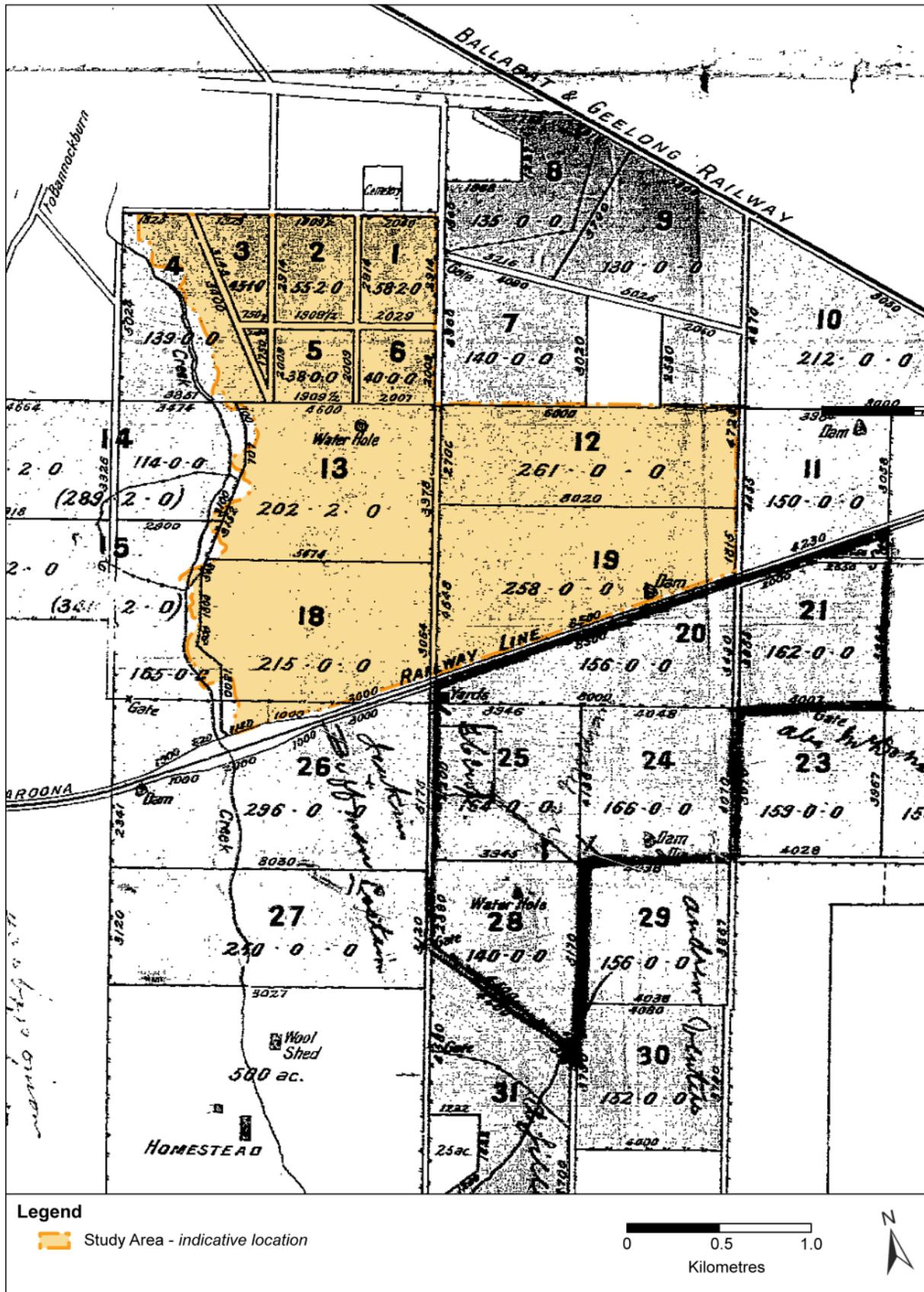


Figure 15: 'Subdivisional Sale of Portion of Burnside Estate' (Dalgety & Co. Ltd c.1911) – detail view

Note: Lands subdivided and first offered for sale by Thomas Fairbairn in 1911 – part of the former Burnside Estate. Portions of the subdivision encompassing the study area remained unsold until 1917

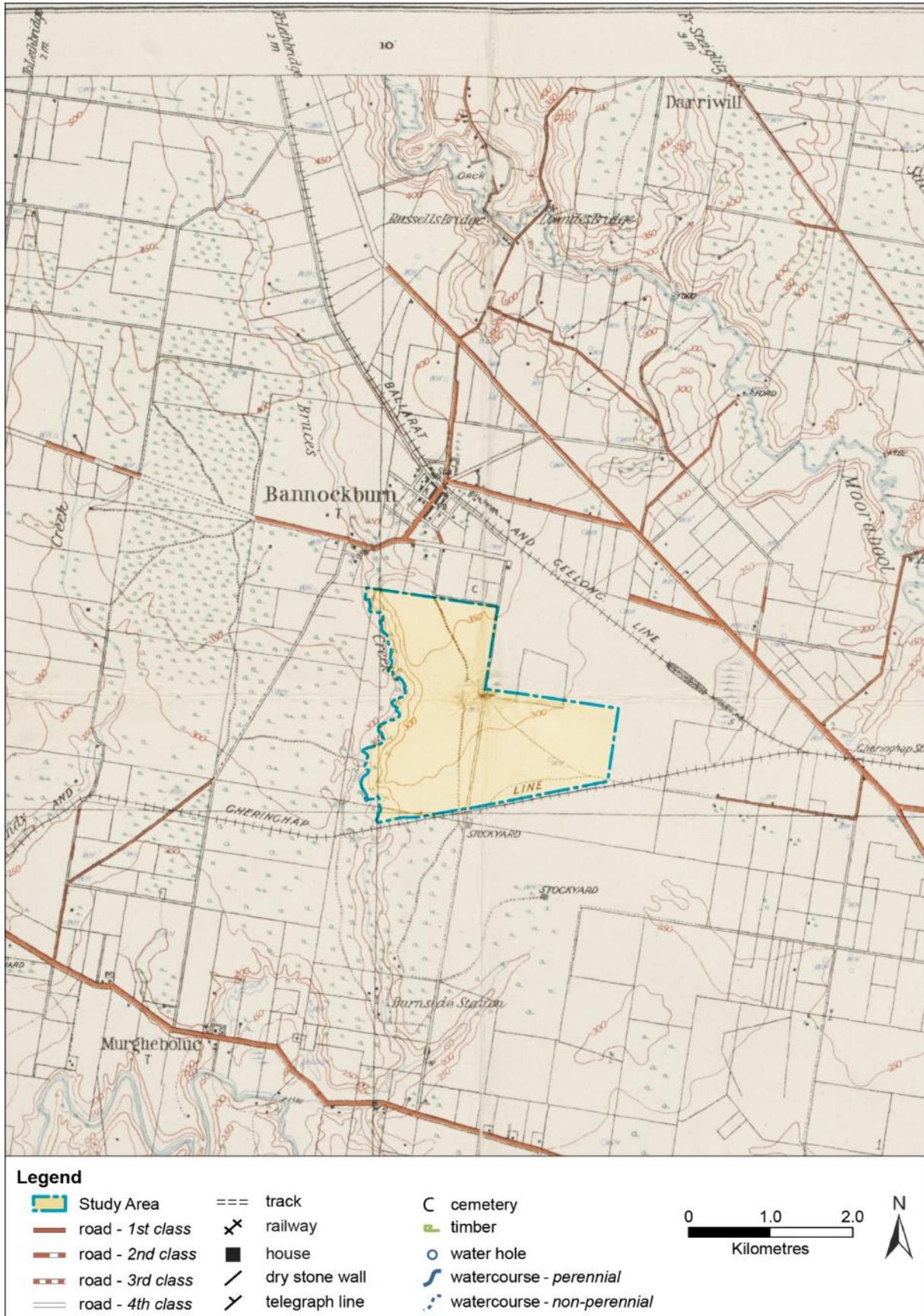


Figure 16: 'Geelong South- Sheet J55 Northern Half' (GBWO, 1912) – detail view

Note near the study area: cemetery, and Bannockburn township (north); Gheringhap railway (south).

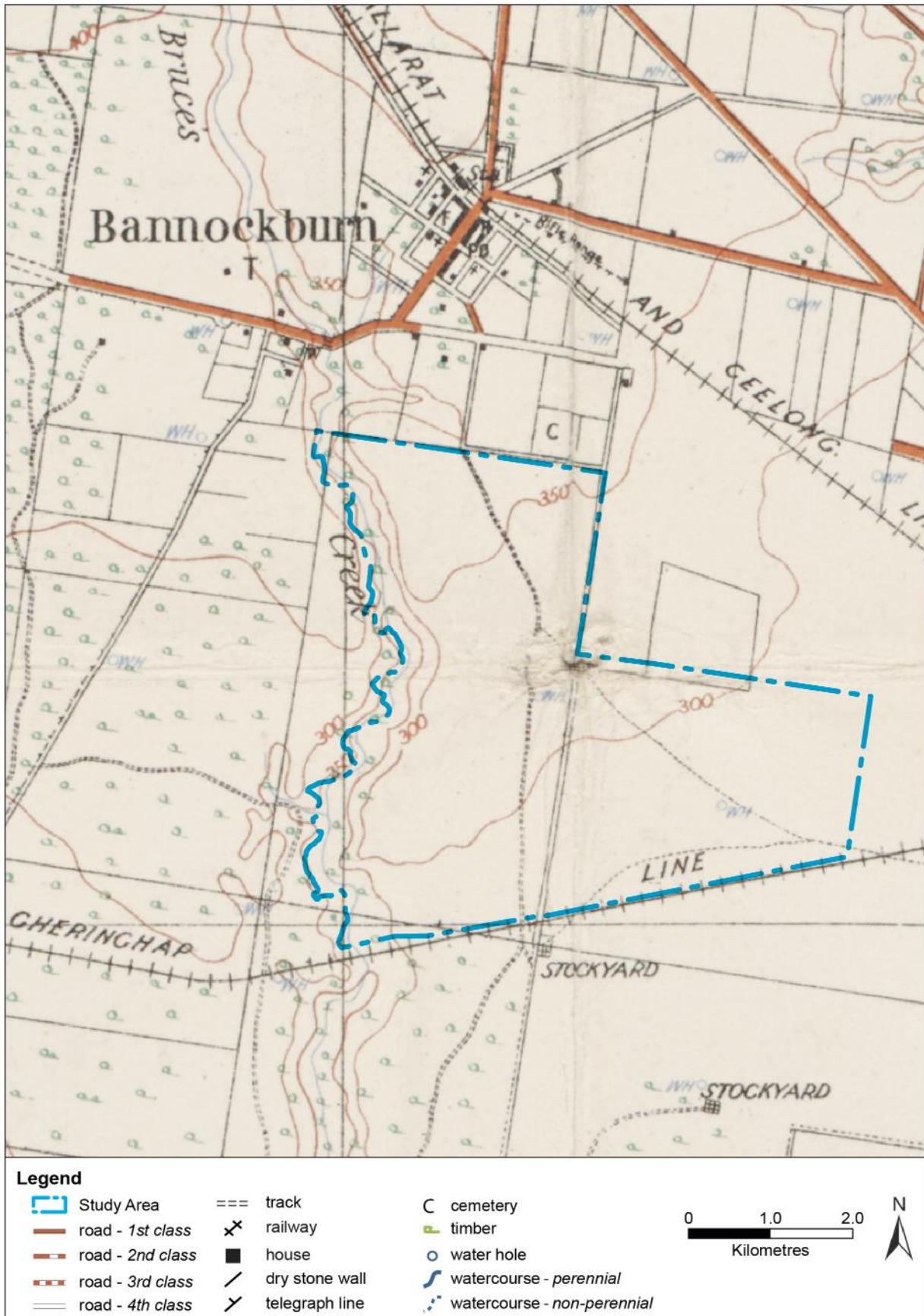


Figure 17: 'Geelong South – Sheet J55 Northern Half' (GBWO, 1912) – detail view

Note within the study area: roadways and tracks, minimal tree cover, possible dry stone wall (north east).

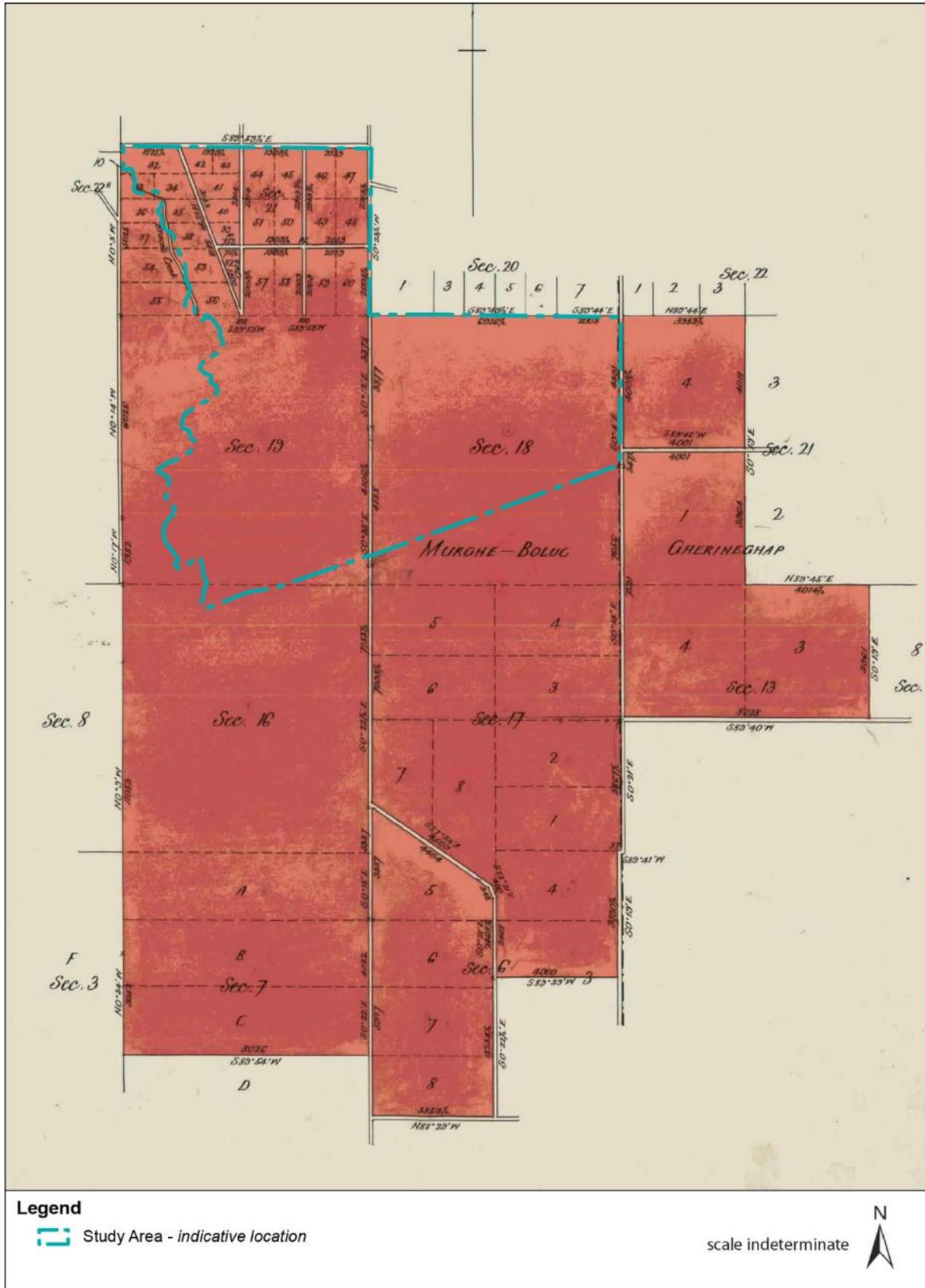


Figure 18: 'Land Title, Vol. 03682 Folio 0233' (Land Victoria, 1913)

Note: Lands owned by Thomas Fairbairn (1913-1917) – part of the Burnside Estate

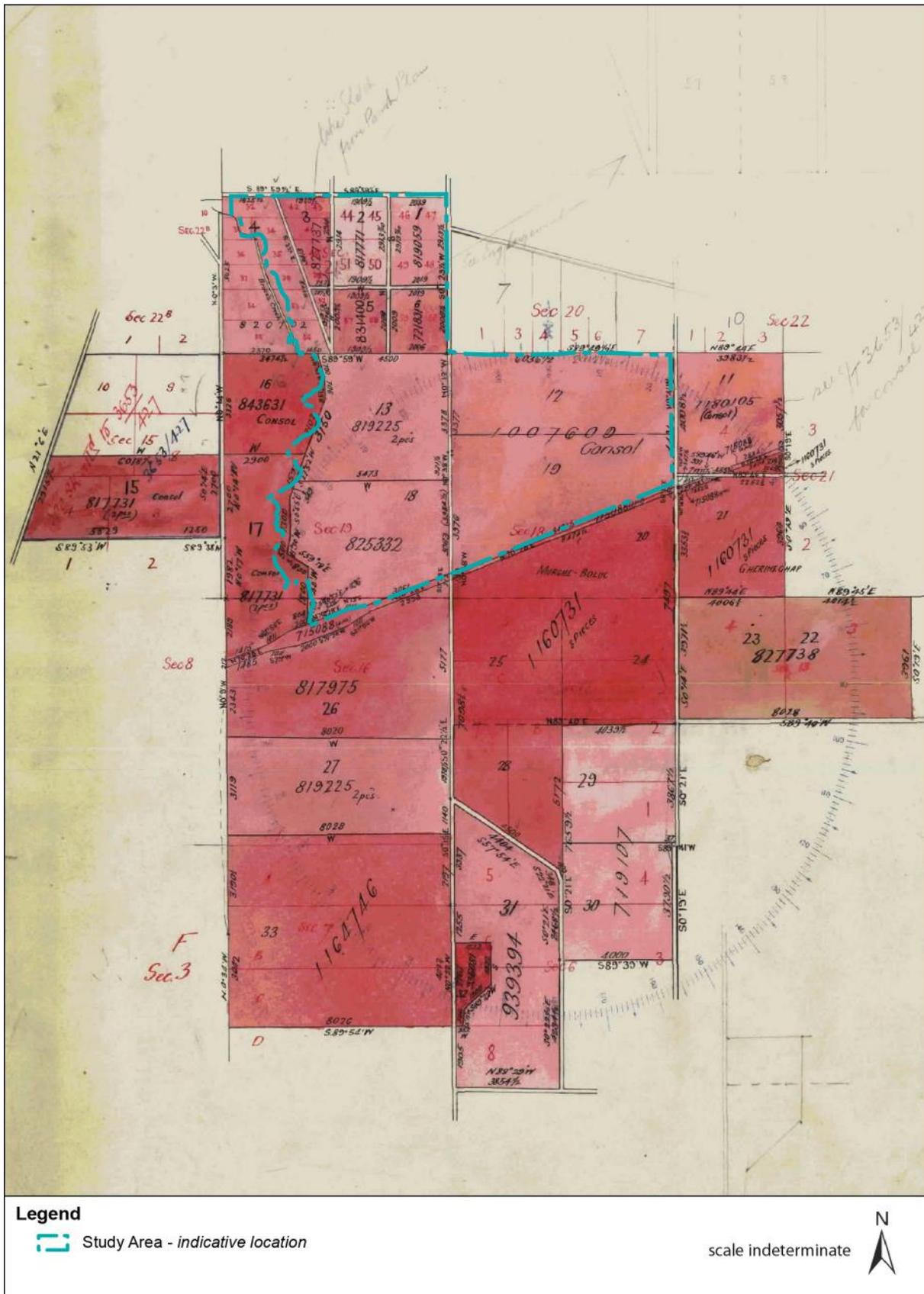


Figure 19: 'Land Title, Vol. 03682 Folio 0233 – LP' (Land Victoria, 1913)

Note: Lands subdivided and offered for sale by Thomas Fairbairn (1917) – part of the former Burnside Estate.

The Study Area (1917-1928)

By the time of Thomas Fairbairn's death in 1918, the former Burnside Estate had been sold as smaller farming allotments of variable sizes. Table 9 includes details of land purchasers during this period. By 1928, three of the new landowners had built homes within the study area including:

- Charles Grayson, farm of ~214 acres with a house located in the north east corner of the property and accessed by Burnside Road (Lot 18, LP 1608; south west portion of the study area);
- Costaine family, farm of ~452 acres with a house located in the north east corner of the property and likely accessed from Burnside Road (Lot 13, LP 1608; east portion of the study area); and
- William Kelly, farm including ~186 acres with a house located on the northern boundary of the property and likely accessed by present day Charlton Road (Lots 3 & 4, LP 1608; north west portion of the study area).

The location of these purchased allotments is illustrated in land titles dating to 1917 (Table 8; Figures 18-19). The location of dwellings constructed within the study area by 1928 is illustrated in a map of that date (Figure 20). The rest of the study area appears to have remained open farming land used for grazing and potentially cropping from this period into the late-twentieth century.

The Study Area (1947-2021)

A review of aerial images and plans dating 1947 and 1970 indicate that an additional farmhouse had been constructed within the study area (north west) by 1970, accessed by present day Levy Road (Figures 21-23 & Map 7). Additional built structures evident in these images include two c.1928 farmhouses in the north west and south east study area. Although the resolution of the 1947 image prevents a secure identification of extant structures and landform modifications, the third c.1928 farmhouse appears to have been demolished/removed by 1947. There are visible plough lines evident over much of the property in the 1970 image and it appears that the land was being used for cropping purposes by this time (Map 7).

A review of aerial images dating 1970–2020 indicates that no significant landform modifications occurred within the study area between 1970 and 2020. During the period 1984 to 2020, an additional likely residential structure with associated fencing and outbuildings was constructed in the north east corner of the study area (Map 7; Google Earth Pro 2021; Nearthmap 2021).

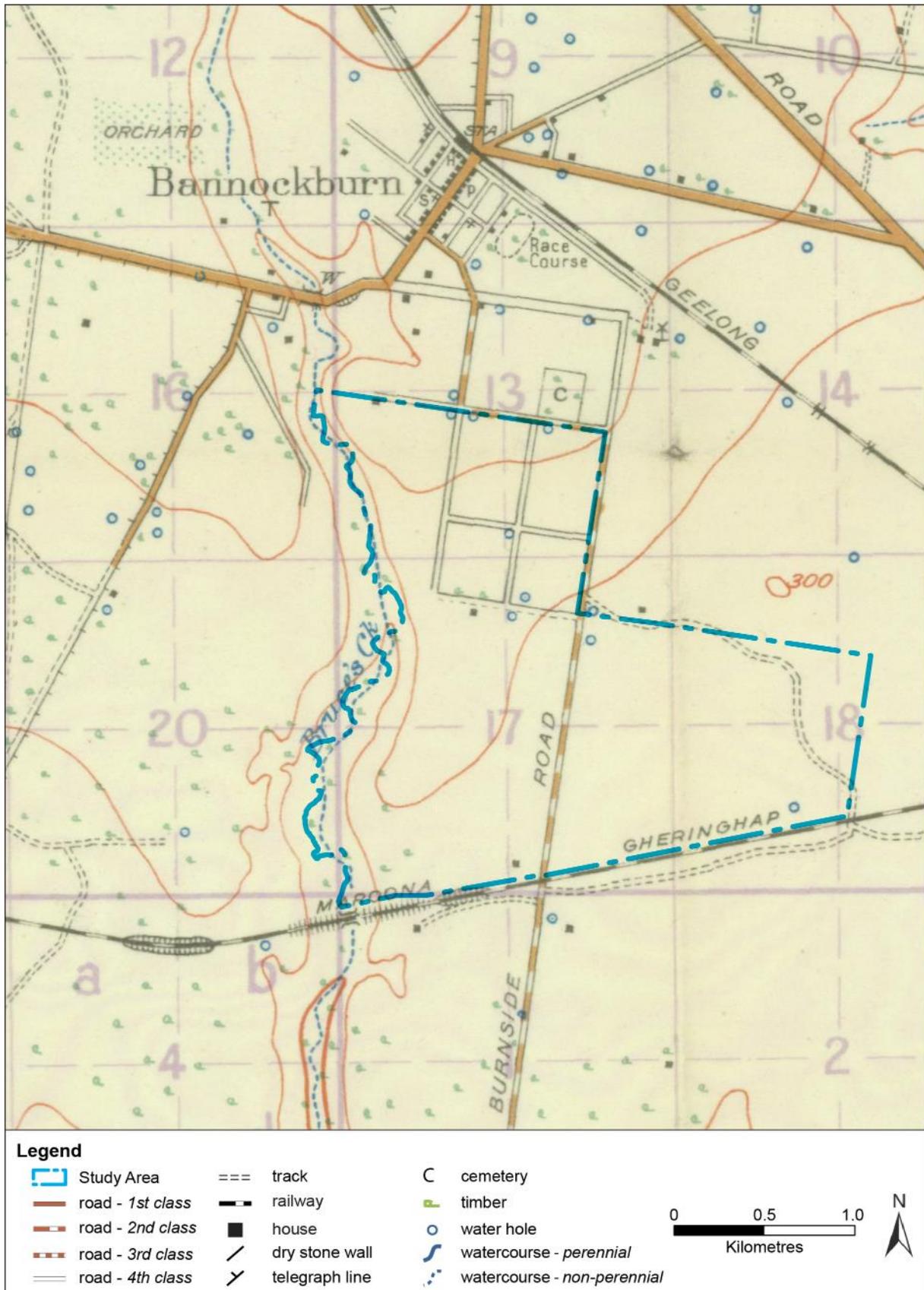


Figure 20: 'Geelong South – Sheet J55 Northern Half' (GBWO, 1928) – detail view

Note: Houses (x3) within the study area (south west and north west), roadways and tracks, and minimal tree cover.
 Burnside Road formed a 3rd class road.

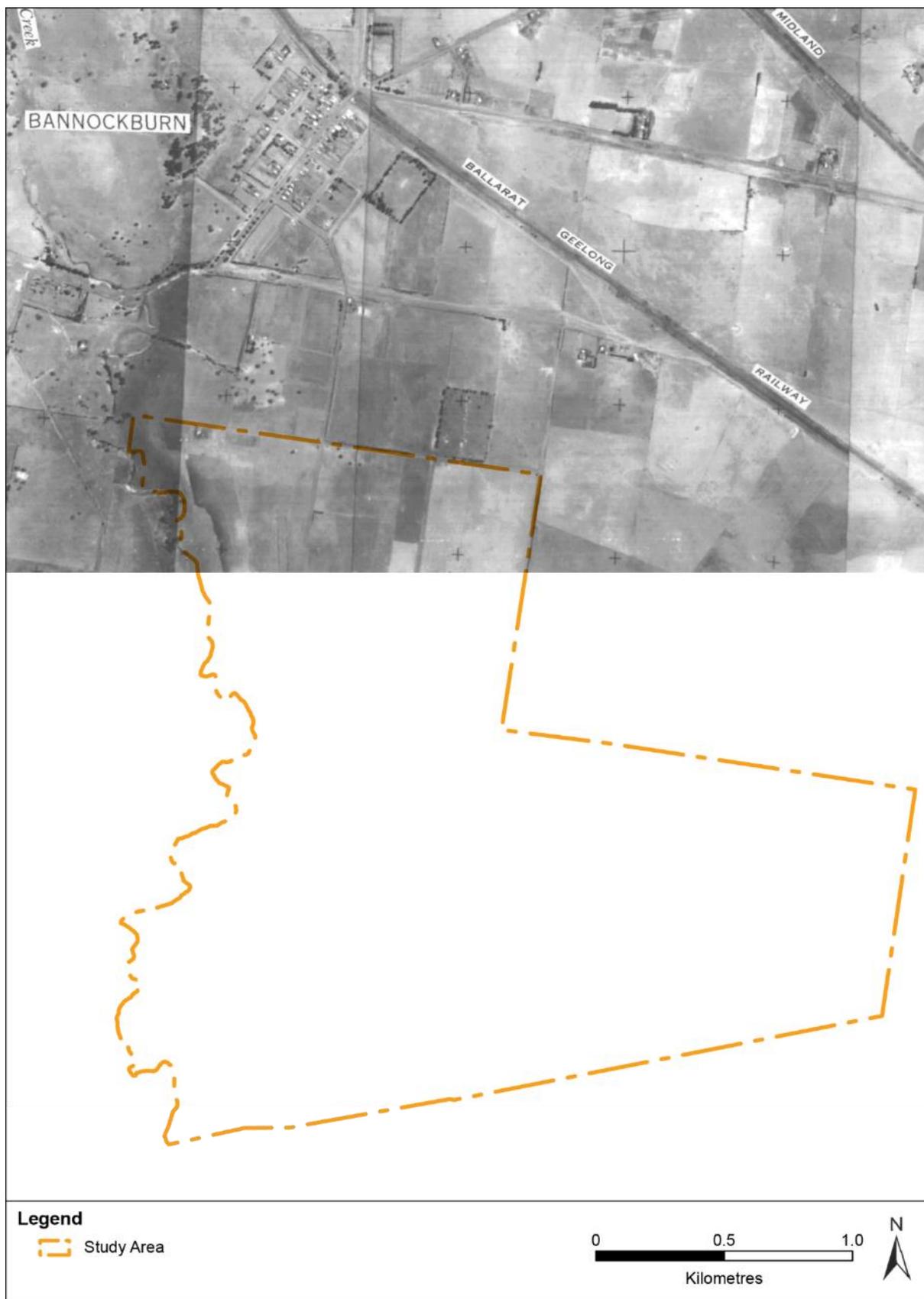


Figure 21: 'Photomap Geelong A2 or 857 A2 Zone 7' (DLS, 1947a) – detail view

Note: Farmhouse (north west), cleared land.

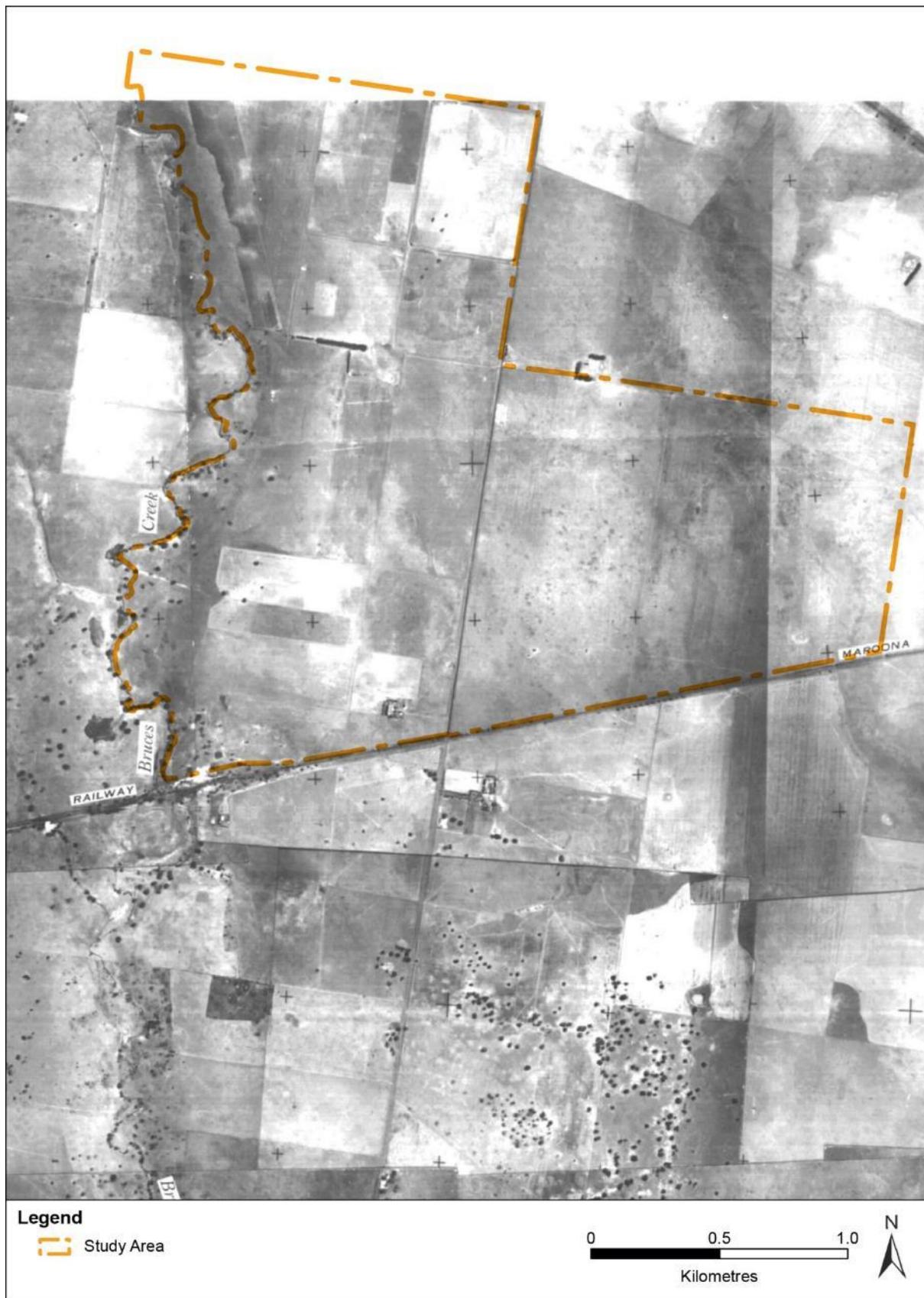


Figure 22: 'Photomap Geelong A4 or 857 A4 Zone 7' (DLS, 1947b) – detail view

Note: Farmhouse (south west), cleared land likely ploughed for cropping purposes. Burnside Road – a formed road.

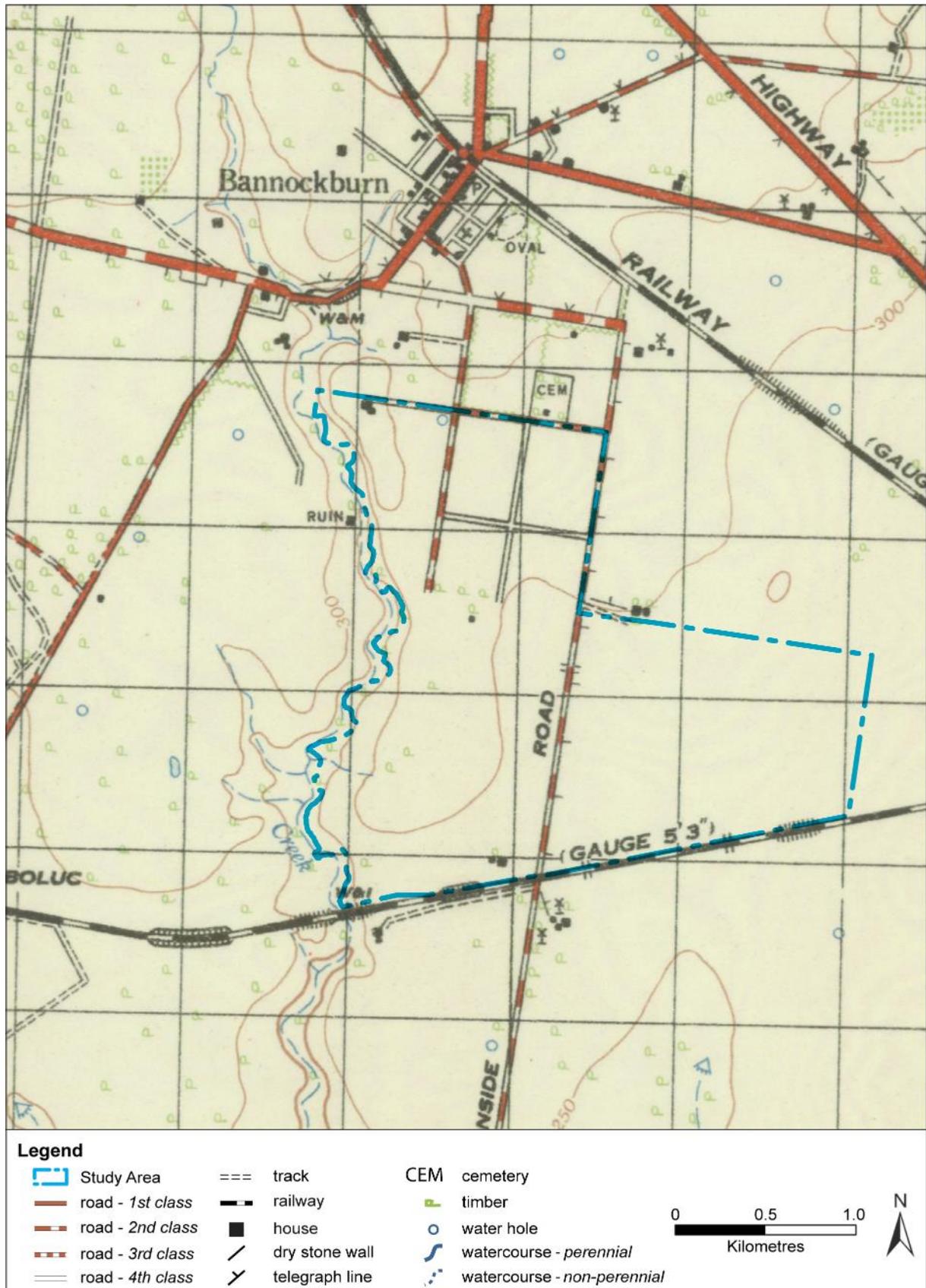
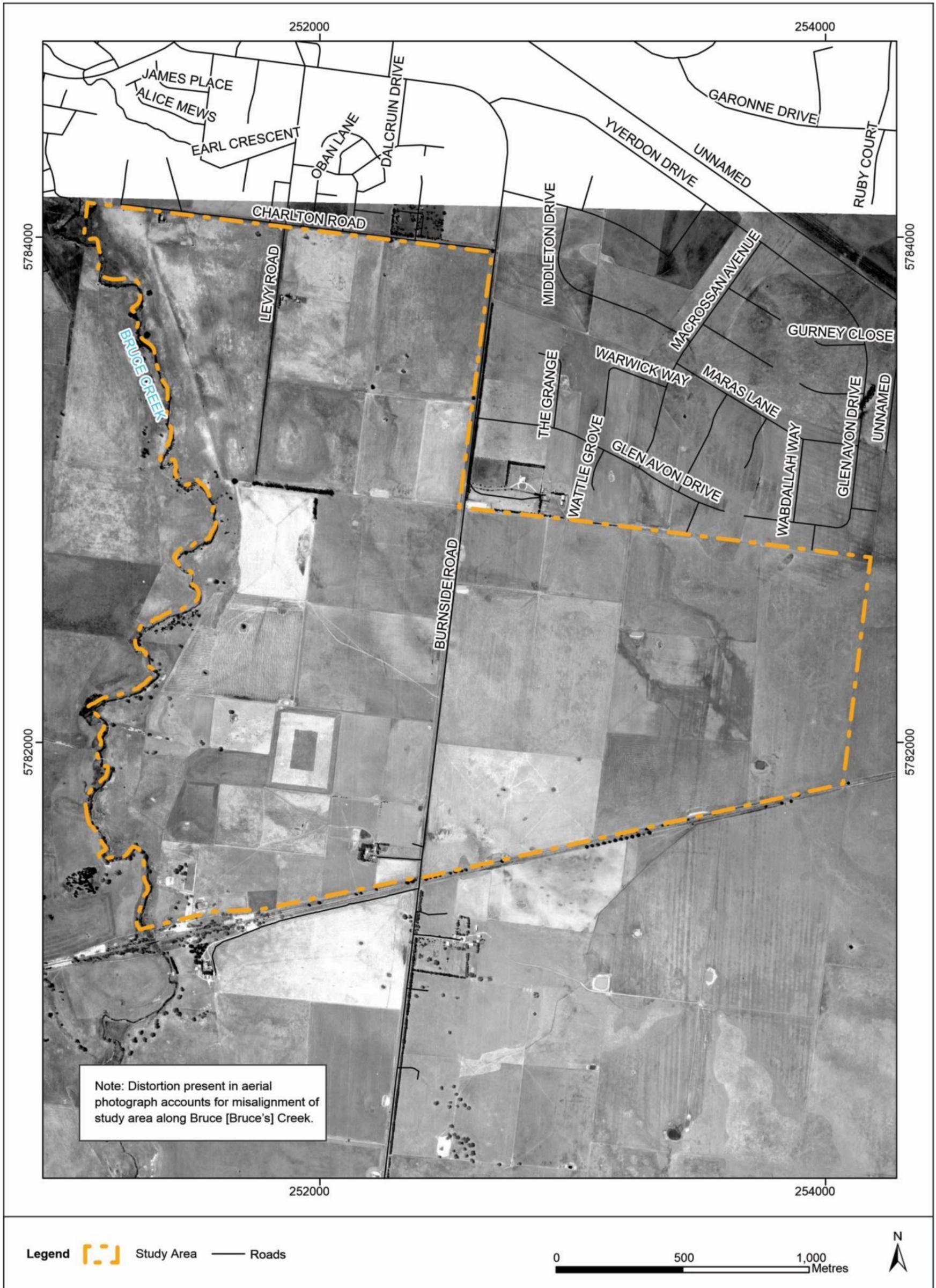


Figure 23: 'Geelong, Victoria' (RASC, 1955) – detail view

Note within the study area: farmhouse (x3); formed roads (north) and central; scattered tree cover. Near (west of) the study area 'ruin'. Burnside Road – formed a (2nd class) road at this date.



Map 7: Aerial Image of the Study Area – 1970 (DCLS, 1970)

Note within the study area: farmhouses (x3) north west, north and south east; Burnside Road (formed); evidence of cropping activity; dams; farm tracks; and tree rows.

8.7 Linking Communities

8.7.1 Development of Roadways & River/Creek Crossings

The development of roadways and associated river and creek crossings were essential to the expansion of pastoral settlement from the earliest period of European occupation. The earliest roadways developed from informal tracks and stock routes linking pastoral stations to the major townships of Geelong and Melbourne. Goods and livestock travelled along these routes and small rural township often grew up around crossing points over rivers or creeks during this period. During the later-nineteenth century, the expansion of rural townships and the establishment of district road boards meant that resources were expended on forming and maintaining local roads. Local residents advocated for roadways to be formed linking farming properties to the main access roadways and townships (Heritage Matters, 2009, pp.73-75).

The Study Area

A review of historic maps indicates that the study area is located in relatively close proximity to the earliest track/roadway linking the area to pastoral stations east and west of present-day Bannockburn (Figures 6-10). Residents of the study area would have presumably utilised this track to travel to neighbouring properties, and potentially as a stock route to transport sheep and cattle to markets at Geelong.

Although present-day Burnside Road was surveyed as early as 1878, it does not appear to have been constructed as a formed road until c.1922. During the early-twentieth century the sub-division of the former Burnside Estate meant that new access routes were required to provide access to individual properties. Residents of the study area lobbied the local council over a number of years before the road was formed under the management of the Country Road Board (Figures 16-19).

BANNOCKBURN

After many years of agitation for a better road, the residents of Burnside Lane are to have their wishes gratified in the near future. At the request of Council, two members of Country Roads Board visited Bannockburn on Wednesday, and after inspecting the road, decided to take it over and form and metal it from the Cemetery corner to Murgheboluc, the only condition being that land-owners will not, ask for royalty for stone taken from their properties. The section between the Cemetery corner and railway crossing will be proceeded with immediately, and the other section later on. Needless to say, this much needed improvement has caused immense satisfaction to the residents concerned.

Geelong Advertiser, January 27th, 1922, p.7.

8.7.2 Development of Railways

With the development of the agricultural industry in regions to the west of Melbourne and Geelong during the latter half of the nineteenth, and into the twentieth centuries, farmers in these districts advocated for the establishment of railways to allow the shipment of goods to the major population centres (Heritage Matters, 2009, pp. 73-75; Huddle, 2003, pp. 22-23).

The Study Area

The Gheringhap-Moorona railway line is located immediately south of the study area. This rail line officially opened in 1913, and was primarily constructed in order to provide a direct transport route for agricultural produce from the Wimmera and Northern Mallee regions (The Argus, Jan. 10, 1910, p.9; Heritage Matters, 2009, p. 75; Figures 16 & 19).

8.8 Chronological Occupation History

Tables 6 to 9 provide a chronological overview of the ownership and occupation of the study area from c.1838-1981.

Table 6: Lease Holders for ‘Bruce’s Creek’ Pastoral Run – likely encompassing the study area (c.1840-1850/55)

Port Phillip District County of Grant		
Bruce’s Creek/Salt Water Creek – Approximately 11 square miles		
Date	occupants	land use, landform modification, built structures
c.1840-c.1849	James Bruce – <i>pastoralist</i>	<p>Within the study area:</p> <ul style="list-style-type: none"> - grazing (primarily sheep) - land clearance - construction of pastoral outstation (on Bruce’s Creek) – <i>possibly dates to this period</i> <p>In the vicinity of the study area (north):</p> <ul style="list-style-type: none"> - construction of pastoral home station; dwelling and associated out buildings – <i>likely dates to this period</i>
c.1849-1850/1859	Clyde Company (George Russell) – <i>pastoralists</i>	<p>Within the study area:</p> <ul style="list-style-type: none"> - grazing (primarily sheep) - land clearance, possible - pastoral outstation (on Bruce’s Creek) – <i>possibly extant/ dates to this period</i>
c.1850-1851	Jeremiah George Ware – <i>pastoralists</i>	<p>Within the study area:</p> <ul style="list-style-type: none"> - grazing (primarily sheep) - pastoral outstation (on Bruce’s Creek) – <i>possibly extant/ dates to this period</i> <p>[N.B. Portions of the former ‘Bruce’s Creek Run’ – potentially including part of study area – had been sold at Government Land sales during this period, and as such would be excluded from J.G. Ware’s pastoral lease holdings]</p>
c.1851-1855	Peter Sharp – <i>pastoralist</i>	<p>Within the study area:</p> <ul style="list-style-type: none"> - grazing (primarily sheep) - pastoral outstation (on Bruce’s Creek) – <i>extant during this period</i> <p>[N.B. Portions of the former ‘Bruce’s Creek Run’ – including part of study area – had been purchased by George Russell (on behalf of the Clyde Company) by this date, and as such would be excluded from Peter Sharp’s pastoral lease holding]</p>
Sources: Billis & Kenyon 1930 & 1932; Brian 1899; <i>Geelong Advertiser & Squatters Advocate</i> , e.g., Dec. 23, 1846, p. 1 & Jul. 16, 1847, p. 3; SGO, 1840 & 1853; Spreadborough and Anderson; <i>NSWWGG</i> , Nov. 17, 1847, p. 1692		

Table 7: Study Area – Land Purchasers (c.1853-1855)

Section 16, Parish of Murgheboluc, County of Grant								
Section 21; CA32-35 & 38-39 (22.836ha)			Section 21; CA 40-43 (12.83)			Section 18; Section 19; Section 21 (part) (565.949ha)		
Date/s	owner/occupier	land use	Date/s	owner/occupier	Land use	Date/s	owner/occupier	land use
c.1855	James G. Carr – <i>purchaser</i>	pastoral property - grazing	c.1855	Adam S. Robertson– <i>purchaser</i>	pastoral property - grazing	c.1853	G. Russell – <i>purchaser</i>	pastoral property - grazing
Sources: DCLS 1981; SGO, 1853 & 1855								

Table 8: Occupation/Ownership of the Burnside Estate – encompassing the Study Area (c.1864-1917)

'Burnside Estate'			
Parish of Gheringhap and Murgheboluc, County of Grant (~5000 to 6000 acres)			
Date/s	owner/occupier	land use	Built structures within the study area
c.1864+	George Webster – owner (possibly in partnership with Duncan Cattanach) & Duncan Cattanach – occupier (lessee or possibly owner in partnership with George Webster).	Pastoral property - grazing (primarily sheep)	Nil identified
c. 1864-1874	Adam Swanston Robertson	pastoral property - grazing (primarily sheep, some cattle)	Nil identified
1874	<i>A. S. Robertson deceased</i>		
1875	F. O. Robertson	pastoral property - grazing (primarily sheep, some cattle)	Nil identified
1876-1878	James Bell	pastoral property - grazing (primarily sheep)	Nil identified
1878	<i>James Bell deceased</i>		
1878-c.1888	A. S. Bell	pastoral property - grazing (primarily sheep)	Nil identified
c.1890-1917	Thomas Fairburn – Esquire - <i>W.A. Lamb, occupier as manager for the 'Fairbairn' family (1890)</i> - <i>J.S. Cumming possibly lessee (c.1909)</i>	pastoral property - grazing (primarily sheep) - possibly some cropping activity	Nil identified

Table 8: Occupation/Ownership of the Burnside Estate – encompassing the Study Area (c.1864-1917)

‘Burnside Estate’			
1917	Jul.	Subdivision – LP 6088	
1918		Thomas Fairburn deceased	
Sources: <i>The Argus</i> , Mar. 19, 1874, p. 3; <i>The Ballarat Star</i> , Mar. 16, 1874, p. 3; DLS, 1981; <i>Geelong Advertiser</i> ; Oct. 12, 1871, p.3., Jan. 29, 1875, p.3., Jan. 20, 1876, p. 3., Mar. 10, 1877, p.3., Dec. 4, 1888, p.2., Jan. 31, 1890, p.2., Feb. 13, 1909, p.5.; Land Victoria: V03682/F233. PROV:PAFa-c; SGO 1879.			

Table 9: Occupation/Ownership of the study area (1917-2013)

Subdivision of the former ‘Burnside Estate’ – Lot Plan 6088, Parish of Murgheboluc, County of Grant						
Lot 1 – LP 6088 (Formerly Section 21 (part))				Study Area (part): northwest		Land area: ~59 acres
Date/s			owner/occupier	land use		identified built structures
1917	Feb.	02	Ernest Maidment Jones – <i>Farmer (Bannockburn)</i>	Farming		nil identified
1919	Jan.	31	Hugh George Gillet & Samuel Donald Gillet – <i>Farmers (Bannockburn)</i>			
1961	Aug.	15	Hugh George Gillet – <i>Deceased</i>			
1962	Nov.	01	Samuel Donald Gillett – <i>Grazier (Bannockburn)</i>			
1965	Jul.	27	Samuel Donald Gillett – <i>Deceased</i>			
1966	May	20	Else Caroline Gillett – <i>Widow (Bannockburn)</i> & Nancy Beryl Wilson – <i>Widow (Grovedale)</i>			
1966	Jul.	26	Kathleen O’Keefe – <i>Married woman</i> & William O’Keefe – <i>Labourer (both of Geelong)</i>			
1978	Aug.	11	John Patrick O’Keefe – <i>Clerk (Geelong)</i>			
1987	Aug.	21	Brian Joseph O’Shannassy – <i>(Bannockburn)</i>			
2012	Apr.	13	CAN 144 774 863 PTY LTD – <i>(Bannockburn)</i>			
Lot 2 – LP 6088 (formerly Section 21 (part))				Study Area (part): northwest		Land area: ~55 acres
Date/s			owner/occupier	land use		identified built structures
1917	Jan.	09	Henry Moreillon – <i>Farmer (Bannockburn)</i>	Farming		nil identified
1925	Jan.	19	Herbert Henry Adams – <i>Builder (Bannockburn)</i>			

Table 9: Occupation/Ownership of the study area (1917-2013)

Subdivision of the former 'Burnside Estate' – Lot Plan 6088, Parish of Murgheboluc, County of Grant					
1947	Oct.	02	Charles Edward Deering – <i>Farmer & Rita Deering – Married Woman (Both of Camberwell)</i>		
1951	Aug.	14	Ronald Kelvin Trickey – <i>Farmer (Kyneton)</i>		
1958	Jul.	21	Wilfred Hawes – <i>Farmer (Ombersley)</i>		
1963	Dec.	04	William O'Keefe – <i>Clerk & Kathleen O'Keefe – Married woman (both of Geelong)</i>		
1978	Aug.	11	Bryan O'Keefe – <i>Clerk (Geelong)</i>		
1987	Aug.	21	Brian Joseph O'Shannassy – <i>(Bannockburn)</i>		
2012	Apr.	13	CAN 144 774 863 PTY LTD – <i>(Bannockburn)</i>		
Lot 3– LP 6088 (formerly CS 22 (part))			Study Area (part): northwest	Land area: ~45 acres	
Date/s		owner/occupier		land use	identified built structures
1917	Jul.	05	Thomas David Moodie – <i>Farmer (Bannockburn)</i>	Farming	nil identified
1919	Nov.	03	William Kelly – <i>Farmer (Bannockburn)</i>		
Lot 4 – LP 6088 (formerly CS 22 (part))			Study Area (part): northwest	Land area: ~141 acres	
Date/s		owner/occupier		land use	identified built structures
1917	Feb.	28	William Kelly – <i>Farmer (Bannockburn)</i>	Farming	nil identified
Lots 3 & Lot 4 (Property consolidation) – LP 6088 (formerly CS 22 (part))			Study Area (part): northwest	Land area: ~186 acres	
Date/s		owner/occupier		land use	identified built structures
1919	Nov.	03	William Kelly – <i>Farmer (Bannockburn)</i>	Farming - grazing & cropping	farmhouse: construction date 1912-1928
1945	Oct	19	William Kelly – <i>Deceased</i>		
1946	May	01	William Lloyd Kelly – <i>Farmer (Bannockburn)</i>		
1948	Jun.	24	Richard Ballard – <i>Solicitor (Camberwell)</i> , Marion Ballard – <i>Married woman (Camberwell)</i> , George Cook – <i>Engineer (Hawthorn)</i> , Laura Cook – <i>Married woman (Hawthorn)</i>		
1959	Dec.	11	Richard Ballard – <i>Solicitor (Camberwell)</i> , Marion Ballard – <i>Married woman (Camberwell)</i> , Laura Cook – <i>Married woman (Hawthorn)</i>		
1964	Oct.	02	Marion Ballard – <i>Married woman (Camberwell)</i> , Laura Cook – <i>Married woman (Hawthorn)</i>		

Table 9: Occupation/Ownership of the study area (1917-2013)

Subdivision of the former 'Burnside Estate' – Lot Plan 6088, Parish of Murgheboluc, County of Grant						
1981	May	06	Mary Dixon, Loris Mason & Thomas Williams			
Lot 5 – LP 6088 (formerly Section 21 (part))					Study Area (part): northwest	Land area: ~38 acres
Date/s		owner/occupier		land use	identified built structures	
1917	Jul.	27	Herbert Henry Adams – <i>Solicitor (Geelong)</i>		unidentified	nil identified
1919	Oct.	22	Hugh George Gillett & Samuel Donald Gillett			
Lot 6 – LP 6088 (formerly Section 21 (part))					Study Area (part): northwest	Land area: ~40 acres
Date/s		owner/occupier		land use	identified built structures	
1917	Jul.	27	Charles Frederic – <i>Solicitor (Geelong)</i>		unidentified	nil identified
1919	Oct.	22	Hugh George Gillett & Samuel Donald Gillett			
Lot 13 LP 1608 (formerly Section 19 (part))					Study Area (part): west	Land area: ~452 acres
Date/s		owner/occupier		land use	identified built structures	
1917	Feb.	05	Henry Costain, Douglas Costain, Colin Costain & George Costain – <i>Farmers (all of Inverleigh)</i>		Farming - grazing & cropping	farmhouse: construction date 1917-1928
1920	Sep.	07	Douglas Costain			
1966	May.	16	Douglas Costain – <i>deceased</i>			
1967	Mar.	01	Vincent Hill – <i>Farmer</i> , Eleanor Hill – <i>Married woman</i> & Alan Hill – <i>Farmer (all of Bannockburn)</i>			
Lot 18, LP 1608 (formerly Sections 19 (part))					Study Area (part): southwest	Land area: ~452 acres
Date/s		owner/occupier		land use	identified built structures	
1917	May.	09	Charles Grayson the Younger – <i>Farmer</i>		Farming - grazing & cropping	farmhouse: construction date 1912-1928
1949	Nov.	01	Charles Grayson – <i>deceased</i>			
1950	Aug.	23	Edna May Grayson – <i>Spinster (Bannockburn)</i>			
Lot 17 & 19, LP 1608 (formerly Sections 18 (part) & 20 (part))					Study Area (part): east	Land area: ~452 acres
Date/s		owner/occupier		land use	identified built structures	
1921	Aug	03	William Henry Bufton – <i>Farmer (Bannockburn)</i>		Farming - grazing & cropping	fencing, possible dry stone wall (north)
1950	Sep.	18	John O'Hara Edwin – <i>Farmer (Dean's Marsh)</i>			

Table 9: Occupation/Ownership of the study area (1917-2013)

Subdivision of the former 'Burnside Estate' – Lot Plan 6088, Parish of Murgheboluc, County of Grant				
1973	Apr.	25	John O'Hara Erwin – <i>deceased</i>	
1973	Dec.	12	John Maurice Erwin – <i>Farmer</i> & Murray Edward Erwin – <i>Civil Engineer (both of Bannockburn)</i>	
2003	Nov.	17	John Maurice Erwin – <i>(Bannockburn)</i>	
Sources: DLS, 1947a, 1947b & 1981; Land Victoria: V03653/F427, V03682/F233, V04022/F257, V04024/F777, V04026/F778, V4040/F970, V04061/F085, V04061/F086, V04179/F725, V04493/F477; SGO 1853, 1855 & 1879; PROV: PAFc; GBWO 1912 & 1928				

9.0 Potential Heritage Places Identified by Desktop Research

9.1 Potential Archaeological Site – Identified by the Desktop Assessment

As a result of background research one potential historical archaeological site was identified within study area – a pastoral outstation occupied by George Russell/Clyde Company by 1853 and located on Bruce’s Creek (see Figure 11).

9.2 Areas of Archaeological Potential – Identified by the Desktop Assessment

As a result of the desktop assessment, it was determined that the majority of historic sites associated with the occupation of the thematic region during the nineteenth and early-twentieth centuries were located in the vicinity of waterways (Bruce’s Creek), or along historic access routes. As such, predictively land in the immediate vicinity of Bruce’s creek and the site of any former roadways – where located within the study area – were assessed as having a moderate potential to contain previously unidentified historic heritage sites.

9.3 Potential Heritage Overlay Sites – Identified by the Desktop Assessment

Background research has identified the location of three c.1928 farmhouses within the study area. The desktop assessment suggested that two of these farmhouses may be extant within the study area and should be assessed during the pending field survey to assess their heritage value and determine if they meet the criteria – set out by Planning Practice Note 1: Applying the Heritage Overlay – for listing on the Golden Plains Planning Scheme as Heritage Overlay Site/s.

A possible dry stone wall/s was also identified within the study area on a historic map dating to 1912 (see Figure 16-17). This part of the study area was slated for inspection during the pending field survey to determine if any remnant dry stone walls are preserved here.

Part Three: Results of the Field Survey

10.0 Preliminary Field Survey

10.1 Overview

A preliminary field survey was undertaken on March 2, 2021 (field team – Wendy Dolling and David Crotty). As per the project brief, this survey was limited to those parts of the study area that were accessible from public roadways. Preliminary background research (see Section 5.0-8.0) was undertaken prior to the preliminary field survey in order to determine the occupation history of the study area, and formulate predictive models for areas of archaeological potential (See Section 9.0).

10.2 Aims of the preliminary field survey

The aims of the preliminary field survey were to:

- Confirm the location of historic structures and/or featured located within the boundaries of the study area and visible from public land;
- Make a preliminary assessment of significance for identified historic structures/features; and
- Identify and nominate historic structures or areas of historical archaeological potential – that would be subject to a more detailed field survey (see Section 11.0)

10.3 Methodology

All exterior spaces visible from publicly accessible roadways were observed from outside the external property fence. Field notes were taken during the inspection, including notes regarding identified structures, historic plantings and any evident historical modifications made to the landscape. Photographs were taken of all accessible portions of the study area using a Nikon DSLR 5600; a range pole with 200mm increments was used for photographic scale. A detailed photo log was made and, for descriptive purposes, identified structures or areas of historic interest were assigned a letter designation.

10.4 Limitations

Due to land access constraints, the preliminary field survey was restricted to parts of the study area in the immediate vicinity of external property fences. In these areas, vegetation overgrowth (e.g., tall grasses and scrub, and dense planted tree rows) meant that ground surface visibility was generally poor (<1-5%). As a result, most of the study area was not visible during this phase of the project's field work.

10.5 Results

A number of places, features, landform modifications, and non-native (i.e., European species) plantings were visible during the preliminary survey. Any sites or features identified as being potentially historically significant were subject to a more detailed assessment during a field survey of the entire PSP Area (15-17, March 2021; see Section 11.0). For the purposes of the later field survey the study area was separated into six survey areas (designated Areas A to F; Map 9). Historic places/features/plantings identified during the preliminary survey and designated survey areas are listed below; their location is illustrated in Map 8:

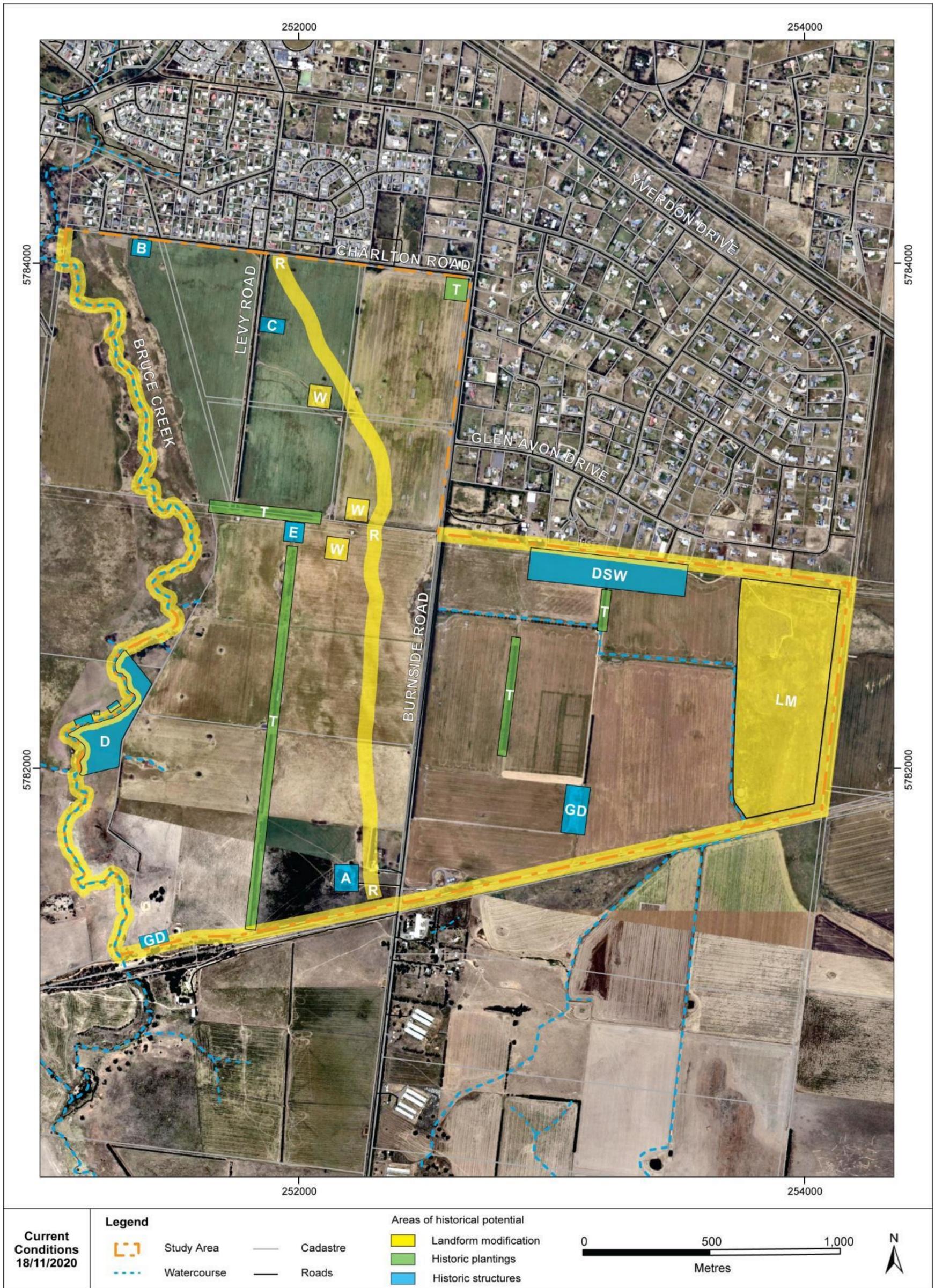
- Structure A: An extant c. early-twentieth century farmhouse and associated features – 430 Burnside Road Burnside Road (Survey Area A)
- Structure B: The site of a historically mapped early-twentieth century farmhouse in proximity to Charlton Road (Survey Area C).

- A Structure C: An extant farm shed and its associated features in proximity to Levy Road (Survey Area C).
- Historic plantings T: Several non-native (i.e., cypress species), potentially historic plantings across the study area (Survey Areas C-F).
- Feature GD: An area of ground disturbance containing potentially c. late-nineteenth century hand-made bricks situated in the south western corner of the study area in proximity to the rail reserve (Survey Area E).
- Landform modification LM: An apparently modified stony rise/basalt outcrop situated in the far eastern part of the study area (Survey Area F).

Areas of historical archaeological potential identified during the desktop research but not able to be inspected during the preliminary field survey include:

- A historically mapped roadway located west of Burnside Road (Map 8, Feature R).
- The site of a historically mapped c. 1849-1853 outstation located on the banks of Bruce's Creek (Map 8, Feature R).
- The site of a historically mapped c. early-twentieth century farmhouse located south of Levy Road (Map 8, Feature E).
- A historically mapped (pre-1912) dry stone wall located c. 150 m south of Glen Avon Drive in the north east part of the study area (Map 8, Feature FA-9).
- Several c. 1830-1928 water holes across the study area (Map 8, Features W).

Areas of historic archaeological potential identified during both the preliminary field survey and as a result of the preliminary background research are presented in Map 8.



Map 8: Areas of Historic Heritage Potential – as identified by Desktop Research and Preliminary Survey (adapted from Nearmap, 2020)

Note: Labeled structures (A, B, C, D, E), 1 x dry stone wall (DSW), 1 x historic roadway I, 1 x area of ground disturbance (GD), 1 x landform modification (LM), and historic plantings (T) identified for closer inspection, are discussed in the above gazette.

11.0 Field Survey

11.1 Overview

The field survey of the study area was undertaken over a three-day period by Wendy Dolling, David Crotty and Thomas Fallon (March 15-17, 2021; Heritage Insight P/L). Desktop research (see Sections 5.0-9.0) and a preliminary survey (Section 10.0) were undertaken prior to the field survey in order to: determine the occupation history of the study area, formulate predictive models for likely areas of archaeological potential, and identify the location of potentially significant historic structures.

11.2 Aims of the Field Survey

The aims of the field survey were to:

- Determine the nature, heritage values and significance of any extant historic structures located within the boundaries of the study area;
- Assess the presence and extent of any areas of archaeological potential associated with the nineteenth to early-twentieth century occupation of the study area; and
- Assess the degree of potential held by any identified archaeological sites or features.

11.3 Methodology

All exterior spaces within the study area were traversed on foot or observed from the vehicle. Field notes were taken during the survey, including notes regarding identified structures and features, historic plantings, and any evident historical modifications made to the landscape. Photographs were taken of all accessible portions of the study area using a Nikon DSLR 5600; a range pole with 200mm increments was used for photographic scale. A detailed photo log was made and, for descriptive purposes, identified structures/areas of interest were assigned a letter designation. The locations of all significant historic features were mapped using a hand-held DPGS unit (providing sub-0.5m accuracy).

Given the large size of the area, the foot survey was necessarily limited in nature to those areas identified as encompassing or likely to encompass historic structures/areas of archaeological potential, including:

- Bruce's Creek (banks and escarpment);
- The immediate vicinity of all historic sites/areas of archaeological potential identified by desktop research or during the preliminary field survey; and
- Property and paddock boundaries.

Elevated vantage points (i.e., the Bruce's Creek escarpment) were used to undertake a visual survey of some portions of the study area that were not able to be traversed by foot (e.g., due to heavy vegetation overgrowth in the immediate vicinity of the creek line).

For descriptive purposes, the study area has been divided into six survey areas as shown in MMap 9:

Survey Area A – The immediate vicinity of several extant early-twentieth century structures and associated features located at 430 Burnside Road in the southwestern portion of the study area, encompassing: Structures A-H and a dry stone wall. The area is bounded on all sides by survey Area E (Map 10).

Survey Area B – The western portion of the study area bounded to the west by Bruce’s Creek and to the east by property fencing along the creek’s escarpment, encompassing: grazing land and Bruce’s Creek, including its banks and escarpment (Maps 11 & 12).

Survey Area C – The northwest portion of the study area bounded to the north and east by external property fencing along Burnside Road and Charlton Road, to the south by internal property fencing, to the west by external property fencing along Bruce’s Creek escarpment, encompassing: farmland, two farm buildings and associated features, tree plantings, dams and a drainage channel (Map 13).

Survey Area D – The west (central) portion of the study area bounded to the north and south by internal property fencing, to the east by external property fencing along Burnside Road, and to the west by external property fencing along Bruce’s Creek escarpment, encompassing: farmland, tree planting, dams, and internal property fencing (Map 14).

Survey Area E – The southwest portion of the study area bounded to the east and south by external property fencing along Burnside Road and the rail reserve, to the west by external property fencing along Bruce’s Creek escarpment, and to the north by internal property fencing, encompassing: farmland, two houses and associated yards, farm buildings, stock yards and holding paddocks, a dry stone wall, property access driveway and farm tracks linking these features, several dams, tree plantings, and internal property fencing (Map 15).

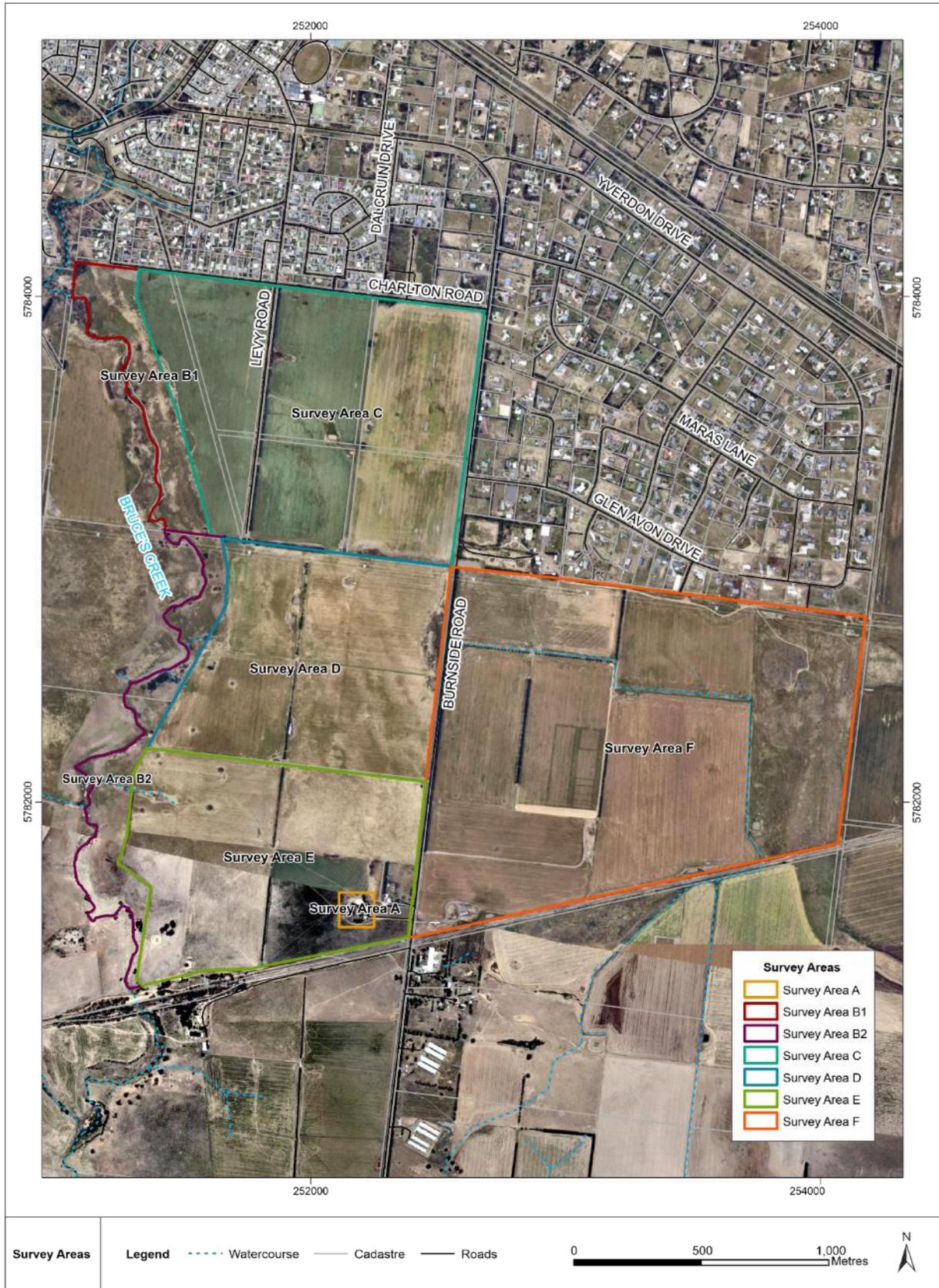
Survey Area F – The eastern portion of the study area bounded to the north by external property fencing and a drainage channel, to the east, south and west by external property fencing along farmland, the rail reserve, and Burnside Road, respectively, encompassing: the portion of Burnside Road and the road reserve abutting Areas D and E, farmland, tree plantings, dams, drainage channels, grain silos and associated features, property access driveways and farm tracks linking these features, and internal property fencing (Map 16).

Structures and historical features identified during the site survey were assigned a letter designation for recording purposes. A georeferenced scale plan was created showing the location of all identified structures and significant landscape modifications (Maps 10-16).

11.4 Limitations

At the time of the survey (March 15-17, 2021) ground surface visibility within the study area was highly variable (<1-60%). A portion of the study area is comprised of recently ploughed farmland (~60%) and ground surface visibility in these areas was generally good (60-90%). In the remainder of the study area, due to thick grass cover and other vegetation ground surface visibility was poor (1-10%), including: along Bruce’s Creek, its banks and associated escarpment; along property boundaries and internal fence lines; in paddocks used for grazing purposes; in the immediate proximity of drainage channels and dams; and in the vicinity of tree plantings and other lightly wooded areas.

It should be noted that areas of poor ground surface visibility generally corresponded to areas identified during the desktop assessment (See Section 9; Map 8) as having the greatest archaeological potential (e.g., along Bruce’s Creek, fence lines and property boundaries). As a result, it was not possible to definitively exclude the presence of remnant historic structures, landscape modifications or archaeological deposits (e.g., wall footings, dry stone walls, scatters of historic artefacts) in some parts of the study area.



Map 9: Designated Survey Areas – Field Survey March 2021

11.5 Survey Results - Area A

Area A includes a relatively small portion of the overall study area and encompasses several extant early-twentieth century structures at 430 Burnside Road (Map 10). As per the project scope, the assessment of structural features identified during the field survey was necessarily limited in nature, consisting of:

- A preliminary assessment of construction date, including an assessment of any evident structural modification in order to determine the heritage significance of the existing structures; and
- An assessment to determine potential for significant archaeological features and/or deposits to be preserved in the vicinity.

Due to the limited time available for the survey, the majority of the structures were assessed from the exterior only; as such, the provided descriptions do not include a detailed inventory of the interior fabric of the structures. In addition, structure FA-1 has an active bee colony within its wall, which limited access to some parts of the building due to OHS restrictions. The results of the survey are summarised below.

11.5.1 Significant Historic Structures and Associated Landscape

Three of the surveyed buildings have been assessed as having moderate historical significance at a local level. Based on the assessment of building layout, fabric, architectural style, and with regard to the results of historic research (see Section 8.0), it is likely that all three structures were constructed during the early-twentieth century (1917 to c.1923), specifically:

- Building FA-1 – farmhouse; likely original construction date c.1917-1923.
- Building FA-2 – dairy/wash house (domestic outbuilding); likely original construction date c.1912-1923.
- Building FA-3 – barn/shed; likely original construction date c.1912-1923.

Descriptions and significance assessments for each of these buildings is provided as a Gazetteer (Section 11.5.2); their location is illustrated in Map 10.

Although the barn (FA-3) is historically significant as it contributes to an understanding of the layout of the early-twentieth century farm, it should be noted that this building has been substantially modified from its original form, and that much of the original fabric (e.g., timber cladding and frame) has been replaced.

The farmhouse and outbuildings are located within a roughly square area of fenced land (farm yard) covering an area of ~7,000m² that is currently bordered by: mature trees (native trees and non-native), and post and wire fencing to the north, east and west; and by a remnant dry stone wall to the south. There is a short row of mature cypress trees (FA-10) to the north of the farmhouse. Based on their location, these trees may have been planted along the alignment of a historic roadway or farm track during the early occupation of the farm (Plate 3; Map 10).

A dry stone wall (FA-9) was identified that may have originally formed a boundary fence around the central farmhouse and outbuildings (i.e., a yard area). As preserved, this wall is located to the immediate south of the farmhouse (FA-1) and dairy (FA-2). It is orientated approximately east-west, and is preserved for a total length of 57.70m, including several breaks. Preservation along the length of the wall is highly variable, with the best-preserved section located at the eastern end. In the west, only the lower base course of the wall is preserved. A detailed assessment of the dry stone wall is beyond the scope of this project; however, it is

possible that this wall is associated with the early-twentieth century occupation and agricultural operation of the farm. Based on the results of the field survey, it is apparent that dry stone walls are either uncommon, or not commonly preserved features within the study area. As a rare example of a moderately well preserved dry stone wall in association with a working farm within the study area, this dry stone wall has historic significance at a local level. In addition to the significance of this wall as part of Grayson Farm house and outbuilding complex, the wall has been assessed as being individually significant; this assessment is detailed in Section 13.3.

A more detailed description and significance assessment for the dry stone wall is provided in the Gazetteer (Section 11.5.2); its location is illustrated in Map 10.

Historic research had identified the location of a nineteenth century roadway (FA-11) to the west of Burnside Road (refer to Figure 17). All areas in the vicinity of the mapped location of this early roadway were surveyed. It was evident that the alignment of the former road has been subject to extensive ploughing activity, which has levelled the landscape and as a result no features marking the location of the road were evident during the survey (Map 10).



Plate 1: Survey Area A, general view (view – south west)

Note: Showing farmhouse (FA-1) and surrounding landscape.



Plate 2: Survey Area A, general view (view – north)

Note: Showing farmyard to the rear of farmhouse (FA-1), mature trees and remnant dry stone wall (FA-9).



Plate 3: Survey Area A, FA-10 (view – north)

Note: Cypress row – historic planting.



Map 10: Survey Area A – Landscape attributes and Location of Identified Historic Features

11.5.2 Gazetteer – Significant Historic Buildings & Features

Building FA-1 – Farmhouse

Feature type: residential building – farmhouse

Location / Accessibility / Visibility:

The structure is situated on private land (c. 200 m west of the roadway) at 430 Burnside Road. Most external areas of the structure were visible, and a brief inspection of the interior of the building was possible. Interior and exterior access was limited due to the presence of a bee colony in the walls of the house.

External Description:

Original farmhouse

- Layout: four-room farmhouse, including: a living area (front/east), a kitchen with direct access to the rear yard (back/west), and two additional rooms (likely bedrooms/north).
- Timber frame, weatherboard cladding, corrugated iron roof.
- Pitched (front) and flat (rear) roof.
- Veranda with sloped iron corrugated roof.

Modifications

- Addition of a small plywood and cement sheet extension at the rear (west) of the property (bathroom/laundry).
- Replacement of original weatherboard cladding with cement sheet (south and west) and modern corrugated iron (north-east veranda).
- Replacement of original, likely timber, veranda support beams with galvanised steel.
- Replacement of at least a portion of the original roof cladding.

Internal Description:

Original farmhouse

- Timber cladding (walls)
- Timber cladding (kitchen ceiling).
- Wood-fired combustion oven with brick surround (kitchen).
- Brick fireplace (living room).

Modifications

- Mid- to late-twentieth century kitchen and bathroom cabinetry and plumbing.
- Service installation (electric and telecommunication).
- Ceiling – sheeted with timber strapping (lounge area)

Interpretation:

During the site inspection it was evident that:

- The original building materials and construction methods are consistent with an early-twentieth century construction date.
- While the exterior of the house has been subject to some structural and cosmetic modifications during its occupation period, excluding the obvious rear extension, the majority of the preserved building footprint and room layout reflects its original design.

Historic research suggests that a farmhouse was located in this part of the study area by 1923; the architectural style of building FA-1 supports its identification as this early farmhouse.

Building FA-1 – Farmhouse

Significance Assessment:

The extant timber farmhouse has been assessed as having moderate heritage significance at a local level; specifically, Building FA-1 is assessed as having:

- Moderate local historical significance as it demonstrates a key phase in the development of the region – the subdivision of large pastoral estates into smaller freehold farms. This building is characteristic of the late-nineteenth through early-twentieth century farming in the vicinity of the township of Bannockburn. It is one of a small number of farmhouses constructed within the subdivided Burnside Estate between 1917 and 1928, and is the only surviving example within the study area (Criterion A - Historical Significance).
- Moderate local scientific significance due to its research potential. The architectural form and building materials that constitute the original, unmodified portion of the farmhouse (i.e., excluding modifications and extensions), in addition the associated dry-stone wall, has the potential to yield information that will contribute to our understanding of the region’s early-twentieth century cultural history. Significant elements include construction (materials and methods) and layout (e.g., use of space) of the farmhouse, remnant landscaping - including retention of native trees or planting of windbreaks, and associated farm buildings dating to the early-twentieth century (Criterion C - Research Potential).
- Low significance as a standing architectural example of its original form because the structure has been modified after its initial construction date. In addition, the farmhouse is not a unique, rare or particular well-preserved example of its type.
- No areas of significant archaeological potential were identified in the vicinity of this farmhouse.



Plate 4: Survey Area A, FA-1 (view – west)

Note: As seen from Burnside Road during the preliminary survey.



Plate 5: Survey Area A, FA-1, exterior (view – west)

Building FA-1 – Farmhouse



Plate 6: Survey Area A, FA-1, exterior (view – north)

Note: Showing twentieth-century modifications – cement sheet cladding and concrete tank stands.



Plate 7: Survey Area A, FA-1, exterior rear (view – north east)

Note: Showing original chimney and twentieth-century extension.



Plate 8: Survey Area A, FA-1, exterior rear (west and side (north) (view – south east)

Note: Showing timber clad original building and later, twentieth-century cement sheet extension at rear.

Building FA-1 – Farmhouse



Plate 9: Survey Area A, FA-1, interior of kitchen (view – south)

Note: Showing original combustion oven and later-twentieth century kitchen cabinetry. Timber wall and roof internal cladding are likely original fabric.



Plate 10: Survey Area A, FA-1, interior of living room (view – south east)

Note: Showing the original fireplace, front door and front-facing window. Timber wall and roof internal cladding are likely original fabric.



Plate 11: Survey Area A, FA-1, interior of kitchen (view – west)

Note: Showing the original external, rear-facing window, back door, and later twentieth century extension.

Building FA-2 – Dairy/Wash house (domestic outbuilding)

Feature type: structure; domestic outbuilding; dairy

Location / Accessibility / Visibility:

The structure is situated on private land (c. 200 m west of the roadway) at 430 Burnside Road, south of the farmhouse (FA-1). The external and internal areas of the structure were inspected during the survey.

External Description:

- Timber frame, weatherboard cladding, pitched corrugated iron roof.
- Potentially associated stone-lined garden bed (west).

Building FA-2 – Dairy/Wash house (domestic outbuilding)

Internal Description:

- Laden plaster, internal walls.
- Cement basin, plumbed in ('Cementware Pty Ltd'); likely installation c. 1912-1940.

Interpretation:

During the site inspection it was evident that:

- Original building materials and construction methods are consistent with an early-twentieth century construction date.

Background research suggests that a house was located in this part of the study area by 1923, and it seems likely that the dairy dates to this period. The architectural style of the dairy FA-2 supports its likely association with the early farmhouse (FA-1).

Significance Assessment:

The extant timber dairy has been assessed as having moderate heritage significance at a local level; specifically, Building FA-2 is assessed as having:

- Moderate local historical significance as an example of an early twentieth century dairy; due to its association with the farmhouse (FA-1), it has comparable historic significance.
- Low architectural significance as a standing structure. The dairy (FA-2) is not a unique or particularly rare example of its type.
- No areas of significant archaeological potential were identified in the vicinity of this extant structure.



Plate 12: Survey Area A, FA-2, exterior (view – east)

Note: Showing adjacent stone-lined garden bed.

Building FA-2 – Dairy/Wash house (domestic outbuilding)

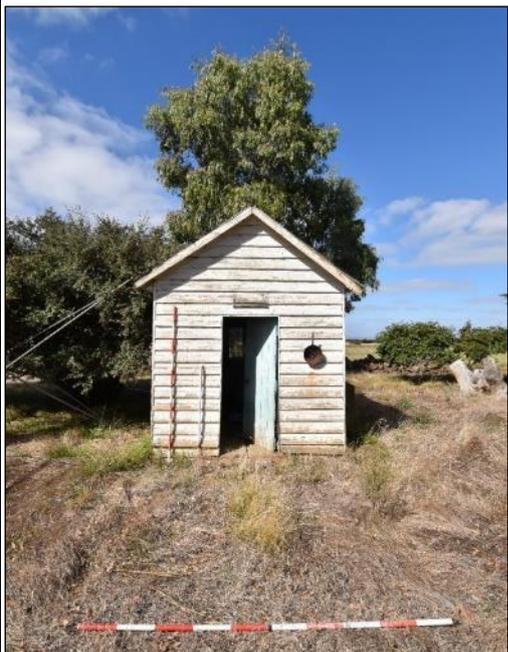


Plate 13: Survey Area A, FA-2, exterior (view – south)



Plate 14: Survey Area A, FA-2, interior (view – south)

Note: Showing cement basin.



Plate 15: Survey Area A, FA-2, interior (view – south)

Note: Showing cement basin maker's mark ("Cementware Pty Ltd").

Building FA-3 – Barn/Farm shed

Feature type: structure - outbuilding; barn/shed

External Description:

Original barn/ shed

- Rectangular, north-south aligned, timber frame, weatherboard cladding, pitched corrugated iron roof.

Modifications

- Replacement of original weatherboard cladding with corrugated iron (rear, west).
- Extension across the northern half of the original structure (front, east); timber framed, corrugated iron cladding, flat, corrugated iron roof.
- Veranda across the southern half of the original structure; galvanised steel frame, flat, corrugated iron roof.
- Modifications to the original roof frame at the time of the extensions.

Interpretation:

During the site inspection it was evident that:

- Original building materials and construction methods are consistent with an early-twentieth century construction date.
- Background research suggests that a house and barn was located in this part of the study area by c.1923; the architectural style of the original elements of the barn (FA-3) supports this construction date.
- The barn has been significantly modified post its original construction phase.

Significance Assessment:

Overall, the extant timber barn/shed has been assessed as having low to moderate heritage significance at a local level; specifically:

- Building FA-3 is assessed as having moderate historic significance at a local level as an example of an early twentieth century barn due to its association with the establishment of the farm in the period 1917-c.1923.
- However, as currently preserved, the structure has low architectural significance. It has been substantially modified since its original construction date, and is no longer a good/intact representative example of its original form.
- No areas of significant archaeological potential were identified in the vicinity of this extant structure.



Plate 16: Survey Area A, FA-3, exterior (view – south)

Note: Showing original weatherboard cladding and later corrugated iron extension.

Building FA-3 – Barn/Farm shed



Plate 17: Survey Area A, FA-3, exterior rear (view – north east)

Note: Showing modification - corrugated iron cladding.



Plate 18: Survey Area A, FA-3, exterior (view – north)

Note: Showing remnant timber cladding – potentially original fabric.



Plate 19: Survey Area A, FA-3, exterior – southern end of structure (view – west)

Note: Showing original pitched roof and modification - flat roofed veranda.



Plate 20: Survey Area A, FA-3, exterior – northern end of structure (view – west)

Note: Showing modification/extension.

Building FA-3 – Barn/Farm shed



Plate 21: Survey Area A, FA-3, interior (view – north)

Note: Showing remnant original structure (left) and later extension (right); modified framework.



Plate 22: Survey Area A, FA-3, interior (view – north)

Note: Showing bluestone/basalt paving.

Structure FA-9 – Dry stone wall

Preserved width: ~90cm

Preserved height: variable; ~20 cm (west) to ~80cm (east).

Preserved length: 57.50m, with several breaks.

Wall Type: stone (basalt), partially preserved.

Description: The wall comprises two sections – Section 1 (east; 36.50m) and Section 2 (west; 14.50m). These two wall sections are divided by a break, measuring 6.70m. Both faces of the wall slope inwards towards the top of the wall. The base course of the wall is formed of large stones, and the remaining stones vary significantly in size. All stones appear to be unworked and have likely been sourced from the surrounding landscape as naturally occurring basalt boulders.



Plate 23: Survey Area A, FA-9 – Section 1 (view – north west)

Structure FA-9 – Dry stone wall



Plate 24: Survey Area A, FA-9 – Section 1 (view – west)



Plate 25: Survey Area A, FA-9 – Section 1 (view – south west)



Plate 26: Survey Area A, FA-9 – Section 1 (view – north)

Structure FA-9 – Dry stone wall



Plate 27: Survey Area A, FA-9 – Section 1 (view – south)



Plate 28: Survey Area A, FA-9 – Section 1 (view – north west)



Plate 29: Survey Area A, FA-9 – Section 2 (view – north)



Plate 30: Survey Area A, FA-9 – Section 2 (view – north)

11.5.3 Additional Surveyed Structures and Features

The remaining surveyed buildings in Area A (FA-4 to FA-8) have been assessed as having negligible heritage significance as they either clearly post-date c.1950 or, if constructed at an earlier date, have been significantly modified. The surveyed structures include:

- **FA-4** – small shed; timber frame, flat, corrugated iron roof, corrugated iron cladding (Plate 31-32).
- **FA-5** –equipment shed; galvanised steel and timber frame, flat, corrugated iron roof, corrugated iron cladding (Plate 33).
- **FA-6** – hay and equipment shed; galvanised steel and timber frame, flat, corrugated iron roof, corrugated iron cladding (south, east and west) (Plate 34).
- **FA-7** – animal shed and associated stock yard; galvanised steel frame, pitched, corrugated iron roof, corrugated iron cladding, galvanised steel fences (stock yard) (Plate 35).
- **FA-8** – farm shed/garage; timber frame, flat roof (incomplete – likely timber), timber cladding (Plates 36-37).



Plate 31: Survey Area A, FA-4 (view – south west)

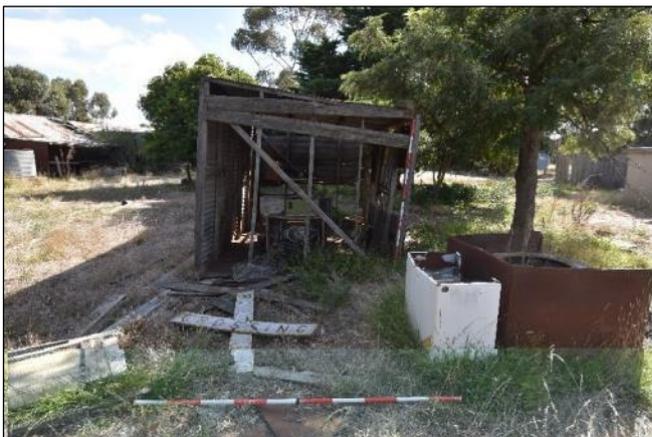


Plate 32: Survey Area A, FA-4 (view – north)



Plate 33: Survey Area A, FA-5 (view – west)



Plate 34: Survey Area A, FA-6 (view – south)



Plate 35: Survey Area A, FA-7 (view – south east)

Note: Showing associated stock yard.



Plate 36: Survey Area A, FA-8 (view – west)



Plate 37: Survey Area A, FA-8 (view – south)

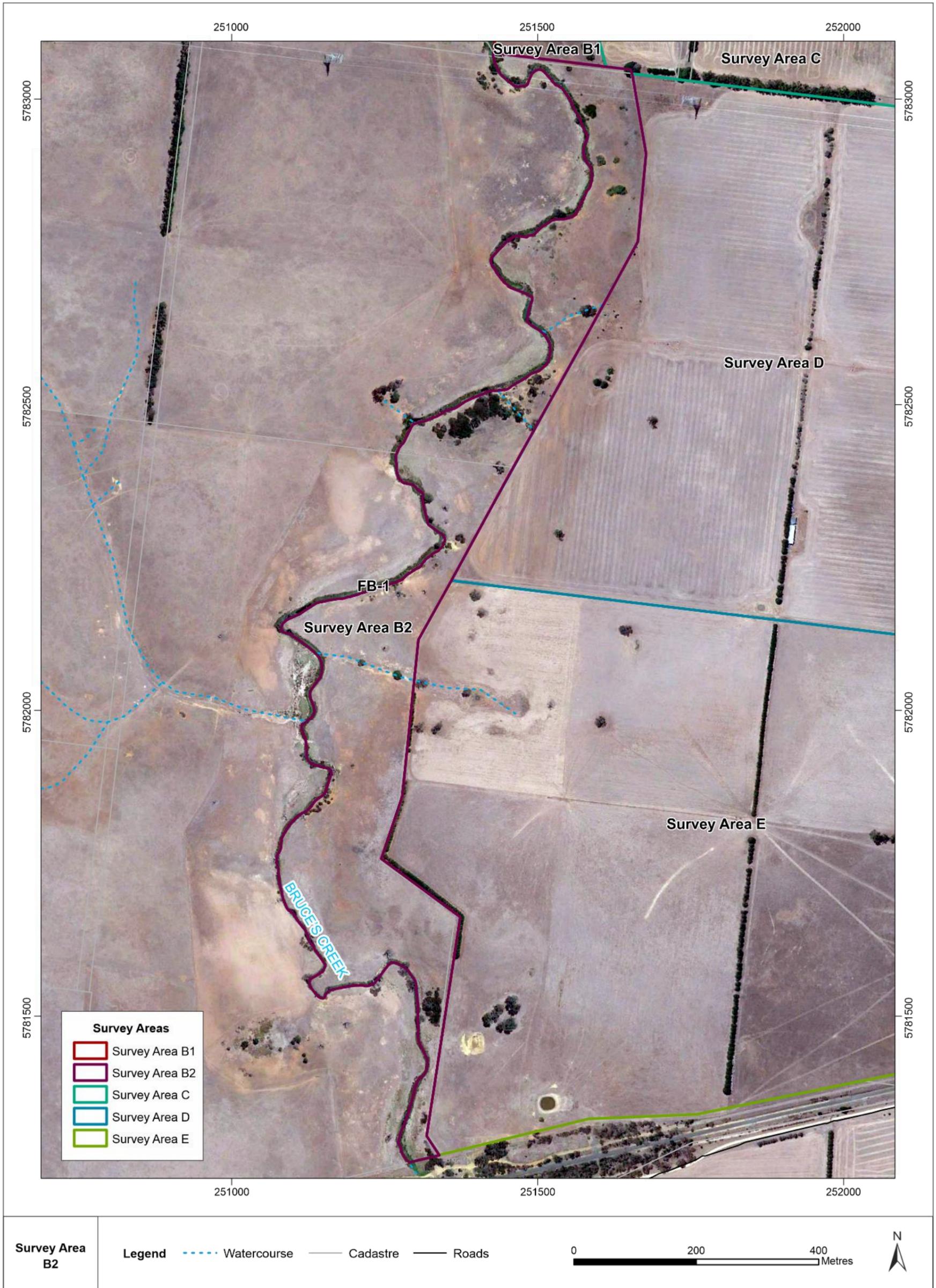
11.6 Survey Results - Area B

Area B comprises open grassland with scrub along the eastern bank of Bruce's Creek and its associated escarpment (Maps 11-12). While typically present only in low densities, mature and primarily native (eucalypt species) trees are more numerous here than elsewhere in the study area, including a relatively high number of dead trees. The topographic profile of the creek bank and escarpment is variable, being generally steep. Surface geology (basalt) is visible only occasionally as outcrops along the edge of the escarpment. All parts of the survey area were either traversed on foot or observed from elevated vantage points along Bruce's Creek escarpment. Ground surface visibility was generally poor (>1-20%) (Plates 38-48).

One previously unidentified historical site (**FB-1**) was identified during the field survey of Area B – an archaeological site on the banks of Bruce's Creek. This site is described in detail in 11.6.1 (Maps 12 & 17-18).



Map 11: Survey Area B (north, B1) – Feature Location and Designation



Map 12: Survey Area B (south, B2) – Feature Location and Designation



Plate 38: Survey Area B, south (view – south)



Plate 39: Survey Area B, south (view – north)



Plate 40: Survey Area B, south (view – north west)



Plate 41: Survey Area B, central (view – south)



Plate 42: Survey Area B, central (view – south east)



Plate 43: Survey Area B, central (view – south)



Plate 44: Survey Area B, central (view – west)

Note: Rabbit burrows (foreground).



Plate 45: Survey Area B, central (view – south)

Note: Low ground surface visibility and dead native trees.



Plate 46: Survey Area B, north (view – south west)



Plate 47: Survey Area B, north (view – south)



Plate 48: Survey Area B, north (view – south west)

Note: Frequency of native trees along Bruce's Creek; de-vegetation and erosion (foreground) due to recent, ongoing recreational motorcycle activity.

11.6.1 Identified Historic Archaeological Site - Bruce's Creek Pastoral Outstation (FB-1)

Historic structures and features represented on historic plans provided a useful reference regarding the type and extent of areas of potential likely to be encountered during the field survey, including an outstation 'hut' and several large, fenced paddocks/stock yards relating to a c. 1840-1853 pastoral outstation (see Section 8.0, Figure 11 & Map 12, and Appendix 2). All areas in the vicinity of the former outstation were surveyed, both for evidence of extant and remnant structures, and for fenced paddocks and/or fence posts.

Ground surface visibility in the immediate vicinity of the creek and its banks was variable (<1 to 60%); as a result, it was not possible to discount the presence of remnant historic structures, landscape modifications or archaeological deposits in this entire area. However, aside from the isolated timber identified in proximity

to the creek (detailed below), during the survey it was apparent that the archaeological potential of areas within and around the former fenced paddocks (on the east bank of Bruce's Creek) was low. Features and landscape attributes identified during the survey are detailed below, and illustrated in Plates 49-55.

Probable Outstation Hut

- A low, rectangular mound of earth bordered on two sides by linear (non-contiguous) alignments of stones (basalt) measuring 6.60m (E-W) x 3.70m (N-S) x 150-600mm (high) - the possible remnants of an outstation hut's original footings.
- Background research suggests that the identified structure, and any additional archaeological features, deposits, or historical cultural heritage objects potentially preserved in the vicinity are likely associated with the nineteenth century pastoral occupation of the property (c.1840-c.1858).

Landscape modification

- An area of Bruce's Creek, located north of the outstation hut, that shows signs of having been modified (i.e., cut) in the past; modifications made to the bank and bed of Bruce's Creek would have provided the necessary stock or foot access to water and/or to the eastern bank of Bruce's Creek.
- Background research suggests that modifications made to the bank and bed of Bruce's Creek, and any additional archaeological features, deposits, or historical cultural heritage objects potentially preserved in the vicinity, are likely associated with the nineteenth century pastoral occupation of the property (c.1840-c.1858).

Fence posts

- Remnants of two timber (eastern bank of Bruce Creek) fence posts. Based on an 1853 historic plan (Figure 11), stock paddocks were a feature of the historically mapped outstation that forms part of the broader site. Posts dating to this period are likely to be either a post and rail, post and wire, or stone (dry stone) type.
- Remnants of two iron-alloy (western bank) fenceposts potentially dating to the later-nineteenth century, but more likely a twentieth century feature.
- Background research suggests that the timber fencepost, and any additional archaeological features, deposits, or historical cultural heritage objects potentially preserved in the vicinity, are likely associated with the nineteenth century pastoral occupation of the property (c.1840-c.1858).



Plate 49: Survey Area B, FB-1 – outstation ‘hut’ (view – south)

Note: Showing potential site of a ‘hut’ associated with the c.1840-c.1858 former outstation; mounded earth, and east-west and north-south stone alignments.



Plate 50: Survey Area B, FB-1 – outstation ‘hut’
(view – south)



Plate 51: Survey Area B, FB-1 – outstation ‘hut’
(view – east)



Plate 52: Survey Area B, FB-1 – outstation ‘hut’
(view – north east)

Note: Showing Bruce’s Creek and surrounding landscape.



Plate 53: Survey Area B, FB-1 – landscape
modification (view – east)

Note: Showing the location of likely crossing point or possible sheep dip; landscape modifications (left/north) are evident among the vegetation overgrowth (not able to be photographed due to limited access).



Plate 54: Survey Area B, FB-1 – timber posts (view – west)

Note: Two timber posts (foreground) located on the eastern bank of Bruce's Creek. Possibly nineteenth century fencing elements. Also, extensive erosion and rabbit burrows.



Plate 55: Survey Area B, FB-1 – iron-alloy posts/stakes (view – east)

Note: Two posts/stakes located north of the outstation 'hut.' Probable twentieth century fencing.

11.7 Survey Results - Area C

Survey area C comprises several fenced paddocks including recently ploughed fields in the north western portion of the study area (Map 13). The area is characterised by open plains. A number of native trees (eucalypt species) are present, including a planted row located at the southern boundary that divides Area C and Area D (Plates 73-75). All parts of the survey area were either traversed on foot, or observed from the vehicle. Ground surface visibility was generally good (>60%) except areas of vegetation overgrowth along fence lines, tree rows, drainage channels, and in the vicinity of structures (<1-50%). Specific areas of potential identified during the preliminary field survey were inspected, including:

- The structural remains of a historically mapped **c. early-twentieth century farmhouse (FC-1)** located immediately south of Charlton Road (Map 13; Plates 56-60). The site today is largely characterised by piles of discarded building material (e.g., brick, corrugated iron) and vegetation overgrowth. Remnants of the original fireplace were also identified – machine made brick (Plate 59). During the survey it was apparent that the land in the vicinity of the former farmhouse had been heavily ploughed, and c. early- to late-twentieth century ceramics and glass fragments were present as far as 50-100m from the house site (Plate 61).
- An extant **farm shed (FC-2)** located east of Levy Road (Map 13; Plates 62-64).
- A small **complex of farm buildings (FC-3)**, including a dilapidated farm shed, and a series of stumps (floor elements of a non-preserved shed) and associated posts (a former stockyard) located east of Levy Road (Plates 65-68).
- An alignment of **non-native (Monterey Cypress) tree plantings (FC-7)** (Map 13; Plate 69). A review of aerial images and historic maps indicate that this alignment of trees was planted between 1947-1970. The trees appear to be in varying states of health.

- A **native (eucalyptus species) tree planting (FC-6B)** in the vicinity (north) of a historically mapped farmhouse located in Area D (FD-1) (Plates 73-74).
- The alignment (northern extent) of a **nineteenth century mapped roadway (FC-8)** was inspected. No evidence of the former roadway was identified Map 13.
- Short rows of **non-native (Monterey Cypress) tree planting (FC-4A to FC-4D & FC-6A)** that were likely planted to mark the original corners of an early-twentieth century farming property (Map 13, Plate 70-71 & 75).

Additionally, a short section of stones (preserved as a single course) at the base of, and aligned with, a post and wire fence line (FC-5) was identified along an internal property fence (Plate 72). Although it is possible that these stones are the remnant of a dry stone wall, their limited preservation prevents any firm conclusions from being drawn.

No significant historical places/features were identified during the field survey of Area C.





Plate 56: Survey Area C, FC-1 (view – north)

Note: Variability in ground surface visibility.



Plate 57: Survey Area C, FC-1 (view – north)

Note: Pile of discarded corrugated iron relating to the demolition of the former farmhouse.



Plate 58: Survey Area C, FC-1 (view – south)

Note: Pile of discarded building material relating to the demolition of the former farmhouse.



Plate 59: Survey Area C, FC-1 (view – south)

Note: Brick fireplace; machine-made ‘Hoffman’ bricks.



Plate 60: Survey Area C, FC-1 (view – north)

Note: Discarded metal drums, stone and cement feature (left) and brick fireplace (background).



Plate 61: Survey Area C, north west (view – n/a)

Note: Twentieth century ceramic and glass artefacts visible on the surface of the recently-ploughed field in the vicinity of the former farmhouse (FC-1).



Plate 62: Survey Area C, FC-2 (view – west)

Note: Extant farm shed (background) and associated cement and basalt feature – stock ramp or tank stand (foreground).



Plate 63: Survey Area C, FC-2 (view – west)



Plate 64: Survey Area C, FC-2 (view – n/a)

Note: Farm shed showing timber frame, flat, corrugated iron roof, corrugated iron cladding and brick (machine-made) paved floor.



Plate 65: Survey Area C, FC-3 (view – west)

Note: Farm building (background) and timber posts of stock yard (foreground).



Plate 66: Survey Area C, FC-3 (view – north)

Note: Farm building showing timber frame, corrugated iron cladding and concrete floor.



Plate 67: Survey Area C, FC-3 (view – north)

Note: Timber stumps – floor support of former shed.



Plate 68: Survey Area C, FC-3 (view – west)

Note: Timber posts of former stock yard; ploughed ground in the surrounding area



Plate 69: Survey Area C, FC-7 (view – north)



Plate 70: Survey Area C, FC-4A (view – east)



Plate 71: Survey Area C, FC-4C (view – east)



Plate 72: Survey Area C, FC-5 (view – north)

Note: Dry stone wall (single course) following the alignment of a timber fence (post and wire). Tree row (FC-4) visible to the north.



Plate 73: Survey Area C, FC-6B (view – east)

Note: Native (eucalypt species) tree planting along the property boundary that divides Area C and Area D.



Plate 74: Survey Area C, FC-6B; west end of row (view – north east)

Note: View from Survey Area C; native (eucalypt species) tree planting along the property boundary that divides Area D and Area C.



Plate 75: Survey Area C, FC-6A, east end of row (view – north east)

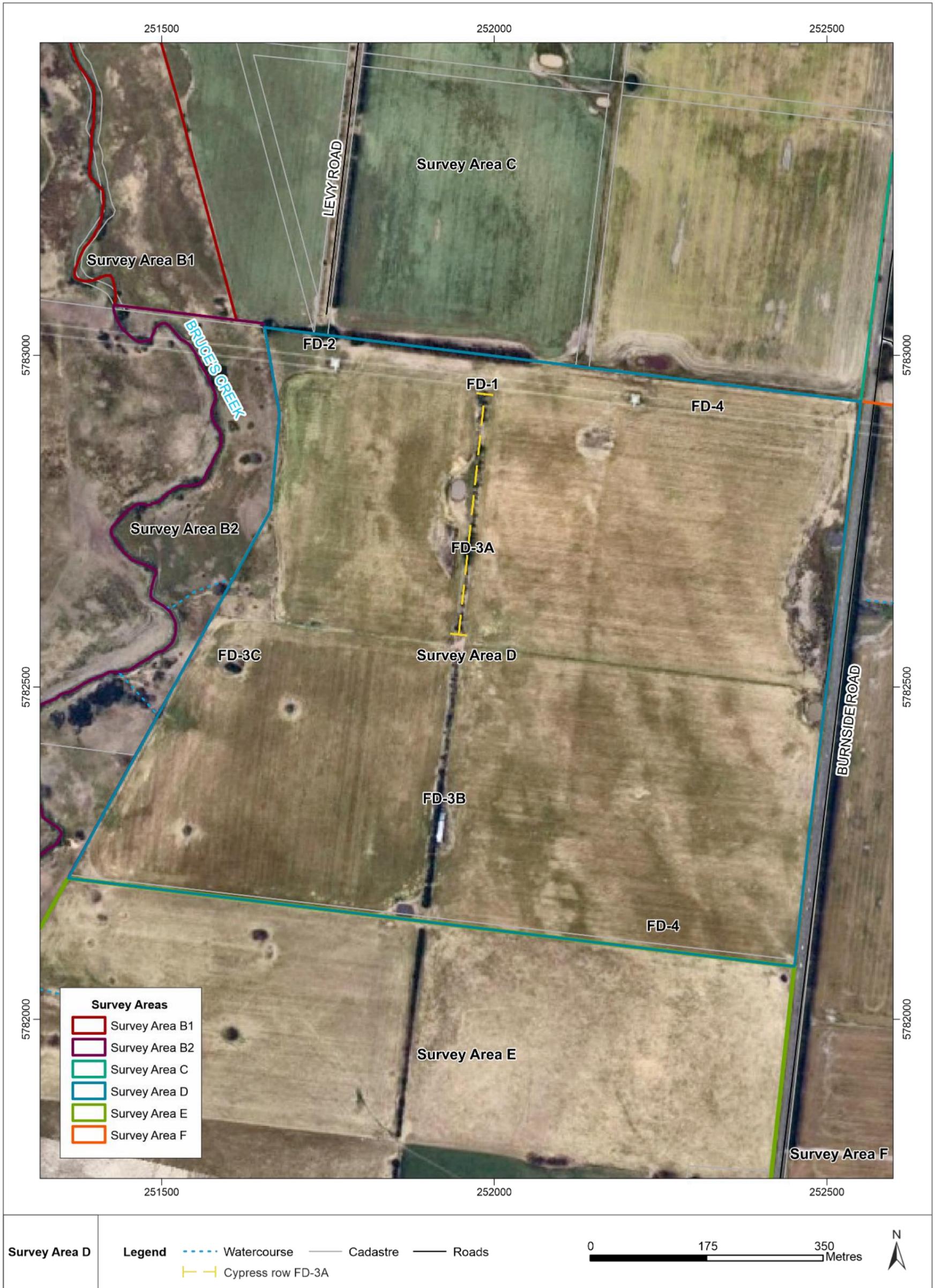
Note: Cypress tree planting at eastern end of row along property boundary that divides Area D and Area C.

11.8 Survey Results - Area D

Survey Area D included several fenced paddocks and recently ploughed fields in the western portion of the study area (Map 14). The area is characterised by gently undulating plains. A number of native trees (eucalypt species) are present, including a planted row located at the property boundary that divides Area D and Area C. All parts of the survey area were either traversed on foot, or observed from the vehicle. Ground surface visibility was generally good (>60%) except areas of vegetation overgrowth along fence lines, and tree rows (<1-50%). Specific areas of potential identified during the preliminary field survey were targeted for inspection, including:

- The site of a historically mapped **early-twentieth century farmhouse (FD-1)** located in the north of the survey area (Plate 76). During the survey it was apparent that the land in the vicinity of the former structure had been heavily ploughed. Further, while some potentially early building materials (e.g., timbers) were identified amongst the vegetation that covers the area, modern steel was also identified (Plates 77-78). These materials evidenced the area's long-term use as a discard site, i.e., a 'farm dump'.
- A post and rail (timber) **stock yard with truck loading ramp (FD-2)**; this stock yard likely dates to the second half of the twentieth century and is not historically significant (Plate 79).
- Several **non-native (Monterey Cypress) tree plantings (FD-3A-3C)** (Plates 80-81). Background research and the on-site assessment indicate that these plantings date to the twentieth century.
- The site of a **historically mapped roadway (FD-4)** (see Section 8). All areas in the vicinity of this road's mapped location were surveyed, however no evidence of the former roadway was identified.

No significant historical places/features were identified during the field survey of Area D.



Map 14: Survey Area D – Feature Locations and Designations



Plate 76: Survey Area D, FD-1 (view – north east)

Note: Location of a historically mapped c. early-twentieth century farmhouse.



Plate 77: Survey Area D, FD-1 (view – north east)

Note: Farm dump at the location of a historically mapped c. early-twentieth century farmhouse.



Plate 78: Survey Area D, FD-1 (view – north east)



Plate 79: Survey Area D, FD-2 (view – south east)

Note: Stock yards dated to c. 1950+.



Plate 80: Survey Area D, FD-3C (view – north)

Note: Non-native (cypress species) tree planting, and mounded basalt stones and boulders.



Plate 81: Survey Area D, FD-3A/3B (view – north west)



Plate 82: Survey Area D, FD-4 (view – west)

Note: Approximate location of historically mapped roadway.



Plate 83: Survey Area D, east (view – north)

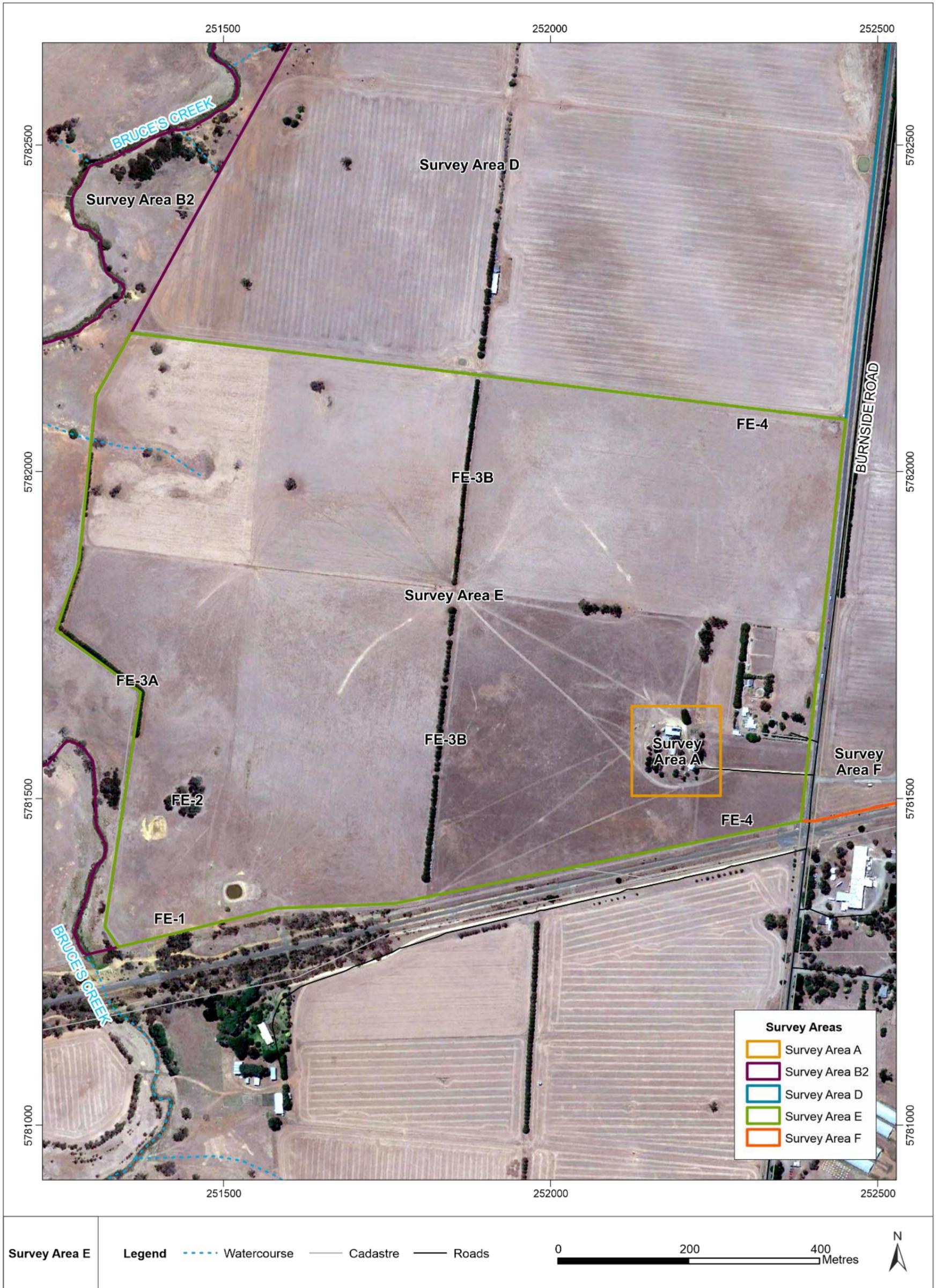
Note: Small wetland area adjacent to Burnside Road.

11.9 Survey Results - Area E

Survey Area E encompasses several fenced paddocks variously consisting of recently ploughed fields and/or open grassland (Map 15; Plate 85, 88-91). The area is characterised by undulating plains, including dispersed basalt outcrops on low rises. A small number of mature native trees (eucalypt species) are present. All parts of the survey area were either traversed on foot, or observed from the vehicle. Ground surface visibility was generally good (>60%) except areas of vegetation overgrowth in the vicinity of basalt outcrops, along fence lines, tree rows, farm tracks, and drainage channels (<1-50%). Specific areas of potential identified during the historic research and the preliminary field survey were inspected, including:

- A large **area of ground disturbance (FE-1)** adjacent to the external property fence/rail reserve in the south west corner of the survey area (Plate 84). While shown to contain hand-made bricks, modern plastics were also abundant (e.g., plastic conduit). These materials evidenced the area's long-term use as a discard site, i.e., a 'farm dump'. This site has been assessed as having low historic significance; however, it should be noted that the site is located along the edge of the railway reserve, and it is possible that at least a portion of the material dumped here dates to the construction of the railway in the early-twentieth century.
- A cluster of **mature native (Red River Gum) trees (FE-2)** (ENSPEC, 2020; Plate 85-86) clustered on low-lying land. These trees are of historic interest as they represent deliberate retention of native species within cleared farming land.
- The **rail reserve** adjacent to the external property boundary fence (south). While technically outside the bounds of the study area, accessible portions of the rail reserve were inspected for historic structures, and features relating to the early construction or use of the railway. No evidence of railway construction camps was identified; however, it should be noted that ground surface visibility within the rail reserve was poor (<1%) and that much of the reserve was not visible.
- Several **non-native (cypress species) tree plantings (FE-3A & FE-3B)** (ENSPEC, 2020; Plates 87 & 90-91). Background research and the on-site assessment indicate that these plantings date to the late-twentieth century.
- The site of a **nineteenth century mapped roadway (FE-4)** located west of Burnside Road. All areas in the vicinity of its mapped location were surveyed, however no evidence of the former roadway was identified (Plate 88).

No significant historical places/features were identified during the field survey in this portion of the study area.



Map 15: Survey Area E – Feature Locations and Designations



Plate 84: Survey Area E, FE-1 (view – north east)



Plate 85: Survey Area E, west (view – south)

Note: Showing the location of FE-2 – mature native (eucalypt species) trees.



Plate 86: Survey Area E, FE-2 (view – south east)

Note: Mature native (eucalypt species) trees and a timber fence post.



Plate 87: Survey Area E, FE-3A (view – south west)



Plate 88: Survey Area E, FE-4 (view – north)

Note: Approximate location of historically mapped roadway, and modern structures at 418 Burnside Road.



Plate 89: Survey Area E, west (view – east)

Note: Illustrates landscape attributes – grassed pasture.



Plate 90: Survey Area E, west (view – south west)

Note: Illustrates landscape attributes – grassed pasture and cypress rows (FE-3A).



Plate 91: Survey Area E, east (view – north)

Note: Illustrates landscape attributes - grassed pasture - from southern property boundary. Cypress row (FE-3B) visible to the north west.

11.10 Survey Results - Area F

Survey Area F encompasses approximately one-third of the total study area, and is located to the east of Burnside Road (Map 16). The area is characterised by gently undulating plains and included several fenced paddocks of open grassland/pasture. All parts of the survey area were either traversed on foot or observed from the vehicle. Ground surface visibility was generally good (>60%) excepting areas of vegetation overgrowth across the modified stony rise, and along fence lines, tree rows, farm tracks, and dug drainage channels (<1-50%) (Plates 92-103). Specific areas of potential identified during historic research and/or the preliminary field survey were inspected, including:

- The site of **a historically mapped dry stone wall (FF-1)**. During the survey it was apparent that this area had been subject to significant disturbance – namely, a drainage channel dug along the length of the northern external property fence (Plate 92). The dry stone wall is no longer extant.
- A **modified stony rise (basalt) (FF-2)** in the eastern most paddock. During the survey it was apparent that this landscape has been heavily modified through land clearance activity. Basalt stones and boulders were found in numerous large mounds and as long rows of piled stone throughout the paddock. Some rows are in excess of 100m long (Plates 94-95).
- The **rail reserve** adjacent to the external property boundary fence (south). While technically outside the bounds of the study area, accessible portions of the rail reserve were inspected for historic structures and features relating to the early construction or use of the railway. No evidence of railway construction camps was identified; however, it should be noted that ground surface visibility within the rail reserve was poor (<1%) and that much of the reserve was not visible (Plate 99).
- Several **non-native (cypress species) tree plantings (FF-3A to FF-3D)**. Background research and the on-site assessment indicate that these plantings date to the twentieth century (Plate 96).

No significant historical places/features were identified during the field survey of Area F.



Map 16: Survey Area F – Structure Location and Designation



Plate 92: Survey Area F, FF-1 (view – south east)

Note: Approximate location of a historically mapped dry stone wall showing a modern farm track (foreground) and dug drainage channel (background).



Plate 93: Survey Area F, north east (view – south east)

Note: Recently ploughed field (foreground) and modified stony rise (background/east).



Plate 94: Survey Area F, FF-2 (view – south)

Note: Modified stony rise/mounded basalt boulders from land clearance.



Plate 95: Survey Area F, FF-2 (view – north)



Plate 96: Survey Area F, FF-3B (view – south west)



Plate 97: Survey Area F (view – east)

Note: Variability in ground surface visibility; pasture (left/north) and rail reserve (right/south).



Plate 98: Survey Area F, south east (view – north)

Note: Twentieth century dam.



Plate 99: Area F, south central (view – west)

Note: External property fence – post and wire type. Rail reserve to the south and ploughed land within study area.



Plate 100: Survey Area F, south central (view – north)



Plate 101: Survey Area F, north west (view – east)

Note: Dug drainage channel.



Plate 102: Survey Area F, south west (view – east)

Note: Farm dump, demolished timber structure.



Plate 103: Survey Area F, south west (view – west)

Part Four: Cultural Heritage Significance of Identified Historic Places

12.0 Assessment Criteria and Methodology

12.1 Overview

The cultural heritage significance of historic places/sites identified within the study area has been assessed using:

- The principles of the *Australia ICOMOS Burra Charter*, 2013;
- The criterion for assessing cultural heritage significance established by the Heritage Council of Victoria (Heritage Council of Victoria, 2008; Appendix 3);
- The heritage criteria set out in 'Planning Practice Note 1 - Applying the Heritage Overlay' (DELWP 2018; Table 10; Appendix 4);
- The categories of significance as detailed in Heritage Victoria's the *Guidelines for Investigating Historical Archaeological Artefacts and Sites* (Heritage Victoria, 2015); and
- Heritage Victoria's *Policy for Determining Low Archaeological Value* (Heritage Victoria, 2016)

Consideration has also been given to relevant historic themes as set out in 'Victoria's Framework of Historical Themes' (Heritage Council of Victoria, 2009; Appendix 5).

As defined by the Burra Charter (*Australia ICOMOS Burra Charter*, 2013):

- Cultural Heritage significance means 'aesthetic, historic, scientific, social or spiritual value for past, present or future generations'.
- The fabric of a heritage place means all of the physical material including but not limited to built heritage, landscape attributes, and archaeological deposits.

Assessments of significance for identified historic places relates to the extant historic structure/s, the associated landscape, and/or the archaeological potential held by each site, and has been developed with consideration given to the results of desktop research (Sections 5-9) and the site survey (Sections 10-11).

12.2 Limitations

The assessed heritage significance held by a historic place is not fixed and can change over time due to alterations in the fabric of a place or as the result of new information being obtained pertaining to the history of that place. As such, the assessments provided here are based on the established occupation history of the study area and on preliminary on-site recording (as per the project scope). It should therefore be noted that additional background research or detailed recording of the identified historic structures may alter the assessment of significance.

12.3 Summary of Findings

On the basis of the established assessment criteria, one historic place (Grayson Farm, 430 Burnside Road, Bannockburn), and one archaeological site (H7721-0541 - Bruce's Creek Pastoral Outstation, Harvey Road, Bannockburn) have been assessed as being significant at a local level.

None of the places identified within the study area can be considered to be of State or National significance.

Table 10: Criterion for Assessment of Heritage Significance

Planning Practice Note 1 - Applying the Heritage Overlay
Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).
Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

13.0 Identified Locally Significant Heritage Places

13.1 Golden Plains Shire Heritage Policies

Golden Plains Shire's (GPS) overarching heritage policies supports the conservation of places of heritage significance. Clause 15.03 of the GPS Planning Scheme sets out the municipality's Heritage Conservation Policy. The policy is reproduced below for reference; these policies and planning application requirements apply to all historic sites within the municipality.

Golden Plains Shire Heritage Conservation Policy

This policy applies to all land within the municipality

Objectives

To ensure the conservation of places of heritage significance.

Strategies

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the protection of natural heritage sites and man-made resources.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Encourage appropriate development that respects places with identified heritage values.

- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- Support adaptive reuse of heritage buildings where their use has become redundant.
- Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Golden Plains Shire Planning Scheme, Clause 15.03 (DELWP 2021b)

13.2 Statutory Requirements: Planning and Environment (Planning Schemes) Act 1996.

Under the *Planning and Environment (Planning Schemes) Act 1996*, provision is made for the protection of heritage places that are significant to a local area. These places are listed on planning schemes under local council Heritage Overlays. A heritage place listed on the Heritage Overlay includes the listed item and its associated land.

13.2.1 Identified Heritage Place (Grayson Farm, 430 Burnside Road, Bannockburn) – Local Significance

As a result of this study one heritage place (Grayson Farm, 430 Burnside Road, Bannockburn) has been identified that warrants consideration for listing on the Heritage Overlay – Golden Plains Shire. However, in order to confirm the significance of Grayson Farm (farmhouse, outbuildings and dry stone wall) as a historic place it is recommended that a place-specific heritage study be undertaken. Such a study is beyond the scope of the current assessment. Management Recommendations pertaining to further investigation of the identified place are detailed in Section 15.0.

A detailed description of the identified historic place and surrounding non-significant structures is provided in filed survey results for Area A - Section 11.5.3.

Statement of Significance: Grayson Farm, 430 Burnside Road, Bannockburn

In accordance with the methodology for significance assessment set out in Section 12.1 of this report; a statement of significance has been prepared for Grayson Farm, 430 Burnside Road, Bannockburn and is included as Appendix 1.

As per the project scope for this heritage study, the significance assessment is based on broad scale desktop research undertaken of the study area as a whole, and on preliminary recording of the fabric of the identified place. It is possible that a more detailed, place-specific heritage study would alter the assessment of significance for this historic place. (i.e.; as noted in Section 12.2, the assessed heritage significance held by a historic place is not fixed and can change over time due to alterations in the fabric of a place or as the result of new information being obtained pertaining to the history of that place).

13.2.2 Consultation with Golden Plains Shire

It should be noted that during a review of the draft report (Issue no. 2) Golden Plains Shire (GPS) commented that: ‘at face value the site may not meet a local significance threshold’ (‘combined comments on draft HHA report – GPS & VPA’; pers. comm. Lachlan Buck (on behalf of the VPA), June 22, 2021). While we acknowledge this comment, it is our assessment that the significance of the site cannot be accurately confirmed without additional research.

13.3 Existing Statutory Requirement for Dry Stone Walls: Golden Plains Shire Planning Scheme

Dry Stone Walls within the Golden Plains Shire are protected under the planning scheme, specifically: as per Clause 52.33 of the Golden Plains Planning Scheme, a permit is required to demolish, remove or alter a dry stone wall constructed before 1940 on land specified in the schedule to this provision.

This permit requirement does not apply to:

- Dry stone structures other than walls and fences;
- The demolition or removal of a section of a dry stone wall to install a gate; or
- The reconstruction of damaged or collapsing walls which are undertaken to the same specifications and using the same materials as the existing walls.

Land specified in the schedule to this provision includes all land in the municipality.

13.3.1 Identified Dry Stone Wall: Survey Area A, Feature FA-9

One dry stone wall has been identified within the study area. Based on historic research undertaken for this project, the wall is historically associated with Grayson Farm, Feature FA-9, Survey Area A (See Section 11.5 for details, Map 10); the construction of this wall therefore likely occurred in the early-twentieth century.

Significance Assessment

Dry stone walls (DSW) formed a distinct part of the rural landscape of Victoria in the nineteenth- and early-twentieth centuries. Local variations in geological landform, access to stone and timber resources, past experience and stone building skills of land owners and labourers, and intended purposes of the constructed walls all led to variations in dry stone wall construction methods (Holdsworth et. al. 2011, pp. 14–15; Vines 2015, p. 39). Dry stone walls were used to define and enclose property boundaries, and internally separate livestock pastures from cultivation areas. The main period of DSW construction in Victoria was between 1850 and 1880, when the relative costs and limited access to alternative fencing materials (timber and wire) made DSWs a viable and economic option. After this period, improvements in wire manufacturing techniques made the construction of post and wire fencing more economical, and by 1900 post and wire fencing was the predominate fence type being constructed in much of rural Victoria. However, when economically viable, new dry stone walls continued to be built, and existing walls were repaired well into the twentieth century (Holdsworth et al. 2011, pp. 16-21; Pickard 2005, pp. 30-36; Vines, 2015).

In order to determine the heritage value of a dry stone wall (DSW) it is necessary to consider whether it is representative of a ‘local’ and or ‘regional’ type, and - if it differs from these types - what factors have contributed to this variance (Holdsworth et al. 2011, pp. 14–15; Vines 2015, p. 39). In consultation with

Golden Plains Shire, it has been determined that preserved examples of twentieth-century constructed DSWs are less common in the Bannockburn area than walls constructed in the nineteenth-century ('combined comments on draft HHA report – GPS & VPA'; pers. comm. Lachlan Buck (on behalf of the VPA), June 22, 2021). The relative rarity of the twentieth-century constructed DSWs in the region and in Victoria more broadly contributes to the heritage significance of the DSW (FA-9) identified within the study area.

As the construction of this wall predates 1940, permit requirements specified in Clause 52.33 of the Golden Plains Planning Scheme will apply (See Management Conditions; Section 16.0).

13.4 Statutory Protection of Archaeological Sites: Heritage Act 2017

The *Heritage Act 2017* provides statutory protection for non-Aboriginal and contact-period archaeological sites, cultural heritage places, and heritage objects, including archaeological sites not currently listed on the Heritage Inventory or Heritage Register.

Victorian Heritage Register

Under Section 89 of the *Heritage Act 2017*, a Permit is required to remove, relocate, damage, disturb or alter any place or object listed on the Victorian Heritage Register.

Victorian Heritage Inventory

The Heritage Inventory is a listing of sites that contain (or are likely to contain) archaeological remains; that demonstrate an association with a significant historical event, pattern of land use, or other activity.

The *Heritage Act 2017* defines an archaeological site as a place (other than a shipwreck) which:

- a) contains an artefact, deposit or feature which is 75 or more years old; and
- b) provides information of past activity in the State; and
- c) requires archaeological methods to reveal information about the settlement, development or use of the place; and
- d) is not associated only with Aboriginal occupation of the place.

Under section 123 of the *Heritage Act 2017*, a consent is required to uncover, excavate, damage or disturb a site listed on the Victorian Heritage Inventory.

13.5 Identified Historical Archaeological Site – Local significance

Although the study area had not previously been listed on the Victorian Heritage Register or on the Victorian Heritage Inventory (VHI), as a result of this investigation one part of the study area - **Bruce's Creek Pastoral Outstation**, Harvey Road, Bannockburn - was assessed as **having more than a 'low level of archaeological significance'** and, as such meet the threshold for inclusion in the VHI.

The assessed archaeological potential of the identified site is detailed below. The remainder of the study area has been assessed as having negligible archaeological potential and, as such, has not been nominated for inclusion in the VHI.

As a result of the assessment, and in compliance with Section 127 of the *Heritage Act 2017*, an archaeological site card (x1) was submitted to Heritage Victoria on May 12, 2021, nominating the identified site to the

Heritage Inventory This nomination was approved on June 6, 2021. The site is currently listed on the Victorian Heritage Inventory as: H7721-0541; Bruce's Creek Pastoral Outstation.

13.6 Assessment of Archaeological Potential: Bruce's Creek Pastoral Outstation

Details of features and landscape modification identified at the site during the site survey are provided in survey results for Area B (Section 11.6.1), including photographs of the site. The significance of the site has been assessed against Heritage Victoria's significance thresholds ('Heritage Victoria's Policy for Determining Low Archaeological Value', 2016).

As a result of the site inspection and background research the nominated site has been assessed as having 'moderate to high' archaeological potential, as detailed below:

Significance Threshold A (archaeology)

Background research and the site inspection indicate that:

- There is 'moderate to high potential' for archaeological features and deposits to be preserved within the nominated site boundaries; and
- Any preserved archaeological features and/or deposits will likely be associated with the c.1840 to c.1858 occupation of the site as a pastoral outstation, and are likely to be in a condition that could contribute to an understanding of the site's historic occupation.

All portions of the study area (H7721-0541 - Bruce's Creek Pastoral Outstation, Harvey Road, Bannockburn) subject to a heritage survey and assessed as having more than 'low archaeological potential' have been recommended for inclusion in the Heritage Inventory.

The nominated site extent includes:

- The visible footprint of a rectangular structure (basalt/bluestone footings), potentially marking the location of a nineteenth century outstation hut. Historic records indicate that an outstation hut was located at the site by 1853 – georeferenced mapping correlates the location of the identified structure with the 1853 mapped location of an outstation hut (assessed as having 'moderate to high' archaeological potential).
- A curtilage of land surrounding the above structure that potentially includes additional features and/or deposits associated with the nineteenth century pastoral occupation of the site (assessed as having 'moderate' archaeological potential); and
- An area of Bruce's Creek, including its western and eastern bank, that potentially includes additional features and/or deposits associated with the nineteenth century pastoral occupation of the property; specifically: modifications made to the bank and bed of Bruce's Creek to provide stock and foot access to water and/or to the eastern bank of Bruce's Creek; and remnant fencing along the eastern and possible western bank of the creek (assessed as having 'moderate' archaeological potential).

Significance Threshold B (place history)

Background research indicates that:

- The nominated site is associated with the mid-nineteenth century (c.1840-c.1858) pastoral occupation of the property and has historic associations with the earliest period of European settlement in the region, and with the development of the pastoral industry.

- The site has strong historic associations with pastoralists and pastoral companies of the period; specifically, James Bruce, George Russell, and the Clyde Company, who played a significant role in the early history of Bannockburn township and the surrounding pastoral landscape.

The site has been assessed as having ‘moderate to high’ archaeological potential, and ‘moderate to high’ heritage significance at a local level.

13.6.1 Consultation with Landowner/Occupier

Prior to submission of the VHI nomination, draft documentation was provided to the Victorian Planning Authority who consulted with the current landowner and land occupier to obtain their input into the history of the site.

The current land occupier believes that the site was the location of an historic crossing point, providing a stock route for sheep, and leading to the nineteenth century ‘Burnside Homestead’ located approximately 3.2km south east of the nominated site. The ‘Burnside Homestead’ is listed on the Heritage Overlay as HO82 (Golden Plains Shire). The land occupier has also suggested that a timber bridge was constructed at the site during this historic period. Given the landscape evident at the site, it is possible that a bridge was located here, potentially as early as the 1850s. If a timber bridge was constructed at the site after the abandonment of the nineteenth century outstation, its construction is unlikely to have had a significant impact on any preserved archaeological features and/or deposits.

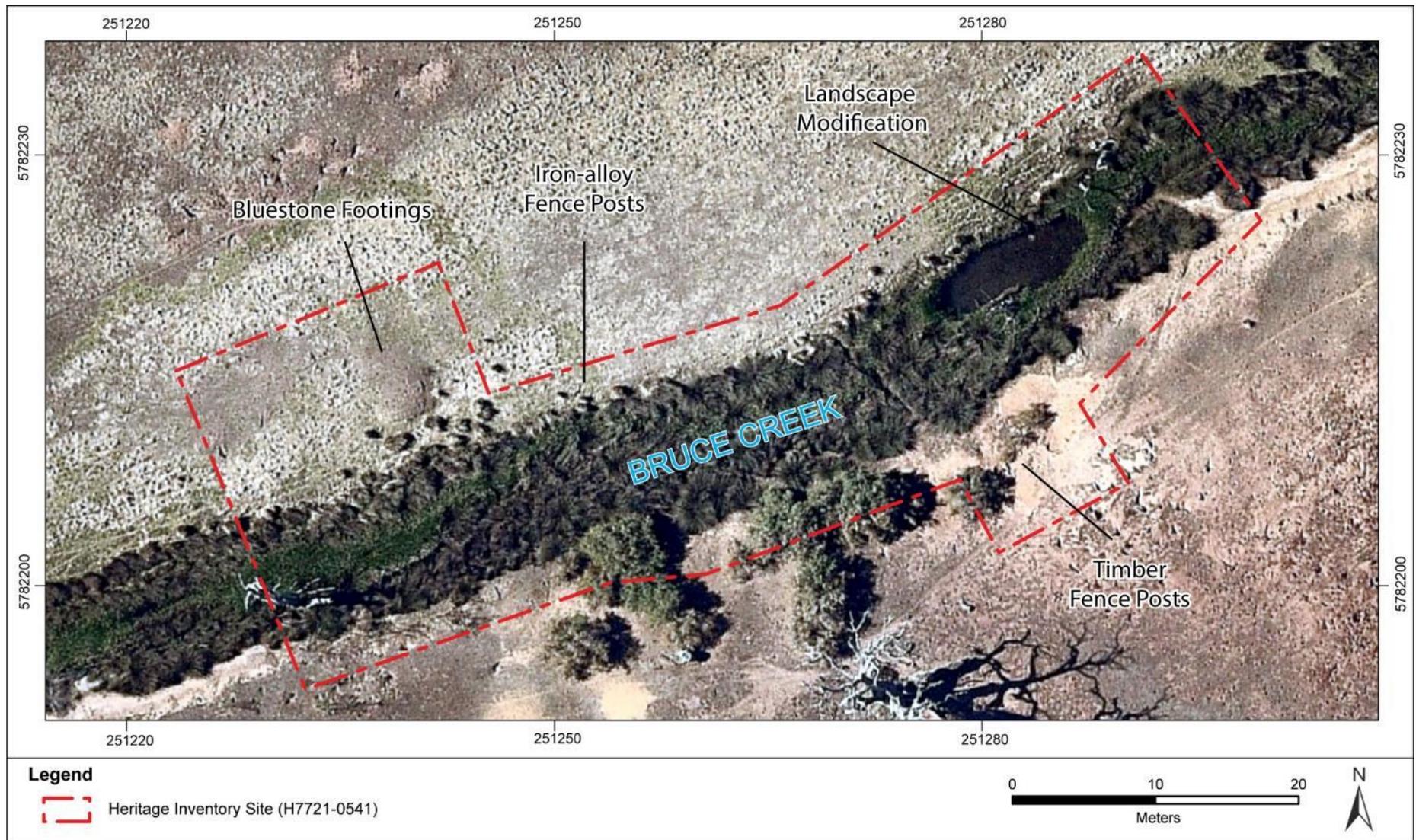
13.6.2 Consultation with Golden Plains Shire

There is no statutory requirement for sites listed on the Victorian Heritage Inventory to be listed on the Heritage Overlay of the relevant municipality; however, this does not preclude Golden Plains Shire from choosing to include the listed archaeological site (H7721-0541, Bruce’s Creek Pastoral Outstation) on the Heritage Overlay as an additional trigger point to protect the site.

As a result of consultation, Golden Plains Shire have indicated that the site does not warrant listing on the Shire’s Heritage Overlay because its status as a listed Heritage Inventory site provides statutory protection under the *Heritage Act 2017* (‘combined comments on draft HHA report – GPS & VPA’; pers. comm. Lachlan Buck (on behalf of the VPA), June 22, 2021).



Map 17: Location of VHI site H7721-0541 in relation to the Study Area



Map 18: Heritage Inventory Site (H7721-0541) (adapted from Nearmap, 2021)

Note: Showing aerial image dates to 2018.

14.0 Places of Local Historic Interest

As the result of this study, a number of places identified within the study area have been assessed as having some significance at a local level. However, it is important to note that although a place or historic feature may be assessed as holding local significance, this does not mean it will automatically meet the criteria for statutory protection (i.e., meet the criteria for inclusion in the Heritage Overlay (HO) or Victorian Heritage Inventory (VHI)). For example, although an historic place, feature or landscape site may reflect the historic occupation of the area, it may not be preserved in a state that would warrant its long-term protection/preservation. In these circumstances the best option would be to undertake archival recording of the identified historic site/place prior to development of the place so that the heritage values of the place can contribute to the long-term preservation of the known history of the region.

Table 11 provides details of historic places and features identified during this assessment as holding some local significance (i.e., places/sites of local historic interest) but not meeting the criteria for inclusion in the HO and/or the VHI. The table provides a summary of the known history of each place and current conditions as evident during the site survey. Additional details, including the mapped location of each place, are provided in Sections 10.0 & 11.0.

A number of mature trees – historic plantings – were identified within the study area. Although none of the identified trees meet the criteria for protection under the Heritage Overlay or Heritage Register, they do contribute to our understanding of the historic landscape, and as such have local historic interest. Table 12 provides a summary of historic trees identified within the study area, and their associations with identified key occupation phases.

Table 11: Places/Features of local historic interest identified within the study area

Feature No	Site Type	Overview of place history & current conditions	Significance Assessment
Survey Area C			
FC-1	Residential - farmhouse	<p>History Construction date: c.1919-1928 Occupation period: c.1917-1981</p> <ul style="list-style-type: none"> • Prior to 1917, this land formed part of a large pastoral holding known as the 'Burnside Estate'. • The original house likely dates to William Kelly's early ownership period (1919-1928) of a farm encompassing ~186 acres. The farm remained in the ownership of the Kelly family until 1948 when it passed to the Barnard family, who retained the farm until 1981. • The farmhouse and associated treed yard area are evident in historic images dating between 1928-1970 (See Figures 20-23 & Map 7). <p>Current condition</p> <ul style="list-style-type: none"> • The former farmhouse is no longer preserved as a standing structure; the majority of the building has been demolished or removed. • The site inspection indicated the presence of scattered artefacts dating from the early-twentieth to late-twentieth century. However, the potential for significant archaeological deposits to be preserved at the site is low given the continuous occupation of the place into the latter part of the twentieth century, in addition to extensive ploughing carried out in the immediate vicinity. 	<ul style="list-style-type: none"> • The place is of significant local historic interest as the site of an early-twentieth century farm dwelling that is historical associated with the sub-division of the former Burnside Estate. • Although the identified place is associated with the early-twentieth century occupation of the study area, there is 'low potential' for significant archaeological features or deposits to be preserved in the vicinity of the former farmhouse, and no significant standing structures are preserved. • The site does not meet the criteria for inclusion in the Victorian Heritage Inventory as an archaeological site, or on the Heritage Overlay as a heritage place.

Table 11: Places/Features of local historic interest identified within the study area

Feature No	Site Type	Overview of place history & current conditions	Significance Assessment
Survey Area C			
FC-2 & FC-3	Complex of farm sheds and stock yards	<p>History Construction date: c.1947-1970 Occupation period: c.1930-2021</p> <ul style="list-style-type: none"> In an aerial image dating to 1947 (Figures 21-22) the site is evident as vacant glassed land. Aerial images dating to 1970 show that three sheds and an adjacent stock yard had been constructed on the land by that date (Map 7). The site is associated with the 1948+ occupation of the land for farming purposes. <p>Current condition</p> <ul style="list-style-type: none"> Two of the original farm sheds are preserved as standing structures, while the third shed (southeast) is preserved only as a series of floor stumps. Some remnant posts of the former stockyards are preserved. 	<ul style="list-style-type: none"> The place has some historic interest at a local level as evidence of a complex of farm sheds and yards associated with grazing activity in the mid- to late-twentieth century. There is ‘negligible potential’ for significant archaeological features or deposits to be preserved in the vicinity of the identified structures. The place does not meet the criteria for inclusion in the Victorian Heritage Inventory as an archaeological site; or on the Heritage Overlay as a heritage place.
Survey Area D			
FD-1	Residential - farmhouse	<p>History Construction date: c.1917 Occupation period: c.1917-1970</p> <ul style="list-style-type: none"> Prior to 1917, this land formed part of a large pastoral holding known as the ‘Burnside Estate’. The house likely dates to the Costain family ownership period (1917-1966) and use of the land for farming purposes, including ~452 acres. The farmhouse is evident in historic images dating between 1928-1955; the farmhouse is not apparent in a 1970 aerial image (see Figures 20-23 & Map 7). <p>Current condition</p>	<ul style="list-style-type: none"> The place is of significant local historic interest as the site of an early twentieth century farm dwelling that is historically associated with the sub-division of the former Burnside Estate. Although the identified place is associated with the early twentieth century occupation of the study area: there is ‘negligible potential’ for significant archaeological features or deposits to be preserved in the vicinity of the former farmhouse; and no standing structures are preserved. The site does not meet the criteria for inclusion in the Victorian Heritage Inventory as an archaeological site; or on the Heritage Overlay as a heritage place.

Table 11: Places/Features of local historic interest identified within the study area

Feature No	Site Type	Overview of place history & current conditions	Significance Assessment
		<ul style="list-style-type: none"> The former farmhouse is no longer preserved as a standing structure; the building has been demolished or removed. The site of the former house and the immediate vicinity have been subject to extensive ploughing activity, and there is no evidence of the former structure. 	

Table 12: Historic plantings/vegetation of local historic interest within the study area

Survey Area	Feature No	Tree type	Overview of place history & current conditions	Significance Assessment
Area C	FC-4A-4D	Monterey Cypress	<p>History</p> <ul style="list-style-type: none"> Planting date: prior to 1947. The trees are evident in an aerial image dating to 1947 (Figure 22). The trees were presumably planted by the Gillett family who owned this land parcel (Lot 1 LP6088, created by the subdivision of the Burnside Estate in 1917) from 1919-1966. <p>Current condition</p> <ul style="list-style-type: none"> Four separate short rows of cypress trees located at the corners of a former property boundary (formerly Lot 1 LP6088). Mature trees. Trees are in variable states of health. 	<ul style="list-style-type: none"> This alignment of cypress plantings is of local historic interest as representative of an early-twentieth century practice of demarcating rural properties with cypress plantings. These trees are not a particularly rare examples of their type and as such do not meet the criteria for inclusion in the Heritage Overlay as a heritage place/feature.
Area C	FC-6A	Native – Eucalyptus species &	<p>History</p> <ul style="list-style-type: none"> Planting date: FC-6A (Monterey Cypress) predating 1947; FC-6B (native – Eucalyptus species) potentially predating 1947. 	<ul style="list-style-type: none"> Alignments of cypress and native trees within the study are of some local historic interest as examples of an early- to later-

Table 12: Historic plantings/vegetation of local historic interest within the study area

Survey Area	Feature No	Tree type	Overview of place history & current conditions	Significance Assessment
	FC-6B	Monterey Cypress	<ul style="list-style-type: none"> An alignment of trees evident in aerial image dating to 1947 (Figure 22). It is not possible to determine if these trees are native or non-native species in this image. It is possible that the native trees were planted to replace an earlier non-native row of trees. <p>Current condition</p> <ul style="list-style-type: none"> These trees form a continuous alignment that functionally mark a paddock/property boundary and create a wind break. Mature trees. Trees are in variable states of health 	<p>twentieth century practice of demarcating rural properties with trees.</p> <ul style="list-style-type: none"> These trees do not meet the criteria for inclusion in the Heritage Overlay as a heritage place/feature.
Area C	FC-7	Monterey Cypress	<p>History</p> <ul style="list-style-type: none"> Planting date: c1947-1970. This alignment of trees is not evident in aerial images and maps dating 1947-1955 (Figures 21-23) if the trees pre-date 1955 they must have been relatively immature at this date. The alignment is evident as a line of immature trees in a 1970 aerial image (Map 7). <p>Current condition</p> <ul style="list-style-type: none"> These trees form a continuous alignment on the eastern side of Levy Road that functionally mark the property boundary and create a wind break. Trees are in a variable state of health. 	<ul style="list-style-type: none"> Alignments of cypress plantings within the study are of some local historic interest as examples of a twentieth century practice of demarcating rural properties with non-native trees. These trees do not meet the criteria for inclusion in the Heritage Overlay as a heritage place/feature.
Area D	FD-3A FD-3B FD-3C		<p>History</p> <ul style="list-style-type: none"> Planting date: FD-3A predates 1947; FD-3B & FD-3C date to c.1970+. 	<ul style="list-style-type: none"> Alignments of cypress plantings within the study are of some local historic interest as examples of a twentieth century practice of demarcating rural properties with non-native trees.

Table 12: Historic plantings/vegetation of local historic interest within the study area

Survey Area	Feature No	Tree type	Overview of place history & current conditions	Significance Assessment
			<ul style="list-style-type: none"> The northern end of the central row (FD-3A) is evident in a 1947 aerial image; the remaining trees are not evident in aerial images and maps dating 1947-1970 (Figures 21-23 & Map 7). If the trees were planted prior to 1970, they must have been relatively immature. <p>Current condition</p> <ul style="list-style-type: none"> FD3A-3B consists of a continuous north-south row of trees that functionally mark a paddock/property boundary and create a wind break. FD3C is an isolated, short row that creates a wind break. Trees are in variable states of health. 	<ul style="list-style-type: none"> These trees do not meet the criteria for inclusion in the Heritage Overlay as a heritage place/feature.
Area E	FE-3A FE-3B	Monterey Cypress	<p>History</p> <ul style="list-style-type: none"> Planting date: FE-3A & FE-3B date to c.1970+. These rows of trees are not evident in aerial images dating to 1947 and 1970 (Figure 22 & Map 7). If the trees were planted prior to 1970, they must have been relatively immature. <p>Current condition</p> <ul style="list-style-type: none"> FE-3A and FE-3B are both north-south rows of trees that functionally mark paddock/property boundaries and create a wind break. Trees are in variable states of health. 	<ul style="list-style-type: none"> Alignments of cypress plantings within the study are of some local historic interest as examples of a late twentieth century practice of demarcating rural properties with non-native trees. These trees do not meet the criteria for inclusion in the Heritage Overlay as a heritage place/feature.
Area E	FE-2		<p>History</p> <ul style="list-style-type: none"> Potentially native growth or cultivated early twentieth century trees. This group of trees are evident as mature trees in an aerial image dating to 1947. 	<ul style="list-style-type: none"> These trees are of historic interest as they represent deliberate retention of native species within predominantly cleared farming land. These trees do not meet the criteria for inclusion in the Heritage Overlay as a heritage place/feature, but would

Table 12: Historic plantings/vegetation of local historic interest within the study area

Survey Area	Feature No	Tree type	Overview of place history & current conditions	Significance Assessment
			<p>Current condition</p> <ul style="list-style-type: none"> Trees are in variable states of health. 	presumably meet the criteria for protection under environmental criteria.
Area F	FF-3A FF-3B FF-3C FF-3D	Monterey Cypress	<p>History</p> <ul style="list-style-type: none"> Planting date: c.1970+. These rows of trees are not evident in areal images dating to 1947 and 1970 (Figure 22 & Map 7). If the trees were planted prior to 1970, they must have been relatively immature. <p>Current condition</p> <ul style="list-style-type: none"> North-south rows of trees that functionally mark paddock/property boundaries and create a wind break. Trees are in a variable state of health. 	<ul style="list-style-type: none"> Alignments of cypress plantings within the study are of some local historic interest as examples of a late-twentieth century practice of demarcating rural properties with non-native trees. These trees do not meet the criteria for inclusion in the Heritage Overlay as a heritage place/feature.

Part Five: Management Recommendations and Conditions

15.0 Management Recommendations

Recommendation 1: Place Specific Heritage Study – Grayson Farm

As detailed in Section 13.2, one heritage place (Grayson Farm, 430 Burnside Road, Bannockburn) has been identified, which warrants consideration for listing on the Heritage Overlay – Golden Plains Shire. However, in order to confirm the significance of the place it is recommended that a place specific heritage study be undertaken to clarify the significance of the place, including:

- a) Place specific research into the social history of the site (land ownership and occupation) in order to clarify the social significance of the place;
- b) Consultation with the current landowner/occupier to determine what if any information they can provide concerning the history and any significant alterations/modifications to the form or function of the identified place;
- c) A detailed assessment and recording of the preserved fabric of the place, including: layout plans showing the historic structures (farmhouse, dairy and barn; Map 10 - features FA-1, FA-2 & FA-3), dry stone wall (FA-9) and surrounding landscape; a descriptive record and scale plans showing the internal layout of the house and the extent of any original elements and later modifications;
- d) Comparative analysis to determine if the place exhibits the principal characteristics of sites of this type; and to make an assessment of rarity or representativeness; and
- e) Development of place specific conservation management recommendations/guidelines to minimise any negative impacts to the place from future use and/or development.

Note: The preparation of a 'Place Specific Heritage Study' for Grayson Farm is beyond the scope of this assessment. This recommendation is intended to ensure that the VPA, in consultation with Golden Plains Shire, consider the potential significance of this historic place, and whether additional investigations with their incumbent costs and time implications are warranted at this time.

This recommendation does not preclude the VPA from finalising the PSP, as the PSP could optionally identify Grayson Farm as a heritage site of local significance irrespective of whether the site is protected under the Heritage Overlay - Golden Plains Shire.

Recommendation 2: Preservation/Protection of Bruce's Creek as an Historic Landscape of Local Interest

Bruce's Creek is a significant landscape feature within the study area. The identification of an historical archaeological site on the banks (H7721-0541) of the creek highlights the importance of the creek during the nineteenth century occupation of the region.

It is recommended that Bruce's Creek and the immediate surrounding landscape be retained as open green space/public land in any future development, and that consideration be given to the installation of interpretive signage highlighting Bruce's Creek as an historically significant waterway.

In addition, although all accessible portions of the eastern bank of Bruce's Creek were subject to the site survey undertaken for this assessment, limited surface visibility at the time of the survey means that the presence of unidentified archaeological sites cannot be definitively excluded. It is therefore recommended that future development plans consider the possibility that unidentified historical archaeological features may be preserved in the immediate vicinity of Bruce's Creek; any such sites would be protected under the *Heritage Act 2017*.

Recommendation 3: Preservation of Dry Stone Wall within the Study Area (Survey Area A – FA-9)

As a result of this assessment one dry stone wall (DSW) alignment has been identified within the Survey Area A as locally significant; as detailed in Section 13.3.1. As this wall (Feature FA-9; Map 10) is a relatively rare example of a DSW constructed in the early-twentieth century in the region of Bannockburn, and as the only surviving DSW within the study area, it is recommended that consideration be given to retaining this wall during any future development of the PSP area.

Recommendation 4: Incorporation of Place History into the Future Development

Desktop research has identified key historic phases of occupation for the study area, and key associations with significant individuals and local families (as detailed in Section 8.0), including:

- Early pastoral occupation (c.1838-1858)
 - key associations: James Bruce & Clyde Company/George Russell.
- Burnside Estate, large pastoral estate period (c. 1864-1917)
 - key associations: members of the Robertson family and Bell family, and Thomas Fairbairn.
- Early-twentieth century purchase and subsequent occupation of the sub-divided Burnside Estate (1917 to c.1950)
 - key associations - Gillett family, Kelly family, Costain family, and Grayson family.

It is recommended that consideration be given to incorporating the names of individuals or families who played a significant role in the history of the PSP Area in future street names.

The established history of the study area could also be incorporated into signage in public spaces within any future development.

Note: This recommendation should not be assumed to take precedence over any Aboriginal place history determined during the assessment of 'Aboriginal Cultural Values' for the PSP Area in collaboration with traditional owners (represented by the Wadawurrung Traditional Owners Aboriginal Corporation).

Recommendation 5: Preservation of Historic Places/features of Local Interest

A number of historic places of local interest have been identified within the study area, including the site of two former farmhouses, and rows of mature cypress trees dating to the early-twentieth century (as detailed in Table 12). These historic places contribute to an understanding of the development of smaller-scale farming properties following the subdivision of the large pastoral holding (Burnside Estate) in 1917.

Although the sites of the former farmhouses and historic plantings of cypress rows do not meet the criteria for statutory protection, it is recommended that consideration be given to retaining cypress plantings dating to the early-twentieth century where possible in the future development of the precinct as these trees reflect the historic practice of demarcating property boundaries with non-native plantings. Cypress plantings dating to the early-twentieth century include:

- Survey Area C - cypress plantings FC-4A-4D (Map 13)
- Survey Area C – cypress row FC-6A (Map 13)
- Survey Area D – cypress row FD-3A (Map 14)

In addition, a number of mature native eucalypts are preserved within the study area. Eucalypt species predating c.1950 are, in general, confined to the banks of Bruce's Creek, and as a few isolated clusters across the study area. These trees are of historic interest as they illustrate the retention of native trees within predominantly cleared farming land. Of particular interest is a group of river red gums located in survey Area E (FE-2; Map 15). These trees were presumably purposely retained (and possibly cultivated) to provide protection for stock from the elements. Alternatively, considering their location in a low gully, the trees may have been retained due to the land's unsuitability for cropping activity. Although these trees do not meet the criteria for statutory protection as heritage features, their retention in any future development is recommended as they contribute to an appreciation/understanding of the attributes of the historic landscape as remnant native species within cleared farming land. The retention of these trees on environmental and amenity grounds is warranted where viable.

[N.B. Please note, a detailed recording and mapping of trees was beyond the scope of this heritage assessment. However, we note that the VPA has commissioned an arboricultural assessment of the study area, and that the resultant report by ENSPEC (2020) maps identified species and provides an assessment of health and life expectancy for individual trees. The assessed health and anticipated lifespan established by ENSPEC's arboricultural assessment will impact the viability of retaining trees.]

Cypress rows dating to the later-twentieth century are of some local interest (as detailed in Table 11) but are not strongly associated with a significant phase of the study area's historic development. As such, while their retention on environmental or amenity grounds may be warranted, their retention on the basis of heritage significance is not warranted.

Recommendation 6: Protection of Unidentified Heritage Places/Sites in the Vicinity of the PSP Area

Future development of the PSP area has the potential to negatively impact heritage place/sites located in the immediate vicinity. Although there are currently no registered/listed heritage places in the immediate vicinity of the precinct, two areas (Bruce's Creek (west bank) and Surrounds, and Gheringhap-Moorona Railway Line reserve) have been identified as having the potential to contain unidentified heritage places. It is recommended that consideration be given to the potential for unidentified heritage places to be preserved in the vicinity of the PSP areas as detailed in Recommendation 6A and 6B.

Recommendation 6A: Bruce's Creek and Surrounds

Pastoral station homesteads and outstations of the early- to mid-nineteenth century were often constructed on the banks of rivers or significant creeks. It is worth noting that a number of archaeological sites have previously been identified on the western bank of Bruce's Creek to the north west of the study area (as

detailed in Section 6.0; Maps 3-4). During the site survey, the remains of what appeared to be an historic homestead located outside of the PSP area (to the west of the study area) was identified. The location of these sites in the vicinity of Bruce's Creek raises the possibility that unidentified historic places - including archaeological sites - may be preserved in the immediate vicinity of the study area's western boundary (i.e., on the western side of Bruce's Creek).

Prior to any development of the PSP area, it is recommended that:

- Consideration is given to undertaking a heritage review – ideally including a historical survey of the west bank of Bruce's Creek where it intersects with the study area; and
- That VPA and Golden Plains Shire consider consulting with the current landowner/occupier of L1 TP 134465 to determine if they have any information pertaining to a bluestone building located on this allotment (west of the Study Area), as it is possibly a significant historic building that should be investigated and potentially listed on the Heritage Overlay and/or possibly the Heritage Inventory.

N.B. Although the bluestone building is outside the study area and was not subject to the site survey, we note that a structure marked as a 'ruin' on a 1955 plan (Figure 23) likely represents the extant bluestone building. It is also possible that this structure dates to the nineteenth century and, if so, would have significant heritage value and would be protected under the *Heritage Act 2017*.

Recommendation 6B: Gheringhap-Moorona Railway Line Reserve

Gheringhap-Moorona railway line is located immediately south of the PSP area. This railway was constructed in 1913 and it is likely that temporary railway workers camps were established along the rail alignment during its construction. It is possible that a camp/s may be preserved as an archaeological site/s within the current railway reserve. Any such sites would be protected under the *Heritage Act 2017*.

If it is anticipated that the railway reserve will be impacted during development of the PSP area, then - to mitigate the risks of disturbing an unidentified historic archaeological site - it is recommended that:

- A desktop review of primary source material (e.g., documents and historic maps) dating to the construction of the railway be undertaken in order to determine the likely presence/absence of railway camps in the vicinity of the PSP; and
- If appropriate, a survey of the rail reserve should be undertaken to identify/locate any historic sites within the rail reserve.

Note: Recommendation 6A and 6B are intended to ensure that the VPA, in consultation with Golden Plains Shire, consider the potential significance of historic places/sites in the immediate vicinity of the PSP Area, and whether additional investigations with their incumbent costs and time implications are warranted at this time. These recommendations does not preclude the VPA from finalising the PSP.

16.0 Management Conditions

The following management conditions relate specifically to statutory protections pertaining to heritage places within the study area.

Condition 1: Heritage Inventory Site (H7721-0541) - Bruce's Creek Pastoral Outstation

All non-Aboriginal and contact archaeological sites in Victoria are protected under Section 123 of the *Heritage Act 2017*.

As a result of this assessment, one archaeological site has been listed on the Heritage Inventory (VHI) – Bruce's Creek Pastoral Outstation (H7721-0541). Under Section 123 of the *Heritage Act 2017*, a consent is required to uncover, excavate, damage, or disturb a site listed on the Victorian Heritage Inventory. In compliance with the *Act*, a consent will be required for any works activities that will impact/or will potentially impact the listed sites.

At present, there are no plans to undertake works within the part of the study area that encompasses VHI site H7721-0541 (Maps 17-18).

If, in the setting of any future development, there is **potential for works to impact the site**, then a **Consent application for Heritage Inventory site (H7721-0541)** must be submitted to Heritage Victoria. The Consent must be approved and issued by the Executive Director of Heritage Victoria prior to any disturbance of the site (H7721-0541).

The issued Consent will be subject to conditions, including any requirements for: archaeological monitoring, excavation and/or recording during the proposed works, artefact management, and post-excavation reporting.

Condition 2: Dry Stone Wall (FA-9) Grayson Farm, 430 Burnside Road, Bannockburn

As a result of this assessment, one dry stone wall has been identified within the study area (FA-9) Grayson Farm, 430 Burnside Road, Bannockburn (Map 10).

As per Clause 52.33 of the Golden Plains Planning Scheme, a permit is required to demolish, remove or alter a dry stone wall constructed before 1940 on land specified in the schedule to this provision. This planning provision applies to the identified dry stone wall (FA-9).

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APPENDICES

**Appendix 1: Statement of Significance: Grayson Farm (430 Burnside Road,
Bannockburn)**

Statement of Significance: Grayson Farm (430 Burnside Road, Bannockburn)

Current Statutory Listings and Controls: None

Recommended Statutory Listing: Consideration should be given to listing this place on the Heritage Overlay – Golden Plains Shire.

Condition:

- Farmhouse (fair)
- Dairy (fair)
- Barn (poor)
- Dry stone wall (fair)

Integrity:

- Farmhouse (substantially intact, but with some internal and external un-sympathetic alterations)
- Dairy (substantially intact, some internal un-sympathetic alterations)
- Barn (substantially altered, layout and built fabric)
- Dry stone wall (partially preserved, damaged and truncated)

History and Description:

Land encompassing the identified historic place (Grayson Farm - 430 Burnside Road, Bannockburn) was first occupied by European pastoralists in the 1840s, including: James Bruce (c. 1840-1849), and George Russell on behalf of the Clyde Company (c. 1849-1858). The Clyde Company was dissolved in 1858, and by 1864 records show that the property formed part of an extensive land holding known as the ‘Burnside Estate’. During the late-nineteenth and early-twentieth centuries the Burnside Estate was owned and occupied by a small number of local pastoralist families including members of: the Robertson family (c.1864-1875), the Bell family (1876-1888), and the Fairbairn family (c.1890-1917). During this time period, the estate was described as comprising agricultural grazing land.

In 1911, the Burnside Estate was offered for sale by the then landowner Thomas Fairbairn and, by the time of Fairbairn’s death in 1918, the former Burnside Estate had been sold as a series of smaller farming allotments.

The property (Grayson Farm, 430 Burnside Road, Bannockburn) was purchased by Charles Grayson on 9 May 1917. Grayson constructed a farmhouse and barn on his newly purchased land between 1917-1923. Extant structures and associated features likely dating to this early occupation period include a timber house, a timber barn, a timber dairy/washhouse, and a dry stone wall. A row of mature conifers is situated in the vicinity of the farmhouse and their planted location likely approximates the alignment of a ninetieth to early-twentieth century roadway.

A 1923 letter written by Charles Grayson’s then ten-year-old daughter, Dulcie Grayson, and published in the *Weekly Times* in 1923 indicates a house and at least one barn was situated on the family’s ~214-acre farming property by that date (*Weekly Times*, Sept. 29, 1923, p. 58). Although the house no longer functions as a domestic residence, land encompassing ‘Grayson Farm’ continued to function as a farming property throughout the twentieth century to the present day.

What is significant?

The extant timber farmhouse, timber dairy, and dry stone wall contribute to the significance of the place and as standing structures are historically significant. The physical layout of the farm complex (buildings, dry stone wall, and mature trees bordering the complex of buildings), and the location of the farmhouse in relation to a former roadway is also significant.

A large historic barn/shed located within the complex of farm buildings was likely constructed during the farm's early occupation period (c. 1923), and is evident in an aerial image dating to 1947. However, the barn has been significantly modified in overall layout, including additions and extension, and through the replacement of structural elements. The general location of the barn within the landscape contributes to the understanding of the original layout of the farm; however, as an individual standing structure the barn is not of local significance.

Features that do not contribute to the significance of this place include non-original additions and alteration to the farmhouse and dairy, and a series of later-twentieth to twenty-first century buildings and stock yards.

How is it significant?

Grayson Farm is of local historic and scientific significance (research potential) to Golden Plains Shire.

Based on this preliminary assessment, the site has been assessed as having 'moderate' heritage significance at a local level.

Why is it significant?

Grayson Farm is of local historical significance as it demonstrates a key phase in the development of the region, namely the subdivision of large pastoral estates into smaller freehold farms characteristic of the early-twentieth century development of farmland in the vicinity of the township of Bannockburn. It is one of a small number of farmhouses constructed within the sub-divided Burnside Estate between 1917 and 1928, and is the only surviving example within the study area (Criterion A - Historical Significance).

Grayson Farm is of local significance due to its research potential. The architectural form and building materials that constitute the original, unmodified portion of the farmhouse and dairy (i.e., excluding modifications and extensions) and the associated dry stone wall have the potential to yield information that will contribute to our understanding of the region's early-twentieth century cultural history. Specifically, the construction (materials and methods) and layout (e.g., use of space) of farmhouses, landscaping - including retention of native trees or planting of windbreaks - and associated farm buildings during this period (Criterion C - Research Potential).



Farmhouse (view – west)



Dairy/washhouse (view – south)



Dry stone wall (view – west)



Barn, significantly modified (view – south)

**Appendix 2: Statement of Significance: Bruce's Creek Pastoral Outstation;
Harvey Road, Bannockburn (H7721-0541)**

Statement of Significance: Bruce's Creek Pastoral Outstation; Harvey Road, Bannockburn

Current Statutory Listings and Controls: Victorian Heritage Inventory (VHI); H7721-0541

History and Description:

The earliest record of the site (Bruce's Creek Pastoral Outstation, Harvey Road, Bannockburn) comes from an 1853 historic plan showing the location of an 'out station', including an outstation 'hut' and several fenced paddocks, located on the banks of Bruce's Creek (see Figure 1, Attachment 1; SGO, 1853). The precise construction date, period(s) of use, and demolition date of the outstation is not known; however, primary and secondary sources suggest a relatively short period of use, dating broadly to the pastoral occupation of the land by James Bruce (c. 1840-1849), George Russell (on behalf of the Clyde Company) (c. 1853-1858) and others during the mid-nineteenth century.

In general terms, pastoral settlers of the 1830s and 1840s constructed home stations and/or outstations and fencing for the purposes of temporarily holding stock, or as horse paddocks, often with building materials sourced from locally available natural resources, such as stone and timber (Dingle 1984, pp. 28-29; Pickard, 2007, p. 145). Basalt is a ubiquitous feature of the landscape, and the nineteenth century practice of using stone for the construction of dwellings in areas where it could be sourced with minimal quarrying (Connah 1993, p. 66) is reflected at the site. Today, the site primarily exists as a low, rectangular mound of earth bordered on two sides by discontinuous but linear alignments of stones (basalt) measuring 6.60m (E-W) x 3.70m (N-S) x 150-600mm (high) - the probable remnants of the outstation hut's original footings.

The site is clearly associated with the mid-nineteenth century (c.1840-c.1858) pastoral occupation of the property and has historic associations with the earliest period of European settlement in the region, and with the development of the pastoral industry. In addition, it has strong historic associations with pastoralists and pastoral companies of the period; specifically, James Bruce, George Russell, and the Clyde Company, who played a significant role in the early history of Bannockburn township and the surrounding pastoral landscape.

What is significant?

Archaeological features (structures and/or landscape modifications) and deposits preserved at site, which have the potential to provide information pertaining to the occupation of the site, including:

- The visible footprint of a rectangular structure (basalt/bluestone footings); potentially marking the location of a nineteenth century outstation hut. Historic records indicate that an outstation hut was located at the site by 1853 – georeferenced mapping correlates the location of the identified structure with the 1853 mapped location of an outstation hut (assessed as having 'moderate to high' archaeological potential).
- A curtilage of land surrounding the above structure that potentially includes additional features and/or deposits associated with the nineteenth century pastoral occupation of the site (assessed as having 'moderate' archaeological potential); and
- An area of Bruce's Creek, including its western and eastern bank, that potentially includes additional features and/or deposits associated with the nineteenth century pastoral occupation of the property; specifically: modifications made to the bank and bed of Bruce's Creek to provide stock and foot access to water and/or to the eastern bank of Bruce's Creek; and remnant fencing

along the eastern and possible western bank of the creek (assessed as having ‘moderate’ archaeological potential).

How is it significant?

The site is of local historic and scientific significance (research potential) to Golden Plains Shire.

The site has been assessed as having ‘moderate to high’ archaeological potential, and ‘moderate to high’ heritage significance at a local level.

Why is it significant?

The site is of local historical significance as it demonstrates a key phase in the development of the region, the early occupation of land in the vicinity of Bruce’s Creek as part of a large pastoral run dating c.1840 to 1858. In addition, it has strong historic associations with pastoralists and pastoral companies of the period; specifically, James Bruce, George Russell, and the Clyde Company, who played a significant role in the early history of Bannockburn township and the surrounding pastoral landscape (Criterion A - Historical Significance).

The site is of local scientific (research) potential due to its archaeological potential. Any preserved archaeological features and/or deposits at the site will likely be associated with the c.1840 to c.1858 occupation of the site as a pastoral outstation and are likely to be in a condition that could contribute to an understanding of the site’s historic occupation. (Criterion C – Research Potential).



H7721-0541 (view – south)



H7721-0541 (view – northeast)

**Appendix 3: Heritage Council's Criteria for the Assessment of Cultural
Heritage Significance (Heritage Council of Victoria, 2008)**

Criteria for the Assessment of Cultural Heritage Significance (Heritage Council of Victoria, 2020)

Criteria adopted (August, 2008) by the Heritage Council of Victoria pursuant to Sections 8(1)(c) and 8(2) of the *Heritage Act 1995*; replacing the previous criteria adopted by the Heritage Council in 1997. Criterion G, was updated in 2019.

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

Criterion B: Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

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

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion G: Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons

Criterion H: Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Note: In accordance with Section 8 of the Act, these criteria do not apply to a place or object that is of cultural heritage significance only on the ground of its association with Aboriginal tradition.

Appendix 4: Heritage Criteria – ‘Planning Practice Note 1 - Applying the Heritage Overlay’ (DELWP, 2018)

Heritage Criteria – ‘Planning Practice Note 1 - Applying the Heritage Overlay’ (DELWP, 2018)

Recognised Heritage criteria

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

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

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

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

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

Appendix 5: Victoria's framework of historical themes (Heritage Council of Victoria, 2010)

Victoria's framework of historical themes (Heritage Council of Victoria, 2010)

1. Shaping Victoria's environment

- 1.1 Tracing climate and topographical change
- 1.2 Tracing the emergence of Victoria's plants and animals
- 1.3 Understanding scientifically diverse environments
- 1.4 Creation stories and defining country
- 1.5 Living with natural processes
- 1.6 Appreciating and protecting Victoria's natural wonders

2. Peopling Victoria's places and landscapes

- 2.1 Living as Victoria's original inhabitants
- 2.2 Exploring, surveying and mapping
- 2.3 Adapting to diverse environments
- 2.4 Arriving in a new land
- 2.5 Migrating and making a home
- 2.6 Maintaining distinctive cultures
- 2.7 Promoting settlement
- 2.8 Fighting for identity

3. Connecting Victorians by transport and communications

- 3.1 Establishing pathways
- 3.2 Travelling by water
- 3.3 Linking Victorians by rail
- 3.4 Linking Victorians by road in the 20th century
- 3.5 Travelling by tram
- 3.6 Linking Victorians by air
- 3.7 Establishing and maintaining communications

4. Transforming and managing land and natural resources

- 4.1 Living off the land
- 4.2 Living from the sea
- 4.3 Grazing and raising livestock
- 4.4 Farming
- 4.5 Gold mining
- 4.6 Exploiting other mineral, forest and water resources
- 4.7 Transforming the land and waterways

5. Building Victoria's industries and workforce

- 5.1 Processing raw materials
- 5.2 Developing a manufacturing capacity
- 5.3 Marketing and retailing
- 5.4 Exhibiting Victoria's innovation and products
- 5.5 Banking and finance
- 5.6 Entertaining and socialising
- 5.7 Catering for tourists
- 5.8 Working

6. Building towns, cities and the garden state

- 6.1 Establishing Melbourne Town, Port Phillip District
- 6.2 Creating Melbourne
- 6.3 Shaping the suburbs
- 6.4 Making regional centres
- 6.5 Living in country towns
- 6.6 Marking significant phases in development of Victoria's settlements, towns and cities
- 6.7 Making homes for Victorians
- 6.8 Living on the fringes

7. Governing Victorians

- 7.1 Developing institutions of self-government and democracy
- 7.2 Struggling for political rights
- 7.3 Maintaining law and order
- 7.4 Defending Victoria and Australia
- 7.5 Protecting Victoria's heritage

8. Building community life

- 8.1 Maintaining spiritual life
- 8.2 Educating people
- 8.3 Providing health and welfare services
- 8.4 Forming community organisations
- 8.5 Preserving traditions and commemorating
- 8.6 Marking the phases of life

9. Shaping cultural and creative life

- 9.1 Participating in sport and recreation
- 9.2 Nurturing a vibrant arts scene
- 9.3 Achieving distinction in the arts
- 9.4 Creating popular culture
- 9.5 Advancing knowledge