



Post-Contact Heritage Assessment: Officer South Employment Precinct

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Title Page

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Report Register

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1799	6	27 th of July 2022	Sarah Doring Strategic Planning Manager, VPA

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Abbreviations

BA: Bachelor of Archaeology

BHM P/L: Benchmark Heritage Management Pty Ltd

DPGS: Differential Global Positioning System

EVC: Ecological Vegetation Community

GDA: Geocentric Datum of Australia

VPA: Victorian Planning Authority

Executive Summary

E1 Introduction

This report has been prepared for the Victorian Planning Authority (VPA).

The VPA has commenced planning for the Officer South Employment Precinct, located in Cardinia Shire. The Officer South Employment Precinct Structure Plan (PSP) is located 45km south-east of Melbourne's CBD, at the edge of Melbourne's Urban Growth Boundary in Cardinia Shire Council. The PSP encompasses an area of 1,069ha, bounded by Cardinia Creek to the west, Princess Freeway to the north, Lower Gum Scrub Creek to the east and the Urban Growth Boundary to the south.

The PSP will complement existing surrounding development through the provision of industrial, commercial, and residential opportunities. The precinct is included in the Melbourne Strategic Assessment area and includes two Biodiversity Conservation Strategy Conservation Areas along Cardinia Creek and Gum Scrub Creek, respectively.

In order to inform its preparation of the PSP, the VPA has engaged a range of consultants to prepare background reports. BHM P/L were commissioned in 2020 to carry out a Post-Contact Heritage Assessment – encompassing historic archaeological sites, buildings, and trees for the Precinct.

In order to inform its preparation of the PSP, the VPA has engaged a range of consultants to prepare background reports. BHM P/L were commissioned in 2020 to carry out a Post-Contact Heritage Assessment – encompassing historic archaeological sites, buildings, and trees for the Precinct. This involved:

- The identification, survey, and assessment of places of potential heritage significance, as well as providing statutory and management guidelines to minimise negative impacts from future development.
- Assess the existing Heritage Overlay's in the precinct against the statements of condition, fabric and significance and make appropriate recommendations on curtilage and significance.
- Undertake a detailed archaeological survey of the Study Area to determine the presence or absence of historic features.
- Complete Heritage Victoria site registrations for both heritage and archaeological surveys.

E2 Desktop Conclusions and Site Prediction Model

- There are two heritage overlay sites situated within the Study Area - HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site and 410 Officer South Road, Officer and HO92: Jesmond Dene House and Trees;
- Most common sites will be original subdivision allotments and will comprise evidence of residential and mixed farming activities;
- There is no known historical evidence to suggest that any early (c1800-1850) potentially significant historic cultural heritage features have been constructed within the Study Area;
- Possible early structures/features could be associated with cultivation areas, crossing points of the Cardinia Creek, and generally in close (<200m) proximity to the creek; and
- Any early sites contained within the Study Area will probably be in a highly disturbed state and would be assessed as being of lower scientific and cultural significance.

E3 Results of Archaeological Survey

BHM identified two site types during the archaeological survey:

- Early homestead sites with limited above-ground remains which have 'archaeological interest' (Section 4.3.1). 90 Handford Lane, Officer South was identified as a place of 'archaeological interest'. In the west of the property approximately 225m from Cardinia Creek there is a low rise in topography with two exotic trees; overlooking a man-made dam, with a domed well and the concrete base of a former piggery. The rise has the potential to contain sub-surface archaeological remains associated with the former Murray Homestead. The place was registered on the Heritage Inventory as H7921-0129 (90 Handford Lane Site).
- Sites (including trees) that appeared to meet the threshold for local significance (and qualify for the Heritage Overlay to be applied). These places were deemed at this point, to be 'places of potential heritage significance' (Section 4.3.2). Following the survey and historic investigation both 185 Officer South Road and 345 Officer South Road were assessed as being of low significance.

E4 Recommendations

Reduce Curtilage

There are two Heritage Overlay sites situated within the Study Area - HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site at 410 Officer South Road, Officer and HO92: Jesmond Dene House and Trees at 425 Officer South Road, Officer South.

The archaeological assessment noted that no significant features existed or are likely to exist other than within the general proximity of HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site, 410 Officer South Road, Officer and HO92: Jesmond Dene House, Trees.

Currently the curtilage protecting HO91 and HO92 extends to the limit of the respective properties. It is recommended that the curtilage be reduced at both HO91 and HO92 (Sections 5.1.3 and 5.1.4; Maps 7-8).

HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site at 410 Officer South Road

The following recommendations are made on the basis of the key findings:

1. That the boundary of the curtilage at Cardinia Park is amended as shown in Map 9. The boundary would encompass:
 - The homestead, outbuildings and associated indicated mature trees;
 - An appropriate curtilage of land to the north, east, south, and west of the house and garden;
 - It is recommended that roads be only constructed along the boundaries; and
 - If roads are constructed along the northern boundary tree planting should be undertaken to provide a barrier between the road and house/gardens.
2. In planning for future subdivision and development surrounding the site, consideration should be given to providing an open space buffer/public reserve between the northern and western boundaries of the garden and any future development. The layout and planting of the open space should, as far as possible, aim to preserve the views from the homestead to the east; In general, there should be no reduction in the extent of the garden area surrounding the house as it is presently defined.

H092: Jesmond Dene House and Trees at 425 Officer South Road, Officer South

The following recommendations are made on the basis of the key findings:

1. That the boundary of the curtilage is amended as shown in Map 10. The boundary would encompass:
 - The indicated mature trees;
 - An appropriate curtilage of land to the north, east, south, and west of the house and trees;
 - It is recommended that roads be only constructed along the boundaries;
 - If roads are constructed along the northern, western and eastern boundaries tree planting should be undertaken to provide a barrier between the road and house.
2. In planning for future subdivision and development surrounding the site, consideration should be given to providing an open space buffer/public reserve between the boundaries of the HO and any future development.
3. Significant trees within the HO should be individually assessed, photographed and their locations recorded with a DPGS and accurately mapped.
4. The 'original gate' from the Patterson era which is shown in Plate 4 should be transferred to the Berwick-Pakenham Historical Society and restored.

Places NOT recommended for inclusion on the Heritage Overlay

Two places are not recommended for inclusion on the Schedule to the Heritage Overlay of the Cardinia Planning Scheme (See Maps 10-11, Sections 5.2.1 and 5.2.2):

345 Officer South Road

The house at 345 Officer South Road does not meet the threshold of local significance as:

- The historical associations could not be well established and are not reflected in the fabric because of low integrity;
- The place is common within the municipality or already well-represented in the Heritage Overlay;
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better representative examples in the municipality; and
- The social or historical associations could not be well established or demonstrated.

No recommendations are made for 345 Officer South Road.

185 Officer South Road

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme, and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- The place is associated with twentieth century agricultural and pastoral activities in the Shire of Cardinia but is not unusual or unique in comparison to other places.

- The place may be rare within the municipality or to a township or locality. It may be a very early place, or one that is under-represented within Cardinia Shire (Criterion B).
- The contents of the dairy are rare with the Shire of Cardinia, however the building type is common.
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D).
- The building type is commonly represented with the Shire of Cardinia.
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The building type is commonly represented with the Shire of Cardinia and is not an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places.
- The place has strong social or historic associations to a township or locality (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
 1. There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 2. The association has resulted in a deeper attachment that goes beyond utility value.
 3. The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.
- The place does not have any particular social or symbolic connections to the area.

The following recommendations are made on the basis of the above findings:

1. Prior to demolition the contents of the dairy should be recorded in detail.
2. The contents of the dairy; namely the intact brick and render water trough and the tin feed room relate to early twentieth century farming practices and should be transferred to the Berwick-Pakenham Historical Society.

Place of Archaeological Interest: H7921-0129 (90 Handford Lane Site)

The Murray Homestead site complex at 90 Handford Lane (Map 6) comprises of a potential homestead site, a domed well and associated features. This site has been identified to have 'archaeological interest'.

No surface evidence of the original Murray Homestead remains; however, there is potential for subsurface material relating to the former house to remain in-situ. The site has potential to yield information about the occupation of the site; the establishment of small farm complexes and the development of pastoral activity in the area.

The Heritage Act 2017 protects all significant archaeological sites. The place was registered on the Heritage Inventory as H7921-0129 (90 Handford Lane Site).

The following recommendations are made on the basis of the above findings:

1. The place has been registered on the Heritage Inventory as H7921-0129 (90 Handford Lane Site).
2. If works are planned that may disturb H7921-0129 (90 Handford Lane Site), contact Heritage Victoria's Archaeology team.
3. Heritage Victoria may require an archaeological investigation. Consents for archaeological investigations are only issued to qualified historical archaeologists. An application must be submitted to, and approved by, the Executive Director of Heritage Victoria prior to any disturbance of a historical archaeological site. The application below can be used for Consents under the *Heritage Act 2017*. An application must be completed in accordance with the *Guidelines for Investigating Historical Archaeological Artefacts and Sites*.
4. Following the archaeological investigation a Consent to Damage or Disturb will be required to impact H7921-0129 (90 Handford Lane Site).

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1.0 Introduction

1.1 Brief

This report has been prepared for the Victorian Planning Authority (VPA).

The VPA has commenced a planning for the Officer South Employment precinct, located in Cardinia Shire (Maps 1-2).

The PSP will complement existing surrounding development through the provision of industrial, commercial, and residential opportunities. The precinct is included in the Melbourne Strategic Assessment area and includes two Biodiversity Conservation Strategy Conservation Areas along Cardinia Creek and Gum Scrub Creek, respectively.

In order to inform its preparation of the PSP, the VPA has engaged a range of consultants to prepare background reports. BHM P/L were commissioned in 2020 to carry out a Post-Contact Heritage Assessment – encompassing, historic archaeological sites, buildings, and trees for the Precinct. This involved the identification, survey, and assessment of places of potential heritage significance, as well as providing statutory and management guidelines to minimise negative impacts from future development.

1.1.1 Detailed Brief

1. Review existing heritage listings (desktop review) to determine a list of known heritage places:

- Victorian Heritage Register for heritage places and objects significant to the State (listing information through the Victorian Heritage Database, Planning Maps Online, or by obtaining a heritage certificate)
- Victorian Heritage Inventory for places of historic archaeological interest (listing information through the Victorian Heritage Database or by obtaining a heritage certificate);
- Register of the National Estate (RNE).
- Victorian War Heritage Inventory.
- Existing Heritage Overlays in the local planning scheme for heritage places of value to the local area (listing information through Planning Maps Online, VicPlan, or by reviewing the schedule to the Heritage Overlay in the relevant planning scheme)
- Existing local council significant / exceptional tree register, if available.
- Existing heritage studies including Municipal Heritage Studies and Heritage Assessments prepared for other structure plans within the same locality (Information may be available on the council and/or VPA's websites as well as the Victorian Heritage Database).
- National Heritage List and Commonwealth Heritage List.
- National Trust listings for heritage places, significance landscapes and significant trees.
- Other non-statutory heritage databases such as the Victorian War Heritage Inventory, and local council significant tree registers or lists.

- Liaise with the council's heritage adviser (if available), heritage planner or coordinator, and local historical societies to assist with the research of known places and their significance.

2. Preparation of a local historical account for the precinct:

- Prepare a concise cultural and development history that clearly and simply describes the settlement and the development of the structure plan area and its context and relationship to the broader region. Occasionally this research may already be covered in other heritage reports. If available, these reports should be made available and drawn together by the consultant.
- Discuss the earliest period of non-Aboriginal settlement to the present, identifying places or events that are significant to the locality's history.
- Determine whether places with shared Aboriginal cultural and historic cultural values are located in the project area.
- Conduct a search of archival sources, including historical maps, plans, aerials, photographs, and other documents that may reveal the location of early buildings, structures, plantings, dry stone walls, infrastructure elements and other evidence of activities. This will be particularly important for sites not previously known to assist in determining their potential heritage significance.
- The historical account should include key themes, messages, and stories that the local council, developers and/or land owners can utilise to inform educational, interpretive and place making initiatives such as place naming, local park theming, heritage trails while still allowing site-specific stories to be told.
- A list of known buildings, sites, and places of heritage significance within the PSP area and associated messages and stories.

3. Survey, assessment, and documentation of places with potential heritage significance:

This section applies to places previously unknown, without statutory protection and/or which remain unassessed from earlier heritage studies. Preliminary work may reveal that places and features have been identified for potential heritage significance in previous work, however, no action has been taken.

- Identify and assess all areas which may comprise potential heritage significance (for example, a house, outbuildings, garden, plantings, ruins, dams and irrigation channels and potential historical archaeological sites), within the structure plan area.
 - Undertake a site inspection of the structure plan area, examining properties from existing roadways and publicly accessible areas. Nominate properties (as needed) to survey and assess potential heritage places and features. Assess and advise on the physical condition heritage places and features and note if any urgent conservation and/or a security works are required.
 - Clarify elements which may not be of significance and can be excluded.
- Evaluate the significance of identified potential heritage places and features using the criteria in the *Practice Note 1 – Applying the Heritage Overlay*. This will also require research and limited comparative analysis to substantiate the significance of each previously unknown heritage place. This will assist in determining whether there is sufficient justification for a place's inclusion on the Heritage Overlay of the local planning scheme.

- Identify and discuss places and features that may be of local interest but do not meet the threshold of State or local significance and provide advice on their amenity value for creating a sense of place.

Local significance

- For a newly identified heritage place or feature (e.g. dry stone walls) considered to be of local significance, prepare a heritage citation (including a statement of significance) for review by council and the VPA. This should be to a standard (consistent with *Practice Note 1 – Applying the Heritage Overlay*) for its inclusion to the Schedule to the Heritage Overlay.
- Propose a curtilage for the Heritage Overlay for each heritage place or feature that provides adequate protection of all identified elements of heritage significance, their setting and context.
- Advise on suitable heritage controls (external painting, internal alterations, trees, outbuildings, and fences) for each heritage place or feature to be incorporated into the Schedule of the Heritage Overlay.
- Determine whether prohibited uses can be allowed.

State significance

- For a heritage place and/or feature recognised as being potentially important to the wider State of Victoria, the first step is to contact Heritage Victoria. The consultant is to present a level of justification based on *The Victorian Heritage Register Criteria and Threshold Guidelines 2018*. Heritage Victoria will advise on whether the place and/or feature has been previously been nominated to the Heritage Council and the recommendations provided.
- Await advice from Heritage Victoria on what it considers having a high likelihood of State significance. If a place and/or feature is supported by Heritage Victoria of comprising likely State significance, the consultant is to prepare and lodge a nomination for inclusion on the Victorian Heritage Register in accordance with *The Victorian Heritage Register Criteria and Threshold Guidelines 2018*.
- Consult with the land owner. A second site visit may be required to assist in the preparation. VPA/ Council planners and a Heritage Victoria officer to accompany as appropriate.
- Prepare a citation (including a statement of significance) with a proposed heritage curtilage for review by council, VPA and Heritage Victoria.
- The consultant will be required to assist in the nomination process with Heritage Victoria and the Heritage Council, and possibly may be required to appear at a planning panel or VCAT hearing (note that additional consultant fees may apply in the latter situations). It is important to budget for this as a possibly.

Historical archaeological sites

- Complete Heritage Victoria site cards and identify appropriate curtilages for places recommended for inclusion in the Victorian Heritage Inventory (or review and revise if sites are already listed).

4. Review of known heritage places and features of local and State significance:

- Undertake a site inspection of known heritage places and features, assess, and advise on their physical condition and the necessity of any urgent conservation works.

- Review and advise on the adequacy of existing documentation, citations, statements of significance, and extent of protection (curtilages).
 - Revise a citation and assessment if the existing is considered inadequate and not in accordance with the *Practice Note 1*.
 - Although uncommon, on occasion places or features covered by the HO may not have an accompanying citation. The consultant will be required, if that is the case, to prepare an assessment and citation.
 - Assess whether current assessments and information are appropriate and advise whether revisions to existing curtilages are required. A revised curtilage extent should be provided.
- Advise whether there are places or features of local significance that should be nominated for inclusion in the Victorian Heritage Register.

5. Other important tasks:

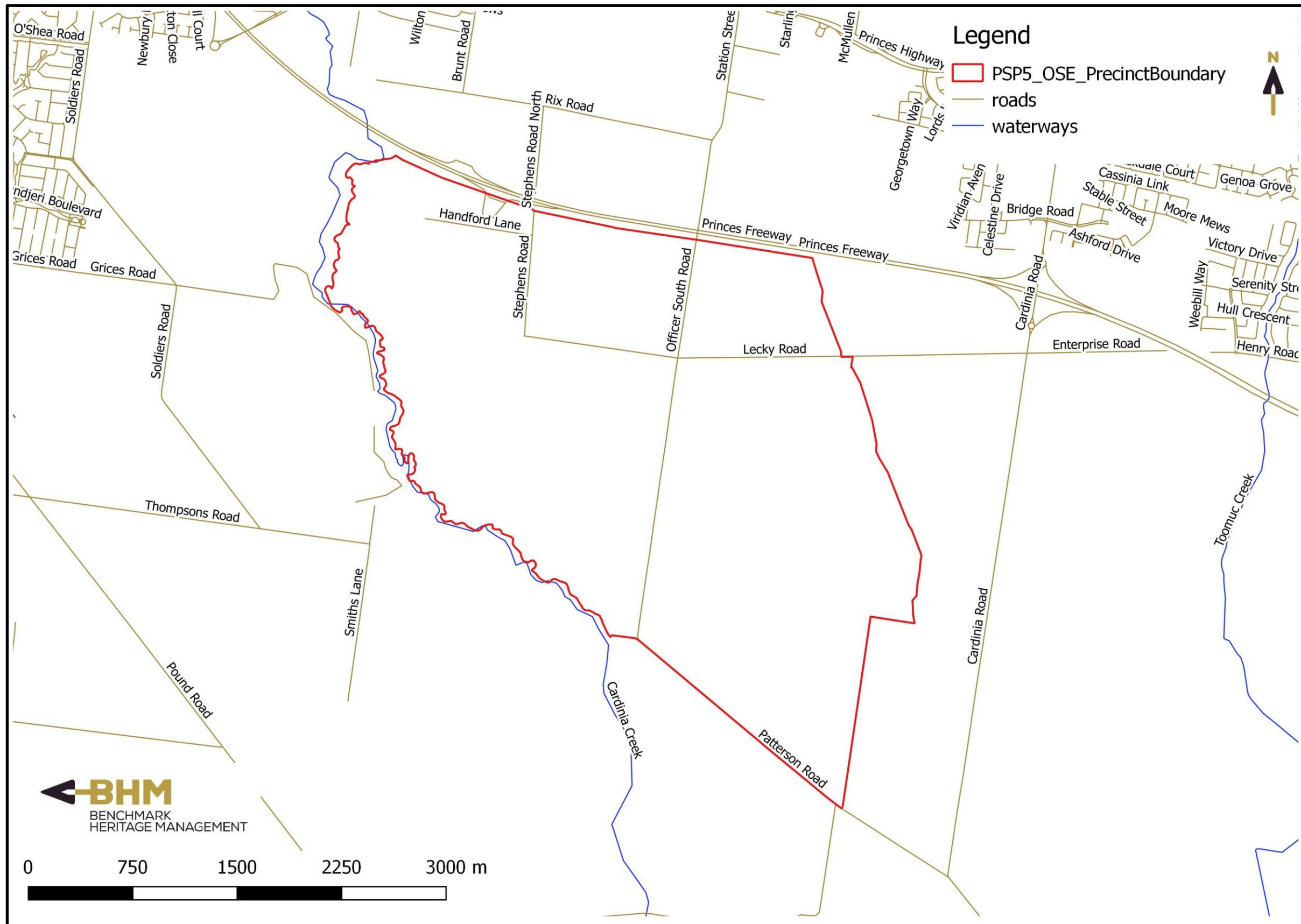
- Prepare a database of all site photos and any maps and measured drawings to be used for VPA / Council's archival purposes.
- Identification of the heritage values of each site and provide design recommendations to protect each site's heritage values, including key themes for developers to consider in development design and layout.
- Provide conservation management requirements / guidelines to minimise negative impacts from future development.
- Consider relevant historical management issues in areas adjacent to precinct area which may impact or influence the preparation of the PSP for the Study Area
- Make recommendations as to how these important heritage places and features can be managed, conserved, and integrated into the planned urban area.
- Provide a list of historically appropriate messages, stories (e.g. that may be used for children's park theming, public art installations, new resident information brochures etc.) and names that could be used for place and street names.
- Provide a list of State and locally significant places, sites of local interest and/or heritage places that have been demolished.
- New places should be added to HERMES heritage database maintained by Heritage Victoria.

This report has been prepared in accordance with the guidelines set out by the ICOMOS Burra Charter, and references the Victorian Historic Themes Framework. In accordance with Heritage Victoria guidelines, the Study was prepared using The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance (1999) and its guidelines.

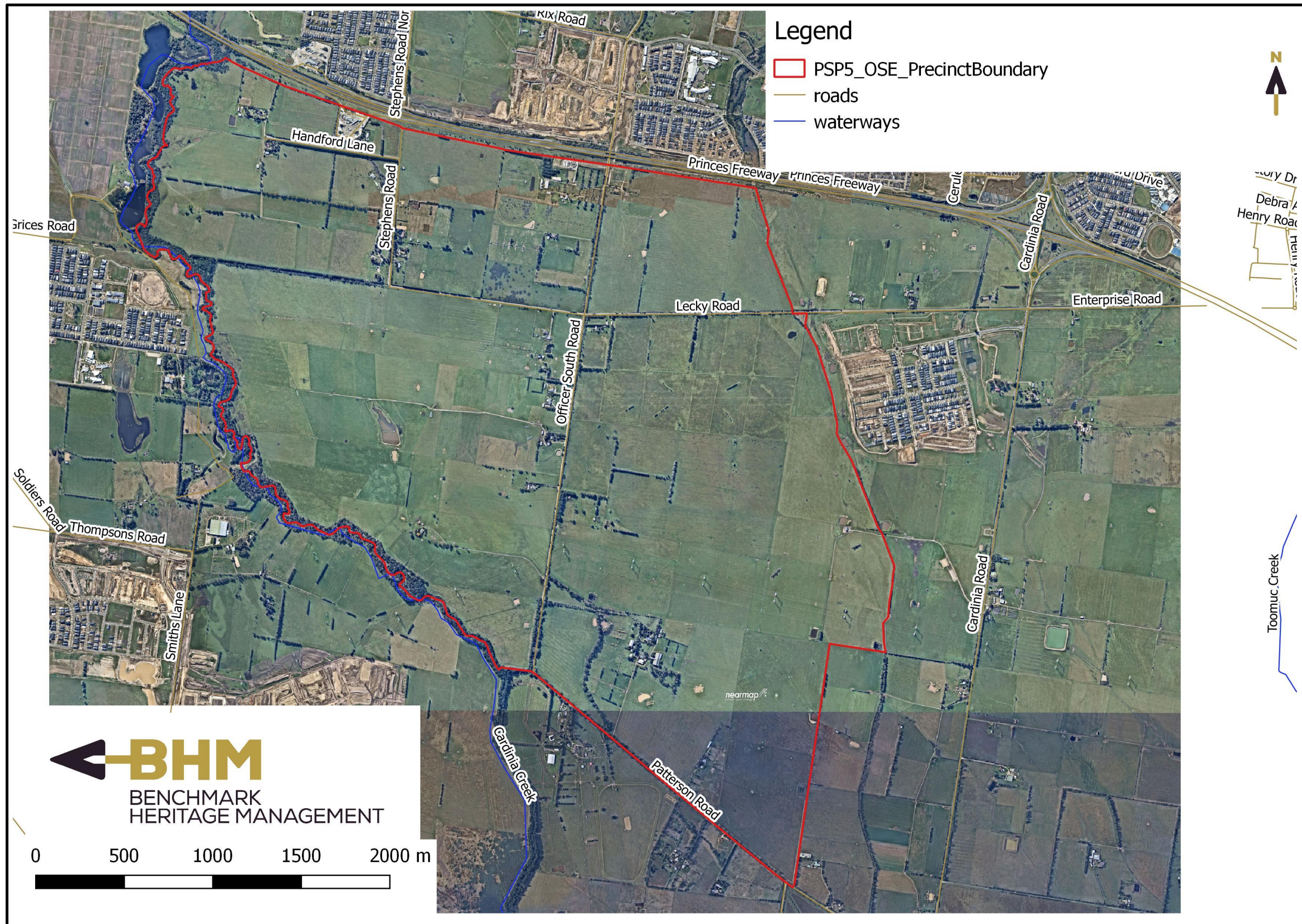
Places of potential cultural heritage significance were assessed using the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). Significant trees have been assessed using the Cardinia Shire Council Significant Tree Study Assessment Criteria, which is based on the HERCON criteria.

1.2 Study Area

The Officer South Employment Precinct Structure Plan (PSP) is located 45km south-east of Melbourne's CBD, at the edge of Melbourne's Urban Growth Boundary in Cardinia Shire Council (Map 1). The PSP encompasses an area of 1,069ha, bounded by Cardinia Creek to the west, Princess Freeway to the north, Lower Gum Scrub Creek to the east and the Urban Growth Boundary to the south.



Map 1: Officer South Employment Precinct Location



Map 2: Officer South Employment Precinct Aerial

1.3 Methodology

The study methodology was based upon the series of tasks set out in the brief. The tasks were broken down into three major stages:

Stage 1: Desktop review of precinct and Identification and assessment of heritage places and the elements of significance;

Stage 2: Undertake field assessment of the potential places of significance identified in Stages 1-2; and

Stage 3: Statutory recommendations, appropriate curtilage, statements of significance where necessary and management recommendations to protect the identified places of heritage significance.

Stage One

The first step was a desktop review of:

- Victorian Heritage Register for heritage places and objects significant to the State (listing information through the Victorian Heritage Database, Planning Maps Online, or by obtaining a heritage certificate);
- Victorian Heritage Inventory for places of historic archaeological interest (listing information through the Victorian Heritage Database or by obtaining a heritage certificate);
- Register of the National Estate (RNE);
- Victorian War Heritage Inventory;
- Existing Heritage Overlays in the local planning scheme for heritage places of value to the local area (listing information through Planning Maps Online, VicPlan, or by reviewing the schedule to the Heritage Overlay in the relevant planning scheme);
- Existing local council significant / exceptional tree register, if available;
- Existing heritage studies including Municipal Heritage Studies and Heritage Assessments prepared for other structure plans within the same locality (Information may be available on the council and/or VPA's websites as well as the Victorian Heritage Database);
- National Heritage List and Commonwealth Heritage List;
- National Trust listings for heritage places, significance landscapes and significant trees; and
- Other non-statutory heritage databases such as the Victorian War Heritage Inventory, and local council significant tree registers or lists.

Stage Two

- Undertake a site inspection of known heritage places and features, assess and advise on their physical condition and the necessity of any urgent conservation works.
- Identify and assess all areas which may comprise potential heritage significance (for example, a house, outbuildings, garden, plantings, ruins, dams and irrigation channels and potential historical archaeological sites), within the structure plan area.
- Undertake a site inspection of the structure plan area, examining properties from existing roadways and publicly accessible areas. Nominate properties (as needed) to survey and assess potential heritage places and features. Assess and advise on the physical condition

heritage places and features and note if any urgent conservation and/or a security works are required.

Stage Three

The third stage was the provision of recommendations to appropriately protect the heritage significance of the two places assessed and found to be of local heritage significance. This includes statutory recommendations for protection under the Cardinia Heritage Overlay, as well as further non-statutory recommendations regarding places of archaeological potential, plantings of historic interest or amenity value.

For the places which are recommended for inclusion under the Cardinia Heritage Overlay, the following guidance is provided:

- Development of statements of significance where necessary.
- Recommend appropriate curtilage reduction for the existing Heritage Overlay.
- Appropriate curtilage and additional controls required to retain the significance, integrity and setting of both heritage places.
- Suggested design guidelines regarding the bulk, form, scale and size of surrounding development to both heritage places.
- Conservation policy regarding both heritage places.

1.4 Limitations

The Study Area is primarily rural in nature, and most of the properties comprise a farmhouse, often set within a modest garden, surrounded by farmland. All properties were able to be accessed by the consultants, and all buildings and exotic trees visible on current aerial photographs and/or from public and private roads were externally inspected. The consultants could not access some area due to dense stands of blackberries.

2.0 Background

2.1 Thematic history

2.1.1 Traditional Owners

Archaeological evidence suggests that Aboriginal peoples have occupied the region as early as 35,000 BP (Hewitt & De Lange 2007). The information used to establish pre-settlement Aboriginal spatial organization is mostly based on observations made by Europeans during the initial period of contact and subsequent settlement of the Study Area (Barwick 1984; Clark 1990).

The ethnographic record of the region is scant and predominantly contained in writings derived from papers and Journals of the Assistant Protector of Aborigines, William Thomas, and Chief Protector George Augustus Robinson. At the time of European contact, clans from two language groups, the Bun wurrung and the Woi wurrung (spelling according to Clark 1990: 364, however numerous variants exist) are believed to have occupied land in the regions. Language groups were comprised of collections of neighbouring clans who shared a common dialect as well as mutual economic and political interests. They were also communally connected to specific areas of land through their spirituality, including an association with topographic features linked to deities and other mythical beings (Clark 1990).

Each tribe consisted of independent groups of closely related kin, or 'clans', who were spiritually linked to designated areas of land through their association with topographic features connected to mythic beings or deities. Clan lands were inalienable, and clan members had religious responsibilities, such as conducting rituals, to ensure 'the perpetuation of species associated with the particular mythic beings associated with that territory' (Barwick 1984). Unfortunately, there is no available information at this level of study regarding mythic associations with landscape features within the Study Area. The territories of clans who are thought to have extended into the Study Area are:

- The Bulug willam – meaning 'swamp dwellers'. This Woi wurrung clan identified with the ranges and swamps south of 'Yering' on the Upper Yarra, extending south east to Koo Wee Rup Swamp and the head waters of the LaTrobe River, south west to adjoining Bun wurrung clans at Cranbourne (Clark 1990, 385-386). •
- The Ngaruk willam – meaning 'stone dwellers', a Bun wurrung clan who identified with the coastal littoral of Port Phillip Bay from Brighton in the north, and extending down the western Mornington peninsula to Mt Martha (Clark 1990, 365). This group was also known as the Karrun, as they appear to have custodianship over the Carrum Swamp area. Their main focus of activity, however, appears to have been the coastline and the lower reaches of Mordialloc Creek (Hibbins 1984: 10-12).

The Woi wurrung and Bun wurrung groups followed a semi-sedentary hunter-gatherer lifestyle. Resource rich watercourses and swamps, containing a diversity of fish, shellfish, birds and other plant or animal foods formed a particular focus for regular Aboriginal occupation. William Thomas observed clans in the wider Westernport district living a hunter-gatherer lifestyle, moving within their lands to make use of seasonal plant and animal resources, trading opportunities and to meet ritual and kinship obligations. Thomas noted that during the winter months Bun wurrung clans moved between Port Phillip and Western Port Bays whilst during the summer they moved to hinterland areas (Gunson 1968: 10). The effective exploitation of resource diversity within a group's territory was integral to their success as hunter-gatherer communities. Hibbins (1984: 11) has noted that the coastal Ngaruk willam

moved between three distinct environmental domains throughout the year, thus reducing their vulnerability to severe ecological fluctuations such as drought.

The Bun wurrung people are among the first of the Victorian tribes to come into contact with Europeans, due to their coastal location. From 1798, whalers and sealers were active in locations offshore and along the southern coast of Victoria (Ellender and Weaver 1994: 12) and a number of sealers lived year-round on Phillip Island, exploiting a colony of furs seals (Weatherall 1826 in Gunson 1974:3). The early explorer Hovell noted that sealers on Phillip Island had taken and were several hundred Aboriginal women for domestic chores, seal hunting and sex. Although a large proportion of those women taken were Tasmanian (Gauthwin and Sullivan 1984: 46), according to an unpublished diary of one such woman taken by sealers to Tasmania, some were also Bun wurrung (Robert Ogden pers. comm.). The presence and actions of the sealers caused considerable tension with Bun wurrung populations, leading to at least two altercations (Ellender and Weaver 1994: 12).

Additionally, William Thomas, Assistant Protector of Aborigines, reported that the Bun wurrung populations were suffering significantly from repeated raids and attacks from Gippsland Aborigines (most likely Gunai/Kurnai, see Clark 1990: 364; Thomas 1840 in Gauthwin and Sullivan 1984: 83).

European settlement from the 1830s and the consequent urban development of Melbourne, resulted in the loss of traditional lands, foods, and resources for the many tribes around Melbourne, including the Bun wurrung and the Woi wurrung people (Thomas no date in Gauthwin and Sullivan 1984: 83). This proved to be devastating for Aboriginal people, particularly coupled with the spread of European introduced diseases and social turmoil and breakdown due to the relocation of individuals and groups to reserves and mission stations (Clark 1990). This upheaval is one of the major reasons why the ethnohistory and post-contact history of specific clans and tribes in the Melbourne area, such as the Bun wurrung and Woi wurrung, has been so sparsely documented.

William Thomas was appointed Assistant Protector in 1839, in charge of the welfare of Aboriginal people in the Westernport and Gippsland districts. From 1839 to 1841 Thomas worked from a hut near Arthurs Seat. The journals Thomas kept during his period at Arthurs Seat (Tubbarubba) are of particular interest, as the Aborigines in this area were then still practising aspects of their traditional lifestyle. In 1839, Thomas counted 83 members of the Bunurong tribe remaining. Therefore, even at this early stage, Aborigines had already been severely affected by European settlement (Sullivan 1981: 17). As a result of granting grazing licences, Aborigines became dispossessed of their land and were forced to rely on handouts of food from Thomas and other settlers. Once guns were introduced, traditional methods of hunting were no longer practised, with some Aboriginal people selling ducks and eels to Europeans. Some Woi wurrung and Bun wurrung members joined the Native Police Corps based at Narre Warren (Murphy 1997). William Thomas was appointed Guardian of Aborigines after the Protectorate was disbanded in 1849. He secured 823 acres (367 ha) for the Bun wurrung as an Aboriginal Reserve in 1854 (Clark 2011: 3). This was located on a favourite Bun wurrung camping ground alongside the Mordialloc Creek. Here Thomas distributed rations and clothes to the ill and elderly. In 1860 the Central Board of Aborigines was established to manage the lives of Aboriginal Victorians. The Bun wurrung were still living in the Mordialloc area at this time, with the *Argus* reporting complaints made to the Central Board of local fishermen concerning depleting supplies of eel in the Mordialloc Creek used by local Aborigines as a food source. The creek was closed to commercial net fishing in 1864 (*The Argus*, 10 February 1864: 4). The Mordialloc Aboriginal Reserve was surveyed by the Lands Department and parcels of land were sold off from 1869, despite Thomas' protestations (Clark 2011: 3). In 1869 the *Argus* reported the population of Aboriginal people in Victoria officially numbered 1,834 (*The Argus*, 10 August 1869: 7).

Many local place names and properties have supposedly originated from extracts of the local Aboriginal language. There is little possibility now to challenge the accuracy of these words. However, their existence verifies some level of verbal communication between early European landowners and local Aboriginal people. The Aboriginal word “Karr-Din-Yarr” (Cardinia) was interpreted to mean “Looking at the Rising Sun” (Beaumont et al 1979: 10). Another early run “Ghin Ghin Bean” (Gin Gin Bin) was said to have meant “Deep Dark Waters” and refers in particular to a deep water hole, one of the best known features of Cardinia Creek. In 1851 extensive fires swept through this area, forcing some local residents to shelter in this water hole within Cardinia Creek. The local Aboriginal people

who were still residing in the area during the time of these fires are recorded to have commented “that the bright fellow (the sun) had got the blight in his eye” (Beaumont et al 1979: 12). The deep dark water hole referred to so often in local histories has long since disappeared through the general deterioration of Cardinia Creek and its margins (Murphy 2009).

There is no Registered Aboriginal Party (RAP) currently appointed for the Study Area. There are three Traditional Owner Groups for the Study Area; the Bunurong Land Council Aboriginal Corporation (BLCAC), the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation (WWWCHAC) and Boonwurrung Land and Sea Council (BLSC) - (formerly Boon Wurrung Foundation Pty Ltd (BWFL) and Yaluk-Ut Weelam Elders Council Aboriginal Corporation (YWEACAC).

The Boonwurrung Land and Sea Council have made a native title claim in the federal court for the area including the Officer South region. The National Native Tribunal rejected the claim on the 31/07/2020.

2.1.2 First settlement

William Hovell was the first European to actually explore this region, making two trips, one in an attempt to cross the Koo-Wee-Rup Swamp from Sawtells Creek (Tooradin), and another searching for a route north, which would avoid the swamp (Gunson 1974: 18). Although he found the scrub impassable, he noted:

‘a vast range of country invaluable for every purpose of grazing and agriculture – watered by numerous fine streams and rivers, and presenting an easy inland intercourse extending from Port Phillip and Westernport to the settled districts’ (Butler & Associates 1996: 4)

During the first few years of European occupation (1840-50s), surveyors prepared maps of the region showing the landscape of the area prior to any significant modification by Europeans. An 1847 map prepared by surveyor Urquhart displayed a varied landscape that gradually changed from the Ti-tree swamp and gum scrub of the ‘Great Swamp’ to Unsuccessful attempts were made to establish permanent settlements in the Western Port area in the early years. These attempts, Butler notes, were mainly related to the defence needs of the colony (Butler 1996:4). Other early settlement in the region included sealers and those connected to the bark industry.

It wasn’t until the last 1830s that the first permanent settlers began to arrive into the district. Hick’s notes that it was only after McMillan and Strzelecki ‘began to sing the praises of the eastern area of Victoria ... that the Squatters, their pastoral workings, timber getters, ticket-of-leave convicts and cattle thieves took up residence ... and gradually [began] to transform it to their needs’ (Hicks 1989:7). Early survey maps show that the first settled areas within the Shire were near the Great Swamp, for it had a network of creeks (by way of the Cardinia, Toomuc, and Ararat creeks) and a plentiful water supply which ensured that the area was well suited for an agricultural settlement.

2.1.3 Pastoralists and farmers

The first squatters in the region arrived from Tasmania in 1836. By 1836 squatting licences were legalised and official sanctioned pastoral leases were issued for any run at a cost of 10 pounds. Under

this system, nearly the whole of Victoria was acquired and developed into large pastoral estates. The five Ruffy brothers commenced pastoral Licenses of the 'Tomaque' run west of Cranbourne (1836-50), and then the 32,000 acre 'Mayune' run 2 miles east of 'Tomaque' in 1840-1845 (Billis and Kenyon 1932, Spreadborough and Anderson 1982: 357, see Figure 3).

The rapid spread of European colonisation altered Victorian Aboriginal society. The increased presence of settlers resulted in dispossession of Aboriginal people from their traditional land and diminished access to resources. These factors combined with population decline from introduced diseases and conflict, transformed Aboriginal society.

Grazing licences were taken up across the Port Phillip District between 1837 and 1841 (Figures 1-4). The Study Area is located on lands that were originally incorporated within the Gin Gin Bean run, first leased by J.F. Turnbull and H. Reoch between 1840 and 1843 (Billis and Kenyon, 1932: 188; Spreadborough and Anderson, 1983). James Lecky took over Gin Gin Bean in 1845, and when the land was gazetted in 1848 he took up his pre-emptive right for the run and chose an allotment on the east bank of Cardinia Creek and west of Officer Road. James Leckey who held the Gin Gin Bean run was granted a pre-emptive right in 1855 for his homestead block on Section A, Parish of Pakenham. This is located in the south of the Study Area, south of Leckey Road. David Bowman who held the Panty Gurn Gurn run was granted a pre-emptive right in 1854 to his homestead block on Cardinia Creek (Butler 1999). 'Toomah' was another large Pakenham property. It began as the Toomuc Creek Run of 13,500 acres leased in 1840 by Captain John Howey. The lease was taken over by Dr James Bathe in 1853 and he purchased the pre-emptive right of 640 acres in 1854, renaming the property 'Pakenham Park'. Bathe subsequently purchased much of the pastoral run at Crown land sales in the 1850s. The home station of Pakenham Park was close to where Pakenham town is today and was owned by the Henty family from the 1860s. By 1865, Bathe moved back to Panty Gurn Gurn and began subdividing his Pakenham land. James Henty bought 'Pakenham Park' and extended the freehold and enlarged the homestead. In the 1890s much of Henty's land was sub-divided and sold, he held onto allotment 16 (Berwick Pakenham Historical Society 1982). With the provision of the Duffy Land Acts, more smaller allotments intended for farmers were put up for sale. James Murray and Charles Cochran purchased several lots in the 1860s, including the blocks on the west side of Officer South Road Crown Allotments 21, 22 & 23. In 1876 and 77, brothers William and James Holt purchased lots either side of Officer South Road comprising lots 17, 18 and 28. Alex Gardiner purchased the double block (Crown Allotment 19 and 20) on the north east corner of Officer South and Leckey Roads in 1877.

The Patterson family, one of the oldest in the district, is associated with this property. Although parts of the present farm complex appears from rate book evidence to date from about 1912, with additions in the 1920s, there may be elements from the 1890s and earlier period of occupation.

In 1845 Alexander Patterson took over the St Germain's Run from Buchanan. Alexander Patterson was born a native of Blawenie, Berwickshire, Scotland in 1813 and gained much of his early knowledge of stock from his grandfather. He came out to Adelaide, S. A. with his parents in 1839, but came to Victoria in 1842.

Patterson was overseer and manager of several stations in the Wannon and Glenelg districts before becoming a squatter in the Westernport district taking over the run of St. Germain's from James Buchanan in 1848.

The original homestead which he built with his own hands in 1851 was not pulled down until 1893 at which time he built the current house in which he died in 1896.

In 1859 he bought 3000 acres at £1 an acre which rose to a value of £30,000 in 1888. Patterson carried on cultivation, and the breeding of horses, cattle and sheep having 100 horses, 100 head of cattle and

3000 sheep in 1888. He became a very successful cattle breeder introducing shorthorns of the Booth strain which fattened well on the flats and when the land was drained he also grazed sheep successfully. Patterson's old uncle John Denham, blacksmith of Ladykirk, Berwickshire, his cousin Robert Denham (1819-1860) and their family arrived in Melbourne 1858 and were soon living at St. Germain. Robert died in 1860 and his widow, Christina later married Isaac Hook of Clyde.

On October 6, 1856, the Mornington Farmer's Society was formed. Patterson had suggested the formation of such a body in 1856 and was instrumental in the foundation of the Society. He was also one of the first five on the Council of the Board of Agriculture and for sixteen years he was a councillor of the National (Royal) Agricultural Society of Victoria. With the support of Patterson and Ridgway Cranbourne became the centre for the Mornington Farmer's Society shows, the first being in 1857. Later shows were held on alternate years at Cranbourne and Berwick.

Alexander Patterson was returning officer for Cranbourne for twenty years and for fourteen years was a member of the Shire Council (President/Chairman 1863-64, 1872-73). He was also Justice of the Peace for the area. Also was a trustee for the Cranbourne Court of the Ancient Order of Foresters, a lodge/guild that was a medical insurance organisation.

Patterson was one of the trustees for the Cranbourne Presbyterian Church and was elected as an elder in that church. As a member of the Farmer's Horticulture Society he gave long service as President, Secretary and Treasurer and was presented with a testimonial of £40 on his retirement.

Alexander Patterson and his son, John D. Patterson, graziers, were owners in 1890 of 716 acres of land in the Parish of Pakenham. This property had the substantial valuation of £179. It included the old St. Germain homestead and the future site of Jesmond Dene.

Following Alexander's death in 1896, John D. Patterson moved into the old homestead. Later, in 1908, when he subdivided the property, John moved out of the homestead but retained 503 acres of land. Rate book evidence suggests that he built Jesmond Dene on this land about 1912. The valuation in that year was £200, a substantial sum. By 1928-29 the valuation on the property had risen to £220. After his wife's death in 1896, St. Germain became the home of his son, John D. Patterson. As we have seen, after the 1908 subdivision, John settled at Jesmond Dene. His son, Jeffrey Patterson, later inherited the property, selling it on his retirement in 1972.⁴ Jeffrey's widow lives at Metung.

It was also during the 1840s that timber cutters moved into the district, targeting the forests to supply Melbourne's expanding need for lumber. Many local timber cutters constructed tramways from forest coupes to the Gippsland railway. By 1860 most of the large runs had disappeared, having been subdivided in favour of government-licensed forest reserves.

The survey and sale of formal allotments in the district began in 1852 (Figure 5). The Selection era, which began with the passing of a series of Land Acts in the 1860s, further opened up Victoria for selection and sale. It also accelerated the process of subdivision, particularly when larger pastoral runs were subdivided and opened up for sale to the general public. With subdivision came a decline in pastoral runs, and in grazing, which were replaced. During the 1860s various Land Acts opened up the remaining land for sale and reduced the size of the individual allotments. By 1870 all of the large pastoral runs had ceased to exist. Despite these impacts, the dominant activities within the area were, and to a more limited extent still remain, dairying, orchards, and beef cattle, and it is because of this that areas of Officer still remaining as open pasture have incurred low levels of development since initial European settlement.

The Officer family were one of the first to take up land around Officer, in the 1870s. The township of Officer was originally known as 'Officer's Wood Siding' during the 1880s; when the family began clearing the land the timber was cut into firewood and railed from the siding to Melbourne.

The Officer area first served as a transport corridor from Melbourne to Gippsland and the existing Princes Highway is almost identical with the original surveyed road (Hicks, 1989: 21). The section of the highway between Melbourne and Bunyip was undertaken from 1858, and follows the earliest tracks for much of the route, particularly between Berwick and Pakenham. However, it was not until the Land Acts of the 1860s and the completion of the rail line in 1877 that the region became popular with small landowners. Cattle grazing developed into the region's primary industry, along with market gardening but on a smaller scale. During the 1880s clay bricks were made and the name was shortened to Officer around 1888. Orchards were planted. A post office was built in 1885 and Officer's Siding State School 2742 opened in 1886.

In 1888 the area was described by Alexander Sutherland as:

'Although there are numerous towns and villages spread over nearly all parts of this district, none of them are either very large or possess any special importance, being for most parts small railway townships (or) agricultural centres ... Their population consists mainly of the various hotel and storekeepers who supply the needs of the many small settlers and other, who are located broadcast over the district' (as quoted in Hicks 1989: 22).

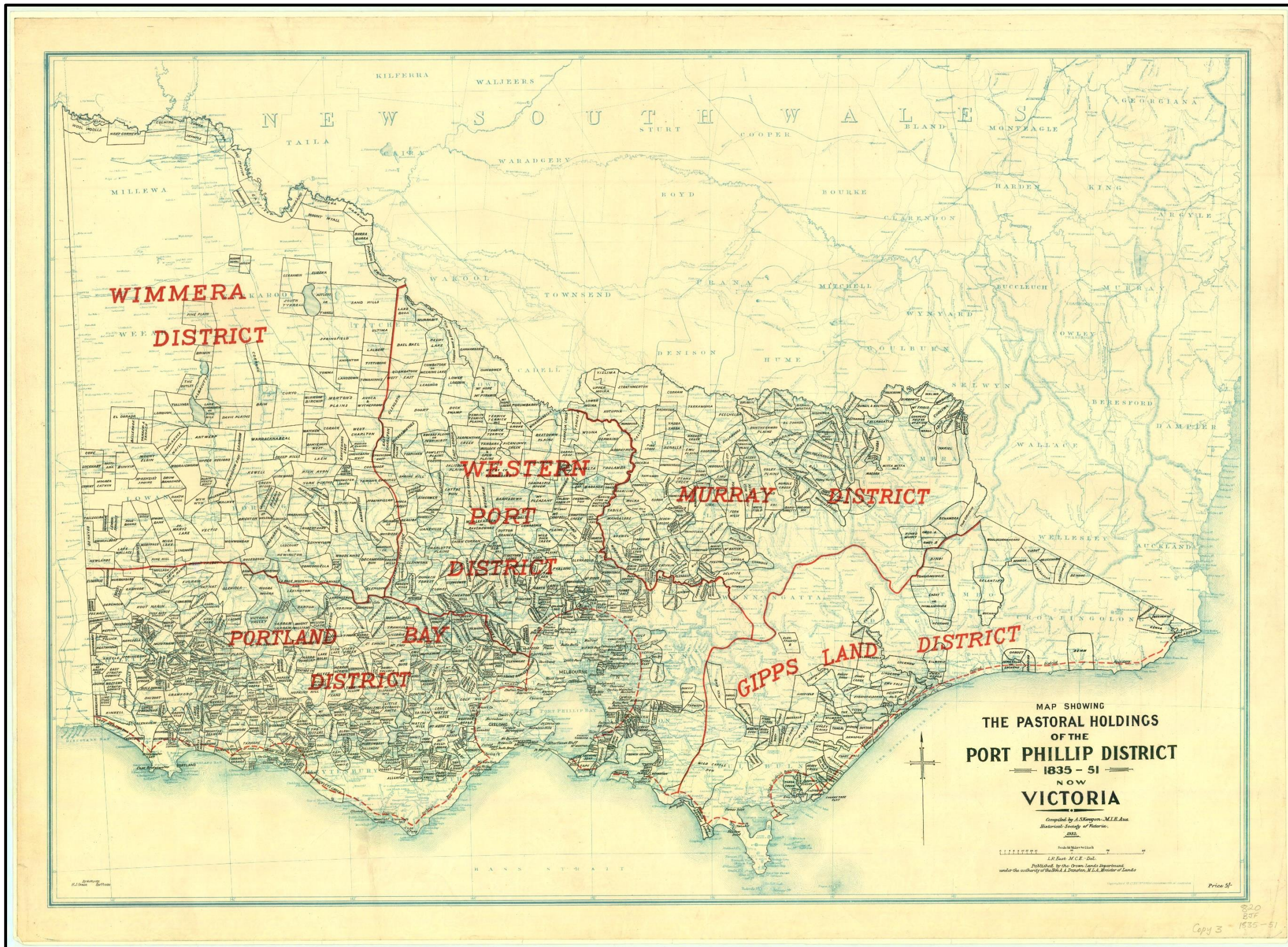


Figure 1: The Pastoral Holding of the Port Phillip District 1835-1851 <http://ergo.slv.vic.gov.au/sites/default/files/imagecache/download/vc003584-001.jpg>

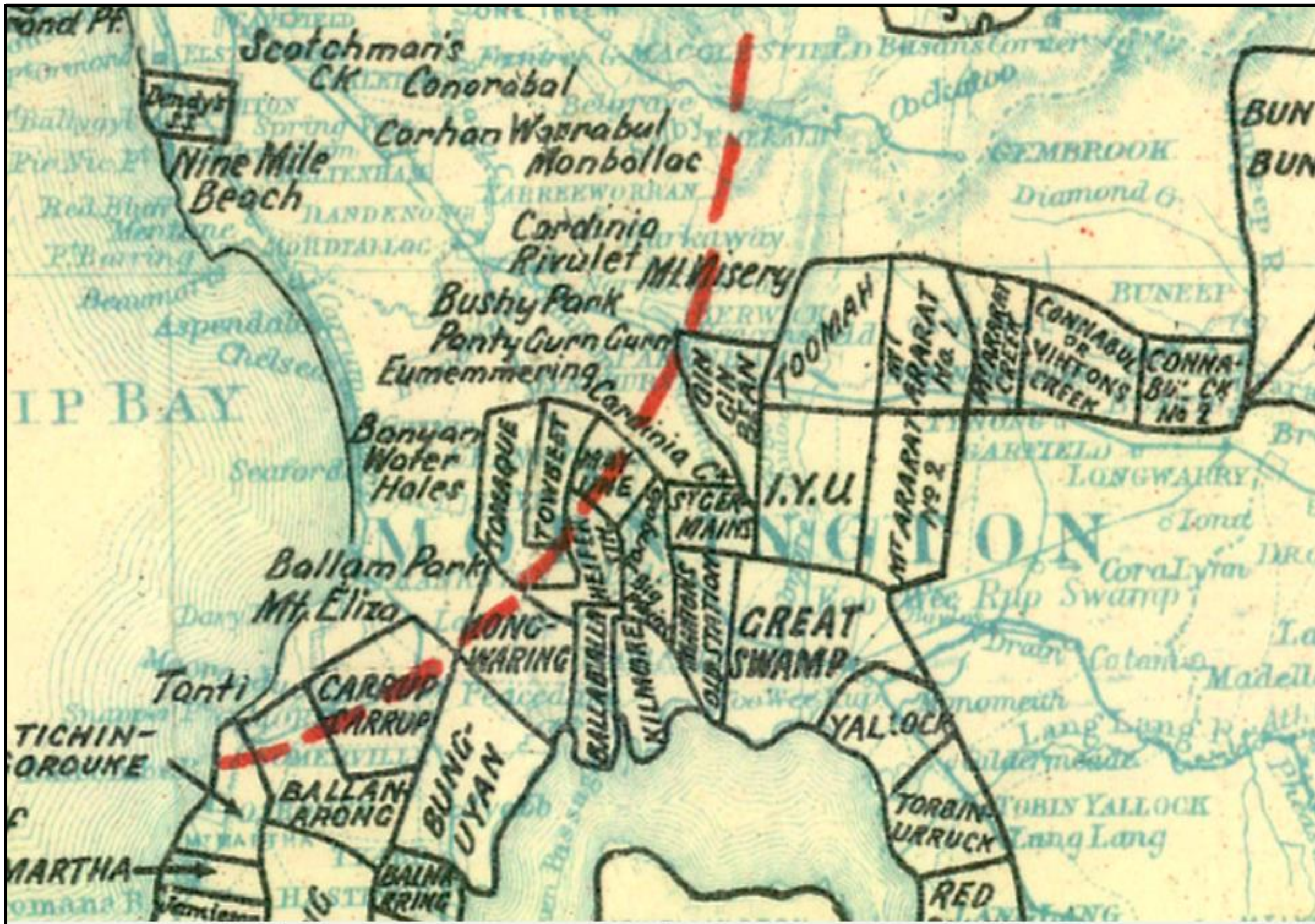


Figure 2: The Pastoral Holding of the Port Phillip District 1835-1851 Enhanced View <http://ergo.slv.vic.gov.au/sites/default/files/imagecache/download/vc003584-001.jpg>

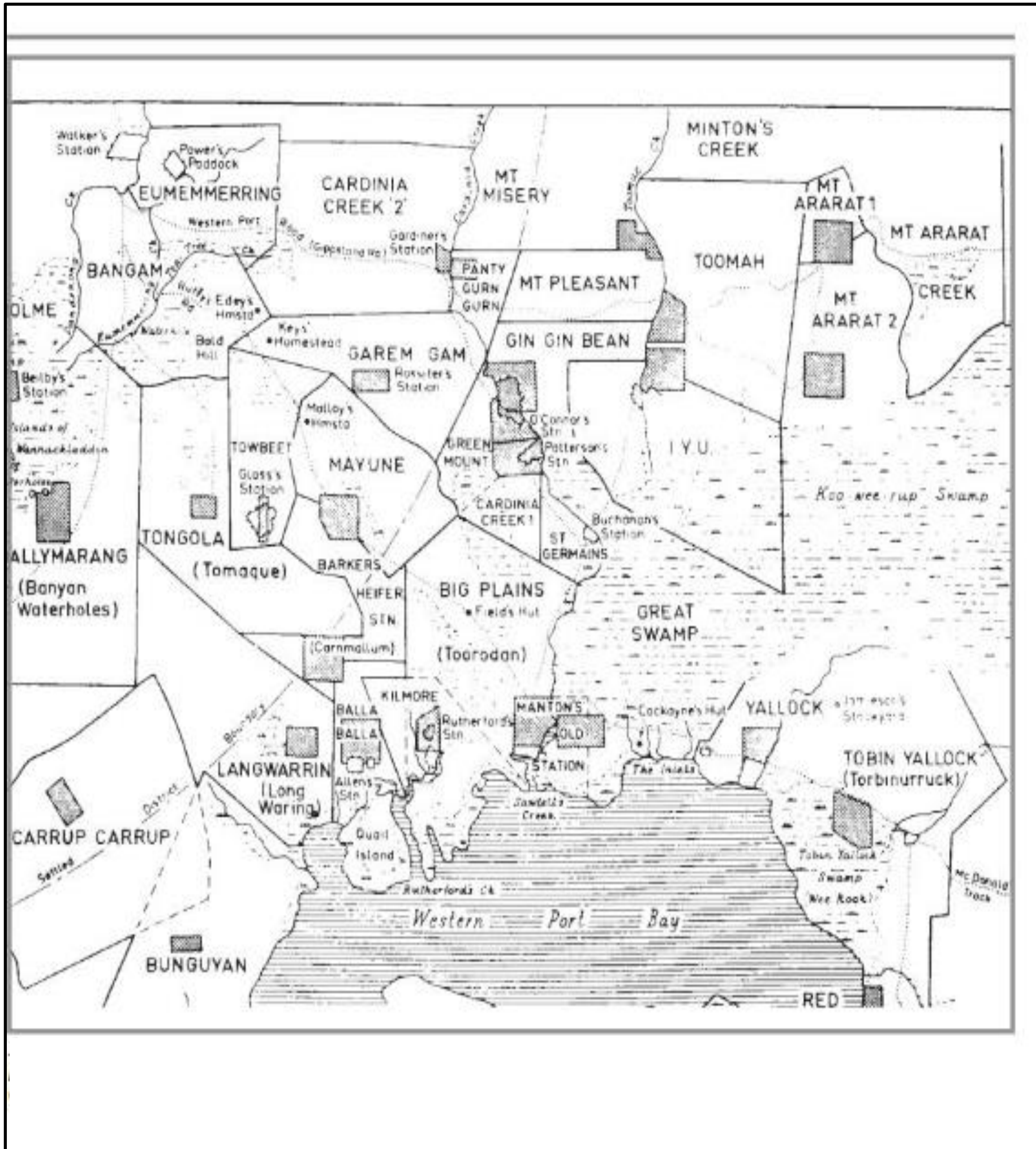


Figure 3: Pastoral leaseholds and pre-emptive right properties (shaded) in the Western Port District. Study Area forms part of Mt. Ararat 1. Source: Butler 1998b:19.





Figure 5: Pakenham P5 (5) n. d.

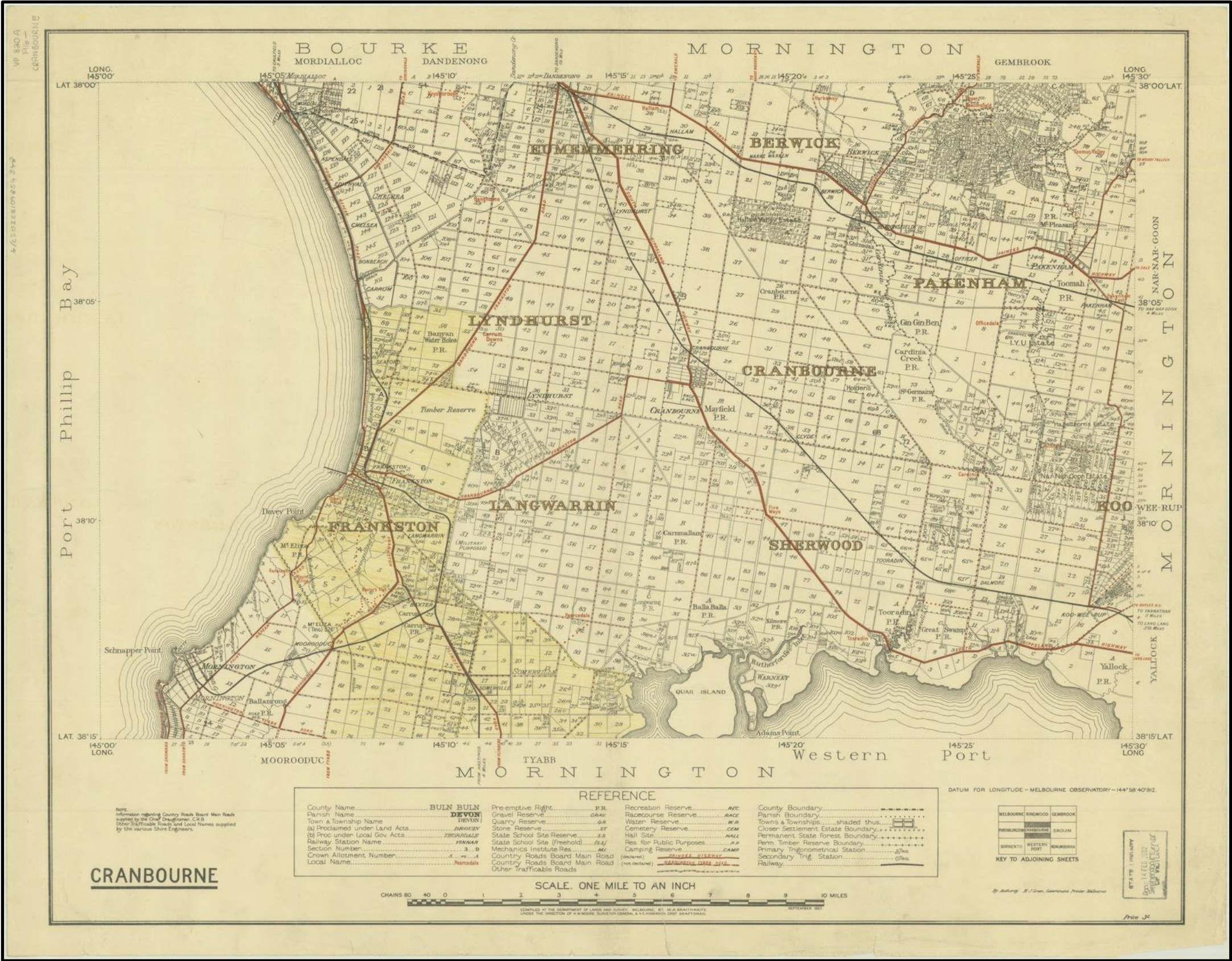


Figure 6: 1937 County of Mornington Parcel Map.



PHOTO-MAP
CRANBOURNE B4
OR **859 B4**
ZONE 7

DEPARTMENT OF LANDS AND SURVEY
AERIAL SURVEY OF VICTORIA
Air photography by R.A.A.F. 1939
Mosaic prepared in the Department by comparison
with cadastral survey. Copied photographically at the
CENTRAL PLAN OFFICE.
Date 18.7.49 C.P.O. Neg. No. 18670



NOTE
This photo-map covers APPROXIMATELY the area
of the unit or subdivision of the Standard One Mile
Map Series whose name and number it bears. It does
not necessarily fit with edges of adjoining sheets.

Photo-joins in the mosaic may appear as lines,
and adjoining photographs have different light
effects and photographic tones. These should
not be interpreted as physiographical changes.

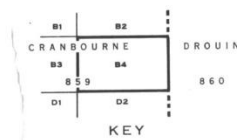


PHOTO-MAP
CRANBOURNE B4
OR **859 B4**
ZONE 7
C.P.O. NEG. NO. 18670

Figure 7: 1945 Aerial of the Officer South Region (DELWP 2020).

The Selection Acts were followed by the Village Settlement, the Closer Settlement, and the Solider Settlement Scheme, which followed both World Wars (Figure 6). These settlement programmes were designed to revive an agrarian ethic so men of small means should own quarter acre blocks (0.1ha). This change led to the decline of grazing and the further development of a diverse farming community, in which dairying, agriculture and the breeding of cattle were major occupations until well into the twentieth century. Figure 7 above shows that the Study Area was predominately rural in nature in 1945 and remains so to the present day.

At present, the Berwick-Officer-Pakenham area is being transformed from an agricultural and pastoral region into an area of large-scale housing subdivision.

While Pakenham underwent urban growth in the 1990s and 2000s, Officer continued as a highway village looking out on grazing lands. It had a public hall, a State primary school and a Uniting church in Tivendale Road. On the Princes Highway there were a fuel station, a recreation reserve, a general store, and the roadside Berwick Potteries (1968) which made local clay products until 2001.

Officer's eastern boundary, Cardinia Road, adjoins urban Pakenham. During the late 2000s housing estates began in Officer, moving westwards from Cardinia Road toward the village. Officer also became the preferred location for new school campuses. The first was Maranatha Christian School (2006) south of the railway line, then came Minaret Islamic Primary School (2009), Berwick Boys' Grammar (2009), Heritage College (Seventh Day Adventist) (2009), Glenvale School (Exclusive Brethren), St Brigid's Catholic primary school (2010) and St Francis Xavier Catholic secondary school (2012), all north of the village, plus sites for two State primary schools. Officer Secondary College and a new Catholic primary school opened in 2015. Officer's land prices were apparently at the right setting for Berwick, Beaconsfield, and Pakenham's growing education needs.

A railway station on Cardinia Road was built in 2012, and sites on Cardinia Road were nominated for a shopping centre and a town centre, a short distance from the station. The Arena Shopping Centre opened in 2013. Private cars are clearly the nominated mode of transport. The Princes Freeway south of the village bypasses Pakenham, but will divide the future urban Officer.

2.1.5 Soldier Settlement Schemes

In 1914 the Commonwealth Government introduced war pensions for veterans under the War Pensions Act 1914. It was the formation of the Commonwealth Department of Repatriation in 1917, however, and the provision of the Australian Repatriation Scheme which heralded the Government's first substantial role in assisting returned soldiers and their families. From 1918-19, the Repatriation Act made provision for pensions, employment schemes, vocational training, and medical treatment, together with assistance in procuring farmland for returned servicemen 'possessing the necessary aptitude and fitness'. This land assistance scheme was known as the Soldier Settlement Scheme. A similar Government scheme was also offered after the Second World War. In Victoria 11,639 returned servicemen were allocated blocks under the Soldier Settlement Scheme between 1918 and 1934.⁸⁰ Most settled in the Mallee, South Gippsland, the Western District and the irrigation areas of the North West, Central Gippsland near Maffra, and Sale and in the Goulburn Valley. During the 1920s soldier settlers struggled, and of those allocated blocks under the scheme, only sixty-one per cent were on blocks in 1934.⁸¹ By 1939 60% had left their blocks. The scheme was criticised by a Victorian Royal Commission in 1925 and a later Commonwealth inquiry. After World War II, the Soldier Settlement Scheme was refined in the light of past failures. Blocks were bigger, and more carefully selected and roads, housing and fences were supplied to prospective settlers.

A range of schemes were established to help the Diggers “get back on their feet”, including employment bureaux, preferential recruitment for the public service and public works projects funded through shire councils - in the Berwick Shire, returned soldiers were employed on road maintenance and repairs, while others were found jobs working on the TVO (PG 27/6/1919 p. 2). Sustenance was paid to returned soldiers and their families to help them get by in the meantime. The State Government also established a soldier settlement scheme. Under this, the Closer Settlement Board (CSB) allocated blocks of land across Victoria to over 11,500 returned soldiers. The CSB purchased 1,800 acres of the famous I.Y.U. Estate in Pakenham from Mr Staughton for £12.5s.0d an acre for division into ten dairy farms for soldier settlers (Herald 11/9/1918, p. 5). The subsequent blocks ranged in size from 100 to 226 acres (WT 11/6/1921 p. 9). Other local properties bought for soldier-settlement included Hagelthorn’s Estate between Pakenham and Dalmore and MacGregor’s Estate at what is now Rythdale. Smaller parcels of land were also acquired throughout the district, which was regarded as ideal for dairying and mixed farming.

Under the scheme, returned soldiers were able to obtain properties on conditional purchase leases. No repayments would be due for up to three years, after which the balance was to be paid in half yearly instalments (with interest) over the next 36 years. Once paid off, the property became the soldier-settler’s freehold. Advances could also be obtained to build a homestead, and to purchase livestock, seed, equipment, and other farm necessities. Local repatriation committees were established by shires to assist in the administration of the scheme. Pakenham came under the committee which covered the Berwick Shire from Officer to Bunyip. This committee was chaired by Captain A. H. A’Beckett, with Cr Bill Stephenson as Secretary (PG 11/10.1918, p. 2). There was strong local support for soldiers’ settlement. When Jack Ellett took up land at Pakenham South, the South Bourke and Mornington Journal reported enthusiastically: “Mr Jack Ellett, who is a returned Anzac, has settled in this district under the Repatriation Scheme. After having been absent on active service for just on four years and proved himself a soldier and a man, he now proves his faith in this district by settling not more than a mile away from the home of his parents which he left four years ago to do battle for Australia ... We congratulate him on having just brought to his new home as his bonnie bride ‘the girl he left behind him’ who had been true to her soldier boy through those years of trial” (SBMJ 22/5/1919, p.2).

The Battle To Farm to farm database shows no known soldier settlement within the current Study Area.

2.1.6 Late Twentieth Century to Present

At present, the Berwick-Officer-Pakenham area is being transformed from an agricultural and pastoral region into an area of large-scale housing subdivision.

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The Cardinia Road Employment Precinct Structure Plan was approved by the Minister for Planning on October 28, 2010. This Cardinia Road Employment Precinct Structure Plan guides the development of a 595 hectare integrated business and industrial park, supported by a neighbourhood activity centre and some high density housing. The Cardinia Road Employment Precinct Structure Plan is located south of the Princes Freeway, and extends from Cardinia Creek to the edge of the urban growth boundary, east of Koo Wee Rup Road. Covering an area of approximately 2,500 hectares it forms the largest contiguous greenfields employment zone east of Dandenong.

2.1.7 Landscape Modification

One of the major environmental factors influencing settlement was the prevalence of swamps such as the Koo Wee Rup or Great Swamp. These swamps originally extended from Cranbourne to Lang Lang around the top of Western Port Bay, and continued as far inland as Patterson Road near Officer South, along the southern boundary of the Geographic Region and north-east to Bunyip. Tongues of the swamp also extended up along the creek valleys including Cardinia, Gum Scrub and Toomuc creeks. These were generally broad areas of marsh and tea tree swamp up to 200 metres wide with no defined channel. Floods would spread out into much larger areas of low-lying land on either side of these waterways.

The draining of the swampy lands and large-scale clearance of the vegetation commenced in the late 1830s by individual land-holders. By the 1850s much of the undergrowth was burnt and the cutting of drains during this period resulted in quite dramatic alterations to the original landscape with resultant severe scouring and the formation of large ravines. It was not until 1870 that the Berwick Shire Council became involved, and in 1887 soon after the construction of the Eastern Railway the drainage of the swamp commenced (Butler 1999). At some stage during this Lower Gum Scrub Creek which traverses the centre of the Study Area may have been straightened and channelised into a drain. This was most likely completed in the 1870s or 1880s as no changes to the drainage system have been noted in local traditions (Hicks 1991).

2.2 Previously identified heritage places

There are two heritage overlay sites situated within the Study Area - HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site and 410 Officer South Road, Officer and HO92: Jesmond Dene House and Trees.

There were three sites of potential heritage significance identified which later subject to inspection (Section 4.3); 90 Handford Lane; 185 Officer South Road; and 345 Officer South Road.

2.2.1 Historical databases and inventories

Desktop research was undertaken to determine if any known places had been recorded within the Study Area. This research component involved the examination of a number of primary and secondary sources, and included statutory and non-statutory registers.

Statutory registers

The Victorian Heritage Register (VHR) and the Schedule to the Heritage Overlay of the Cardinia Planning Scheme, which both provide statutory protection to the places included on them, were

examined, as well as the Victorian Heritage Inventory (VHI) and Heritage Victoria's Online Interactive Heritage Management Electronic System (HERMES) Map. The VHI lists all recorded archaeological sites in Victoria, and includes site information regarding the fabric and integrity of archaeological places. Places that are included on the VHI have protection under the Heritage Act 2017.

Heritage Victoria's Online Interactive (HERMES) Map maps all known sites and places listed on the VHR, VHI, delisted VHI sites and the HO. Newly recorded post-contact and archaeological sites are updated onto this online resource regularly by Heritage Victoria.

A search of these sources found two previously recorded places of heritage significance within the Study Area; HO91 and HO92 (see Map 2).

However, care should be taken during the course of development, as previously unknown archaeological sites may be uncovered, in which case the appropriate procedures of notification and recording, as specified by the Heritage Act 2017 need to be taken.

Non-Statutory Registers & Heritage Studies

Non statutory registers and pertinent heritage studies were reviewed to determine a list of known heritage places and sites that fall within the Study Area. These included:

Register of the National Estate (Australian Heritage Database)

- Register of the National Trust of Australia (Victoria).
- Butler, G., and Associates 1996 and 1998. Cardinia Shire Heritage Study. Place Citations and Environmental History. Report prepare for the Shire of Cardinia.
- Local Heritage Study Review 2011 (2017).

A search of these sources found no known or previously recorded places of heritage significance or potential historical interest within the Study Area.

2.2.2 Stakeholder Engagement

As part of this assessment BHM approached:

- Berwick-Pakenham Historical Society (unfortunately only accessible on-line).
- Heritage Victoria. The Study Area was discussed with Heritage Victoria staff members and a search of their databases did not indicate that anything of historical significance had been previously identified. Maddison Miller of Heritage Victoria noted that all known VHR, VHI, delisted VHI sites and HO sites and place are recorded on Heritage Victoria's Online Interactive (HERMES) Map.

2.2.3: Registered Heritage Overlays

PLEASE NOTE THE FOLLOWING TRANSCRIPTS ARE VERBTIM REPRODUCTIONS OF THE HO91 AND HO92 REGISTRATIONS (Butler 1996). Note the consultants attempted to contact Graeme Butler for comment but have received no correspondence to date.

HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site, 410 Officer South Road, Officer

HISTORY

This property, which was associated with the Lecky family over a long period, has associations with the Shire's earliest pastoral history. Its site was once part of the Gin Gin Bean pastoral run held in 1840

by J.F. Turnbull and H. Reoch, and covered 7,000 acres (Billis and Kenyon 1932) . Present day Officer is located on the site of that run (Berwick-Pakenham Historical Society, 2005) (Maps 3-4, Figures 7-8).

James Lecky, pastoralist, held the Gin Gin Bean Lease in 1846 and in 1853 applied for the pre-emptive right to his homestead block (Gin Gin Bean Run File in Butler and Associates 1996). An 1855 surveyor's plan of the '640 acres marked for James Lecky' shows the homestead paddock on a flat 'abundant with grass' and beyond, land '...wooded with gums and oaks.' Beyond his fences, 'open forest land' is indicated (RGO Search 42820 in Butler and Associates 1996) (Figures 2-5). Lecky became the Crown Grantee for the pre-emptive right Allotment A in the Parish of Pakenham (GO Search 42820 in Butler and Associates 1996). He also bought other allotments nearby.

According to family records, after he secured his Crown Grant (1855), Lecky built a more substantial homestead, known as Cardinia Park. The present house was built in three stages. The brick front is thought to date from the 1870s, the weatherboard section at the rear from the turn of the century, and the kitchen from the First World War period (Dodson in Butler and Associates 1996).

A search of district rate books ((Butler and Associates 1996) confirmed that in 1875, Robert S. and James Leckey (sic), farmers, owned 1160 acres at Gin Gin Bean with the substantial valuation of £185. These rate books did not list homes on properties until the late 1880s. During that decade, the valuation on the Lecky properties rose steadily until by 1887-88, it had reached £270. The following, 1888 boom year, it had risen to £464 and the next year, when it decreased slightly to £406, a house was listed. From this date, the Lecky's were described as 'graziers.' There is no confirmation of additions to the homestead at the turn of the century in rate records. By 1910-11, the valuation had fallen to £246. However, there was a big increase in valuation in 1913-14, which may confirm the World War I additions. There is a domed well in the garden.

The history of the Lecky family is linked also with the origins of the Officer township. Lecky senior has been called Officer's first permanent settler. He arrived with his wife and family from Dublin in 1841. After 5 years at Greensborough, Lecky came to the Gin Gin Bean run. He was interested in civic matters and was a member of the first Cranbourne Road Board formed in 1861, and was First President of Cranbourne Shire Council (Berwick-Pakenham Historical Society, 2005). The Lecky's were outstanding horsemen, according to one account, breeding and racing thoroughbred horses. They also bred Clydesdales and fattened stock on the rich pasture land. Two Lecky sons were killed in the 1914-18 War (Berwick-Pakenham Historical Society, 2005).

The Lecky's owned the Cardinia Park property until the 1930s, when it was purchased by the Dodson family. This family came from Leeton in New South Wales and settled at Cardinia Park on St. Patrick's Day 1936. George and Elizabeth Dodson purchased 703 acres from James Lecky Jun. The Dodson's used the property mainly for sheep farming and dairying. In the dairying section of the property, the bails were made of tea-tree. George died in 1976, aged 84, but his wife continued to live on the property.

A recent history of Cardinia and district contains a 1936 photo (Figure 8) of the house at Cardinia Park with George Dodson in the foreground (Williams and Bear 1984: 37 in Butler and Associates 1996). This view shows a double-fronted stuccoed and verandaed house with an arrow-head picket fence across the front of the house yard. Mrs. Dodson (of Lecky at 330 Officer South Road), in a recent letter to the Cardinia Shire, told how her father-in-law purchased the 703 acres of the Lecky property. It has since been subdivided. She explains: We have 300+ acres on which we run a dairy farm. My son has 62 acres. My sister-in-law has 100 acres on which the old homestead is situated, and 200 acres was sold - the lot nearest Lecky Road (Dobson 1904 in Butler and Associates 1996).

DESCRIPTION

This house is near or at the site of an old pastoral complex, set on the Cardinia Creek, and well in from the road (Figure 7). The present house was reputedly built in three stages and this matches the physical evidence. The brick front is thought to date from the 1870s, the weatherboard section at the rear from the turn of the century, and the kitchen from the First World War period (Butler and Associates 1996).

The front section is a typical conservative stuccoed Italianate styled and verandahed villa with a corrugated iron clad hipped roof and Edwardian-era bullnose profile verandah (later). The front threshold is set well above the verandah floor level indicating that it once opened onto a timber verandah which has since been removed. The house has the typical four main rooms either side of a central passage as reflected by the symmetrically arranged double-hung windows facing the front and the cemented ornamental chimneys (Butler and Associates 1996).

The rear verandah supported on turned timber posts typical of the Edwardian-era and is faced by an altered weatherboard section of the house. There is a huge dome-topped well to one side of the house in the garden which presumably served the kitchen. A reconstructed pleasure garden is at the front of the house with some mature plantings. There is no indication of mature trees which might have lined the long driveway into the house. Well removed from the house are corrugated iron clad out-buildings which appear of more recent construction (Butler and Associates 1996).

CONDITION

Given the various stages of construction, generally externally original (Butler and Associates 1996).

CONTEXT

The house and out-buildings are set in open pasture well in from the road and close to the Cardinia Creek (Butler and Associates 1996).

SIGNIFICANCE

Cardinia Park, the former Gin Gin Bean Pre-emptive Right, is significant to the Cardinia Shire as an early house connected with the pioneering pastoral period in the district and closely related to the later early farming activity on this property. The house is thought to be among the oldest in the shire, and this is supported by a reasonably well preserved front wing which is complemented by a later Edwardian-era wing, thus reflecting stages in the Lecky ownership of the property. The Lecky family was associated with this property from a very early date, James Lecky, the pastoralist, holding the Gin Gin Bean lease from 1846 (Butler and Associates 1996).

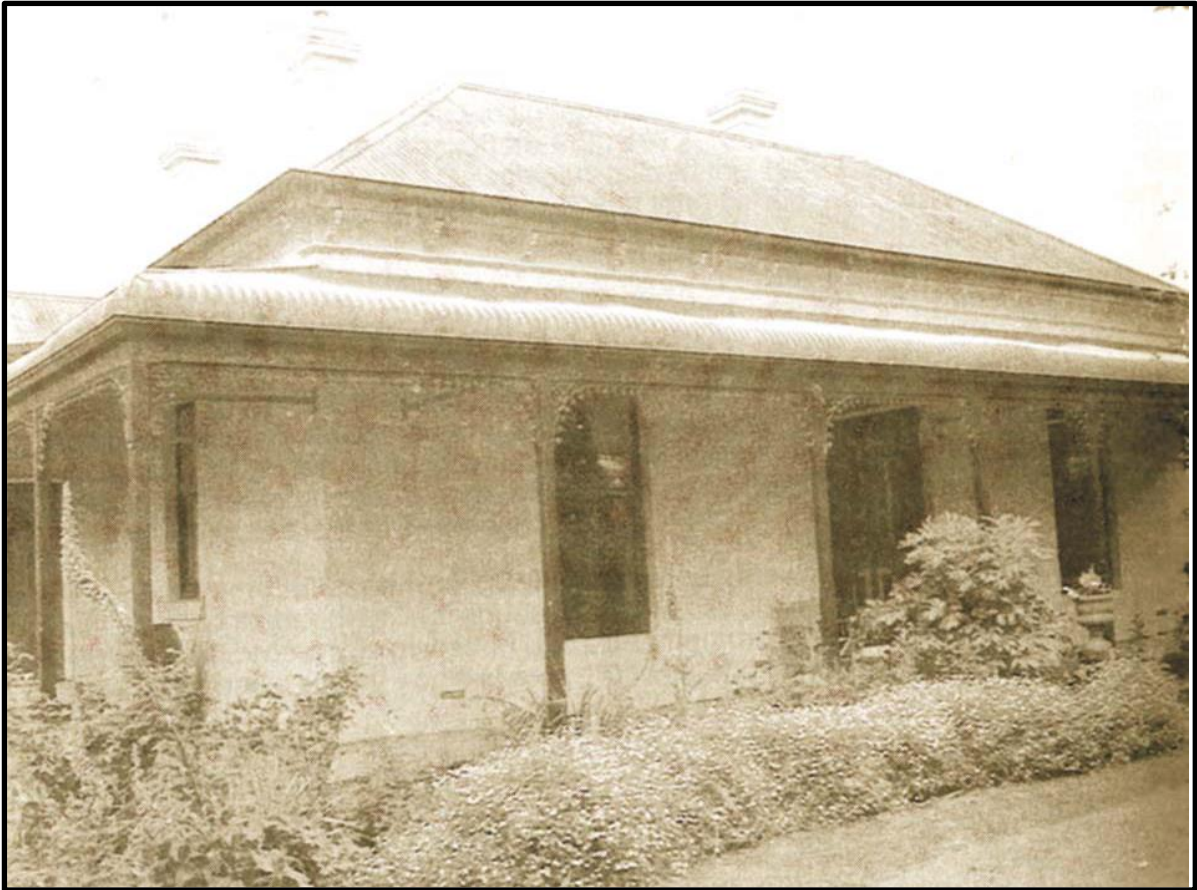


Figure 8: Gin Gin Bean House (Butler 1996: 315).

Australasian (Melbourne, Vic.: 1864 - 1946), Saturday 8 June 1935, page 4

PASTORAL PIONEERS

By R.T.B. and A.S.K.

JAMES LECKY
No. 71

JAMES LECKY, of the historian's family, came out to Australia and made a name as a Clydesdale studmaster. He bred the Thane of Fife, Black Douglas, The Duke of Edinburgh, Prince Charlie, and Princess Maud, all early show celebrities of Port Phillip. Lecky was aged 40 when with his wife and six children he sailed from Liverpool on April 4, 1841, in the England, a vessel of 932 tons, commanded by John Thompson. After a voyage full of incident, but not unduly protracted, the England arrived at Melbourne on July 18. The ship sailed with 450 passengers, but 18 died on the way out, and there were six births. The Lecky family came through intact, although the odds were against James, the younger, a child of only five months at the time of embarkation. "Young James" still survives.

When the Lecky family arrived the lands of the Yarra near Heidelberg and on the Plenty River were in course of subdivision. Edward Green was cutting up Greensborough, and George Porter had sold land on the Lower Plenty. Lecky bought some of the Greensborough land and stayed there for a few years. Then in 1846, from J. B. Quarry, he purchased Gin Gin Beau, a compact run of 7,000 acres, two miles south-east of Berwick. Gin Gin Beau could be reached nowadays in little more than an hour, but the Leckys took nearly a week in their bullock dray to travel to their new property, and the journey was troublesome, but the discomforts of the bullock dray were soon forgotten when they reached the comfortable homestead which the former owner had built. There James Lecky, senior, spent the rest of his days. He died in 1884.

Lecky became one of the leading figures among the horsebreeders of Australia, and he was instrumental in bringing into existence the Cranbourne Road Board, known for years as the Model Road Board of the colony. The first chairman of the board was Dr. James Adams, and other members were James Bruce, Richard Chumley, Edward Molloy, Alexander Patterson, Christopher Peed, and John Helder

Wedge. When in 1868 the board was converted into a shire, Lecky became the first president.

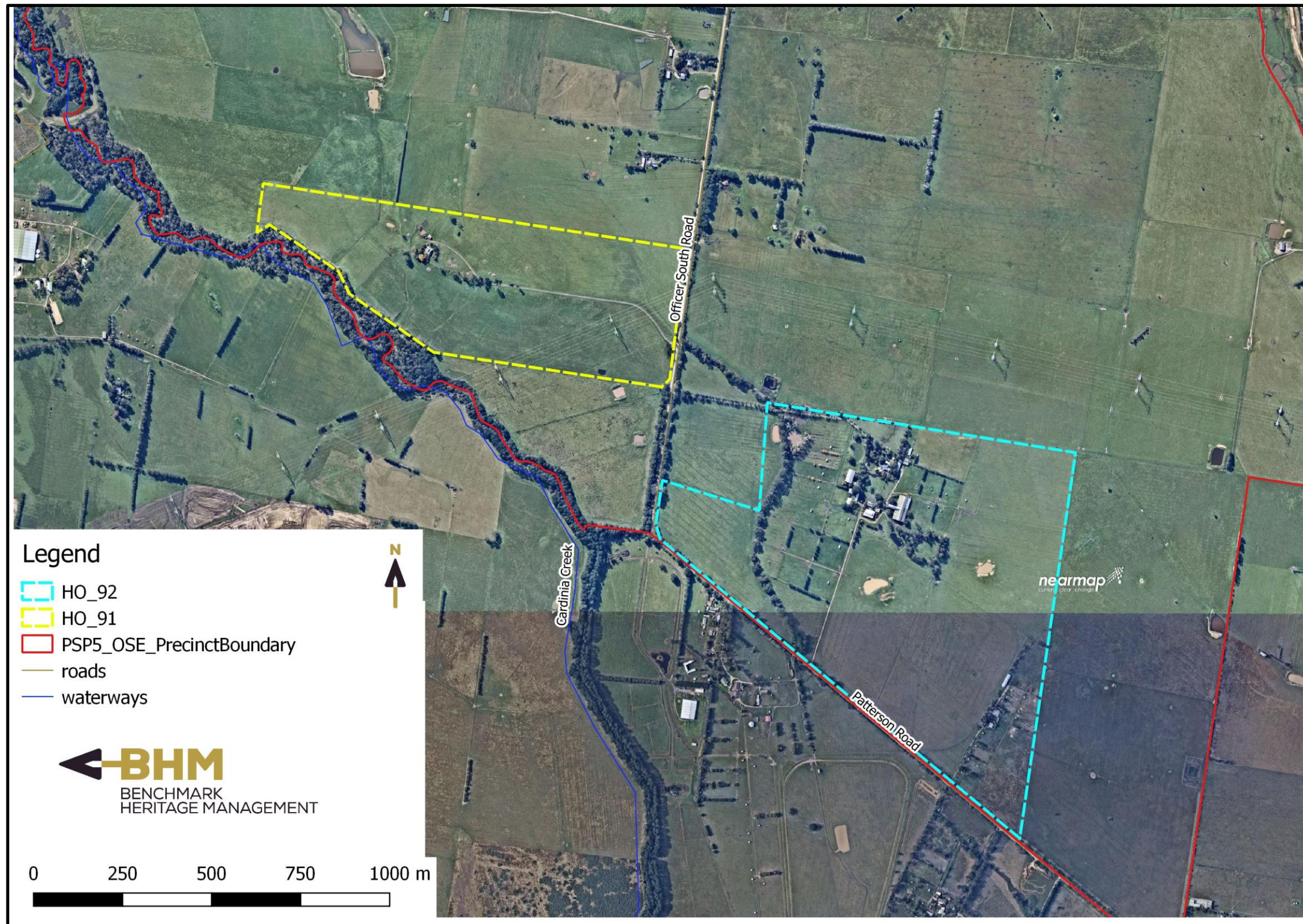
Lecky's horses were known throughout the colony. He competed successfully against such men as George Block, Alexander Patterson, the Wedges, the Rossiers, and Dr. Bathe. It was said that James Lecky's horses were the best in the local market, which had been exploited before almost entirely by Tasmanian breeders. In his horse-breeding enterprise he was assisted actively by his sons, two of whom, James and Robert, established a lighthorse stud, and owned the famous sire Starlight. J. and R. Lecky were successful frequently on the Turf with horses of their own breeding. One year they were second in the list of winners. James Lecky, junior, who lost his two sons at the war, is the only surviving member bearing the pioneer's name, but there are many descendants from the daughters of James Lecky, senior.

(This series of articles was begun in "The Argus" on August 14, 1934, and was transferred to "The Australasian" on October 5.)

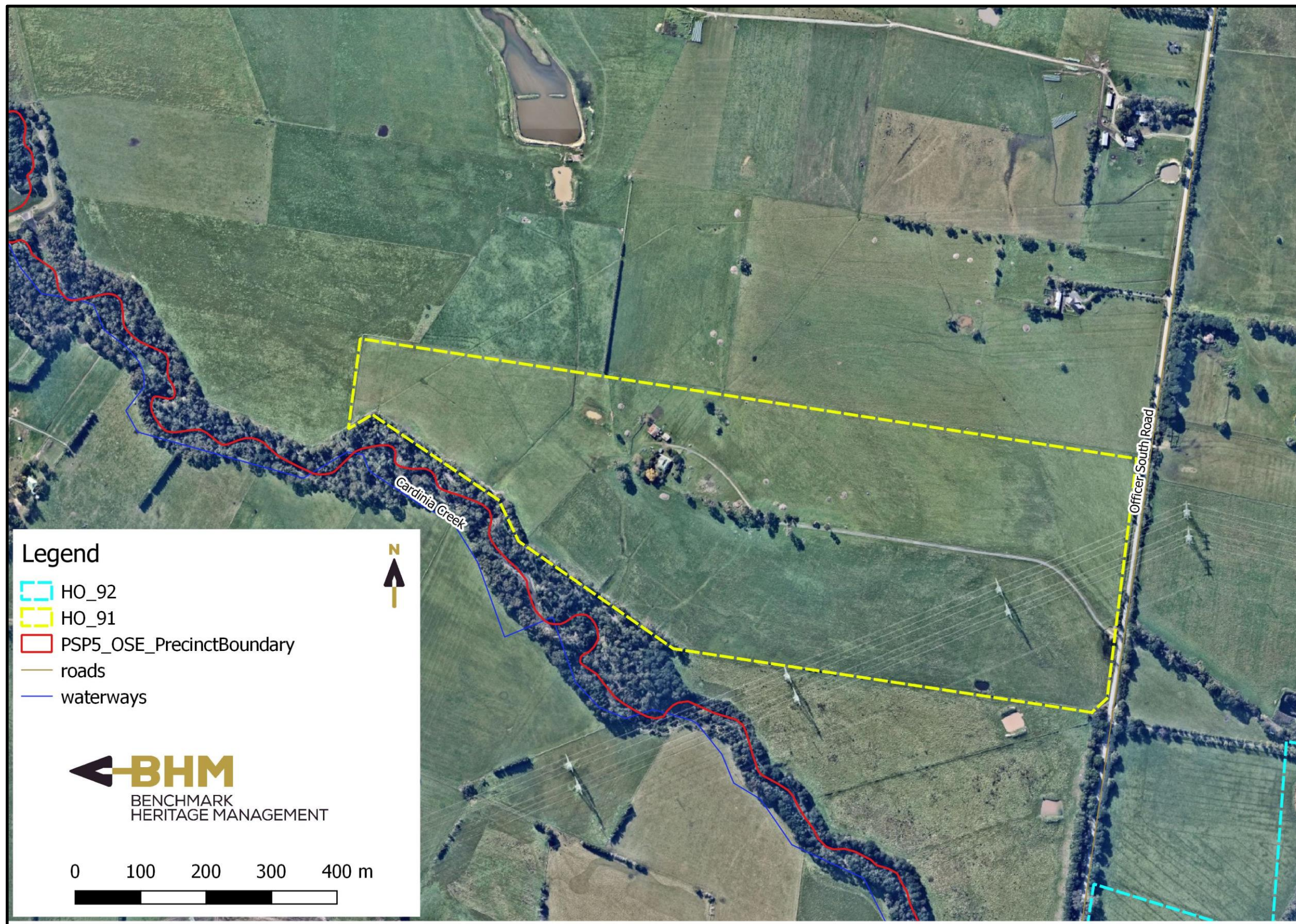
National Library of Australia

<http://nla.gov.au/nla.news-article141437359>

Figure 9: Extract from the Australasian; June 8th 1935.



Map 3: Locations of HO91 and HO92



Map 4: HO91



Map 5: HO92

H092: Jesmond Dene House, Trees

PLEASE NOTE THE FOLLOWING TRANSCRIPT IS A VERBTIM REPRODUCTION OF THE H092 REGISTRATION (Butler 1996). Note the consultants attempted to contact Graeme Butler for comment but have received no correspondence to date.

HISTORY

The Patterson family, one of the oldest in the district, is associated with this property. Although parts of the present farm complex appears from rate book evidence to date from about 1912, with additions in the 1920s, there may be elements from the 1890s and earlier period of occupation. Alexander Patterson and his son, John D. Patterson, graziers, were owners in 1890 of 716 acres of land in the Parish of Pakenham. This property had the substantial valuation of £179 (Shire of Berwick RB 1890--91, Pakenham Riding No. 313 in Butler and Associates 1996). It included the old St. Germain homestead and the future site of Jesmond Dene. Following Alexander's death in 1896, John D. Patterson moved into the old homestead. Later, in 1908, when he subdivided the property, John moved out of the homestead but retained 503 acres of land. Rate book evidence suggests that he built Jesmond Dene on this land about 1912. The valuation in that year was £200, a substantial sum (Shire of Berwick RB 1911-12, Pakenham Riding No. 2265 in Butler and Associates 1996). By 1928-29 the valuation on the property had risen to £220 (Shire of Berwick RB 1928-29, No. 1369 in Butler and Associates 1996). The history of the Patterson family has a long association with the development of the Officer district. Alexander Patterson was born in Berwickshire, Scotland, in 1813. He landed in Adelaide in 1839. Patterson came to Victoria and, in 1848, acquired the St. Germain Station on the Cardinia Creek. This was good cattle country with a frontage to the Great Swamp. Patterson became a member of the first Cranbourne Road Board and later of Cranbourne Shire Council. After his wife's death in 1896, St. Germain became the home of his son, John D. Patterson. As we have seen, after the 1908 subdivision, John settled at Jesmond Dene. His son, Jeffrey Patterson, later inherited the property, selling it on his retirement in 1972 (Berwick-Pakenham Historical Society, 2005: 131-31) Jeffrey's widow lives at Metung (Mrs. P.B. Ronald, pers. Comm to Butler and Associates 1996). Later owners of Jesmond Dene included MLC, the Hon. Charles Gawith, who built racing stables and a race track there from 1972 (Mrs. A. Dodson, pers. Comm to Butler and Associates 1996), Ken Newitt of Berwick, Brown and Harvey, the present owner. Gawith part-owned the 1969 Caulfield Cup winner, Gay Philou, was a Prahran City councillor over a long period, and served in parliament in 1955-77 (Brown 1976 in Butler and Associates 1996)

DESCRIPTION

Access to the house was not granted. The following description is taken verbatim from Butler and Associates 1996. The owner informed the field team that internal conditions has not changed since the assessment in 1996.

The house still shows its Edwardian origins (particularly in parts of the interior) but has been extensively altered and added to externally, with painted formerly red brickwork and added wings at various places around the house. Surrounding mature trees include a large oak, a cork oak and some Canary Island pines which make up the major part of the former garden. The entry from Patterson Road is via a picketed gateway and notable picketed gate with scrolled timber detailing, appearing to be the older of the two entrances. The name of the property is placed to one side in art metal work. The main Officer South Road entry has a recent iron picketed gateway and immature driveway planting (Butler and Associates 1996).

The original gate is currently stored on the property and is in a severely degraded condition.

CONDITION

The house which is the major Edwardian-era element in the property has been extensively altered but the gate remains close to original (Butler and Associates 1996).

CONTEXT

The house is set in open pasture, well in and among mature trees with a less mature driveway planting. The property has frontages to two main roads (Butler and Associates 1996).

SIGNIFICANCE

The Jesmond Dene picketed gateway is significant to the Cardinia Shire because of its design, integrity and association with the Patterson's who represent the early farming endeavours in the area. The house, because of its altered external state, is of local interest only and contributory to the Patterson ownership theme with some early individually notable plantings associated with the property (Butler and Associates 1996). Note the owner informed the field team that the assessment made by Butler was still relevant and agreed with the above significance statement.

2.3 Historic Archaeological Investigation

There have been few historic archaeological investigations within the Officer South area; primarily due to the paucity of development activity.

Regional Investigations

The previous regional historic investigations by Hicks (1989) and Butler (1996) have characterised the nature, distribution and integrity of extant historic structures and vegetation. Although not concerned with archaeological sites, these studies are valuable for their role as site prediction resources. Both studies note that the earliest occupation of the area revolved around pastoral and agricultural activities, that later included dairying and orchards. This suggests that early pastoral development such as post and rail fencing, homestead, and associated features (i.e., sheds, wells, rubbish dumps, gardens, dairy, stock yards, sheep dip) may still remain within areas of undeveloped land. Both studies recommend further investigation of major historic properties and numerous locations within the region.

Small Scale Investigations

The studies by Costello et al (1998) and Tulloch (2001) are a desktop and survey assessment of the proposed Pakenham Freeway from Beaconsfield to Nar Nar Goon, immediately south of the activity area. The desktop assessment (Costello et al 1998) did not formulate an historic archaeological site prediction model, but rather adopted the comments made by Butler during a study of the area's significant buildings that 'frequent and ferocious bushfires have swept through the corridor destroying many isolated homesteads, and this has resulted in a reduced amount of significant building stock in the corridor'. An examination of local historic publications indicates that whilst a number of bushfires have swept through the region, in most cases the homesteads were saved (Gunson 1974). The survey of the proposed Freeway conducted by Tulloch (2001) located one historic site within the corridor. This site comprises exotic plantings (D7921-0045) and has been assessed as being of moderate scientific significance. Despite this significance, no mitigation measures were recommended. During these investigations no historic archaeological site prediction models were generated for the region. No area of historic archaeological potential was identified for the Study Area.

2.4 Site Prediction Model and Areas of Historic Archaeological Potential

- There are two heritage overlay sites situated within the Study Area;

- Most common sites will be original subdivision allotments and will comprise evidence of residential and mixed farming activities;
- There is no known historical evidence to suggest that any early (c1800-1850) potentially significant historic cultural heritage feature has been constructed within the Study Area;
- Possible early structures/features could be associated with cultivation areas, crossing points of the Cardinia Creek, and generally in close (<200m) proximity to the creek; and
- Any early sites contained within the area will probably be in a highly disturbed state and would be assessed as being of lower scientific and cultural significance.

3.0 Assessment Of Significance

3.1 Basis of assessment

The Burra Charter defines 'cultural significance' as: *aesthetic, historic, scientific, social, or spiritual value for past, present or future generations.*

The Burra Charter further clarifies that:

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places, and related objects. Places may have a range of values for different individual or groups.

In accordance with the VPP Practice Note 'Applying the Heritage Overlay' (2015) guidelines, this report provides an assessment using the HERCON criteria and concludes with a statement of cultural heritage significance.

3.2 Establishing threshold for Local Significance

The Heritage Victoria standard brief for heritage studies notes that local significance can include places of significance to a town or locality. For the purposes of this review the following series of local 'tests' developed to determine whether a place met the threshold of local significance using the HERCON criteria:

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality. For the purposes of this review the following series of local 'tests' developed to determine whether a place met the threshold of local significance using the Hercon criteria:

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme, and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- The place may be rare within the municipality or to a township or locality. It may be a very early place, or one that is under-represented within Cardinia Shire (Criterion B).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to a township or locality (Criterion G) or to an individual or organisation (Criterion H) and, in particular:

4. There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
5. The association has resulted in a deeper attachment that goes beyond utility value.
6. The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better representative examples in the municipality.
- The social or historical associations are not well established or demonstrated.

3.3 Establishing Archaeological Potential

Archaeology is the study of physical evidence from the past. An archaeological site can include below ground features such as building foundations, wells, weirs, fence posts, poles, machinery foundations and remains and artefacts. Archaeological sites provide solid evidence of important elements of human settlement and activity and can provide confirmation for the documentary record or new insights into existing perceptions and opinions.

Archaeological investigations can tell us about the way people lived, what techniques and processes were used in domestic, agricultural, industrial, and commercial activities. It is important from a cultural viewpoint that sites of human activity deemed to be of archaeological value not be disturbed before an archaeological investigation is undertaken lest important evidence be destroyed, disturbed, or displaced. The original context is very important to archaeology.

In Victoria, Heritage Victoria supports the work of the Heritage Council of Victoria, although the two are quite separate entities. Heritage Victoria is a Victorian State Government agency and is part of the Department of Planning and Community Development, whereas the Heritage Council is an independent statutory authority established under the Heritage Act. The Heritage Act 2017 is administered by Heritage Victoria and is the Victorian Government's key piece of cultural heritage legislation. The Act identifies and protects heritage places and objects that are of significance to the State of Victoria including;

- Archaeological sites and artefacts
- Historic buildings, structures, and precincts
- Gardens, trees, and cemeteries
- Cultural landscapes
- Shipwrecks and relics
- Significant objects

The Heritage Act establishes the Victorian Heritage Register, the Heritage Inventory, and the Heritage Council of Victoria.

Heritage Victoria notes that 'archaeological sites and their associated artefacts do not exist in isolation from their broader cultural and natural environment. For this reason, historical archaeology also relies on other fields including history, anthropology, geography, and geology, to help develop an understanding of a place's history (see Department of Planning and Community Development/Historical Archaeology).

3.4 Establishing other values

3.4.1 Significant trees

Many municipalities across Victoria hold Significant Tree Registers, which hold information about the important trees of that municipality. The National Trust maintains a Significant Tree Register for each State and Territory, which records information about significant trees across Australia. A significant tree may be significant for reasons other than their post-contact cultural heritage value.

These registers are non-statutory and afford no formal protection to the trees or land on which they stand. They can however be used as the basis of a municipal Planning Scheme Amendment to apply various controls, such as the Heritage Overlay (HO), Vegetation Protection Overlay (VPO) or Environmental Significance Overlay (ESO).

The Cardinia Shire Council prepared the Cardinia Shire Significant Tree Study in 2009 (Volumes 1 and 2). That study assessed a number of trees against a unique set of criteria, based on the HERCON criteria.

The study lists trees across the municipality which address one or more of the identified criteria to an outstanding degree within the municipality. The criteria and assessment of significant trees in this report was informed by the John Patrick Heritage Consultants report. The Cardinia Shire Significant Tree Study has been utilised for future nominations and assessment of significant trees.

Cardinia Shire Council have adopted an approach which applies the Heritage Overlay (HO) to trees which are included on the Cardinia Significant Tree Register (CSTR). Therefore, places which are considered to meet the threshold for the CSTR are also recommended for inclusion on the Schedule to the Heritage Overlay (HO).

3.4.2 Historic interest

Trees or plantings of historic interest identified in this report are those which are clearly related to the history of the Study Area, and are associated with an early residence, or archaeological site, but do not meet the threshold for local significance in their own right as set out in Sections 3.1 and 3.2 of this report.

3.4.3 Amenity value

Trees of amenity value identified in this report are considered to be worthy of retention as they have the ability to enhance or positively contribute to the future urban character of Officer South.

4.0 Archaeological and Heritage Survey

A site inspection of the Officer South Precinct was undertaken by Matthew Barker and Annette Millar from BHM Pty Ltd on Oct 19th -23rd 2020. Matthew (author) has a Bachelor of Archaeology (2004) with Honours (2005) in Archaeology from La Trobe University and has had fourteen years' experience working in the field of Aboriginal and historic archaeology. Matthew was assisted in the field by Annette Millar. Annette has a Bachelor of Arts majoring in archaeology (2018) with Honours (2020) from Latrobe University (2020) and has had three years' experience working in the field of Aboriginal and historic archaeology.

Weather conditions were good with clear skies.

The aims of the site inspection (archaeological survey) were to:

- Undertake a detailed archaeological survey of the two existing heritage overlay sites situated within the Study Area;
- Assess the heritage overlay sites against the statements of condition, fabric and significance made in Section 2.2.3 and make appropriate recommendations on curtilage and significance.
- Undertake a detailed archaeological survey of the Study Area to determine the presence or absence of historic features.
- Complete Heritage Victoria site registrations if required and heritage overlay recommendations for any heritage sites and make assessments of significance using the criteria in Section 3.

4.1 Results of Ground Survey

The archaeological survey comprised:

1. An assessment of the existing Heritage Overlay sites located within the Study Area (Section 4.2)
2. An assessment of place of potential heritage significance and archaeological interest (4.3).

4.2 Heritage Overlay Inspections

During the archaeological survey, the two existing heritage overlay HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site, 410 Officer South Road, Officer, and HO92: Jesmond Dene House, Trees were subject to a detailed site inspection.

4.2.1 HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site, 410 Officer South Road, Officer

The existing house and outbuildings were located, and the surrounding gardens and open paddocks thoroughly investigated. No further historic structures or features were noted within at 410 Officer South Road. The property as a whole comprises mostly flat open cropped paddocks with the house, outbuildings, and landscaped gardens in the centre.

The house and garden were not able to be accessed as the house is tenanted. The tenants could not be contacted and have a dangerous guard dog. As such a detailed survey could not be conducted on the site to obtain accurate or reliable data. The trees were unable to be assessed by arborist John Brennan of Homewood Consulting P/L (2020) due to the same access issues.



Plate 1: HO91: Cardinia Park looking west.



Plate 2: Surrounding flat land.

4.2.2 HO92: Jesmond Dene House, Trees at 425 Officer South Road

The existing house was located, and the surrounding gardens, gate, trees and open paddocks thoroughly investigated. No further historic structures or features were noted within the property at 425 Officer South Road. The property as a whole comprises mostly flat open cropped paddocks with the house and landscaped gardens in the north centre. The other structures at 425 Officer South Road comprised shedding with no heritage values.

The current owner Mrs M. Harvey showed the consultants the 'original gate' from the Patterson era which is shown in Plate 4, and is clearly in dire need of preservation. The gate is currently stored in a shed on the property.

The trees were assessed by arborist John Brennan of Homewood Consulting P/L (2020) as being of low significance but have high and very high amenity values and recommended their retention. The trees noted in the Heritage Overlay could not be identified as no mapping or photographs of individual trees is available.



Plate 3: 425 Officer South Road Entrance Gate.



Plate 4: Original Gate.

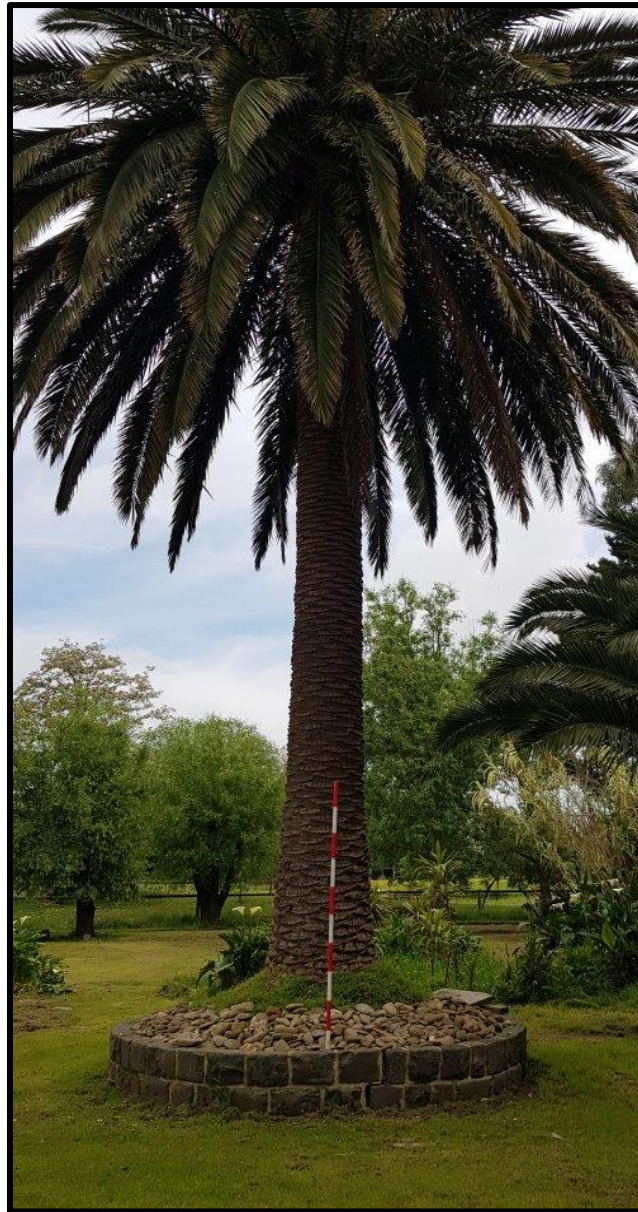


Plate 5: 425 Officer South Road: Mature Palm.



Plate 6: 425 Officer South Road: Mature Oak.



Plate 7: 425 Officer South Road House.

4.3 Potential Heritage Archaeological Sites/Heritage Overlay Sites

BHM identified two site types during the archaeological survey:

- Early homestead sites with limited above-ground remains which have ‘archaeological interest’ (Section 4.3.1).
- Sites (including trees) that appeared to meet the threshold for local significance (and qualify for the Heritage Overlay to be applied). These places were deemed at this point, to be ‘places of potential heritage significance’ (Section 4.3.2). Following the survey and historic investigation both 185 Officer South Road and 345 Officer South Road were assessed as being of low significance.

4.3.1 Places of potential local heritage significance/archaeological interest

Prior the field investigation, three places within the Study Area were identified of potential heritage significance. These places were then fully assessed to confirm their significance.

Table 1: Places of Potential Local Heritage Significance Identified by Survey

Property Address	Address Site Visit	Heritage assessment findings	Findings
90 Handford Lane	20 th of October 2020	Archaeological Interest	<ul style="list-style-type: none"> - A beehive domed well - A concrete base of a former piggery - A brick trough - Masonry and household glass and ceramics

			- Possible location of Murray Homestead
185 Officer South Road	21 st of October 202	Low local heritage significance	- Early 20 th Century Dairy
345 Officer South Road	22 nd of Oct 2020	Low local heritage significance	- House and tree

4.3.1.1 90 Handford Lane, Officer South: Potential Murray Homestead Site; Piggery Foundations and Dome Well: H7921-0129 (90 Handford Lane Site)

The place was registered on the Heritage Inventory as H7921-0129 (90 Handford Lane Site). The property comprises a series of large open paddocks. In the west of the property approximately 225m from Cardinia Creek there is a low rise in topography with two exotic trees; overlooking a man-made dam (Plates 8-9). The trees were assessed by arborist John Brennan of Homewood Consulting P/L (2020) as being of low significance but have high amenity values and recommended their retention. Noted in association (Map 6) with the dam and exotic trees are:

- A beehive domed well (Plate 10). There were once many of them scattered around the region, however very few remain. This particular example of a domed well could not be assessed further due to safety concerns. The top of well is overgrown. It is unknown whether or not the well contains water. Other excellent examples can be found elsewhere in the state. They were built for the use of settlers and travellers (the latter were generally convict built), as the area was first developed. The beehive well top is made from fired brick and coarse cement. Rainwater would collect in the well, staying cool. A square at the top allowed one to dip a bucket into the well. The beehive cover also helped keep the water clean. The use of concrete rendering over brick in the construction of underground tanks came into practice in the late-1890s and continued until around the 1930s. The utilises the same construction technique and was probably built in the same time period, to provide a source of fresh water for agricultural purposes. Tanks were able to be constructed above-ground from the 1930s due to advances in reinforced concrete, which saved on the cost of excavation and prevented pollution from groundwater. The well does not appear to be still in use. The well is considered to be most likely in a dangerous and dilapidated condition. Disused dome wells have commonly been used as rubbish dumps potentially containing historic and modern refuse.
- A concrete base; potential the former location of a possible piggery. The base comprises a central walkway with twelve square enclosures (Plate 11). The concrete base divided into squares was and is still a basic piggery design as shown in Figure 10 which shows a piggery in 1913 with corrugated iron pens constructed on a concrete base.



Figure 10: Example of a Piggery of the same design in 1913 (Journal of Agriculture 1913).

- A dilapidated brick trough in extremely poor condition made of machine-made bricks (Plate 12).
- Scattered over the rise were fragments of glass, ceramics and handmade brick indicating that a house was present at this location. This location is shown on an 1859 map (Figure 11) as being in the general location of the “Murray Homestead”. This parcel of land was owned James Murray who died in 1924.

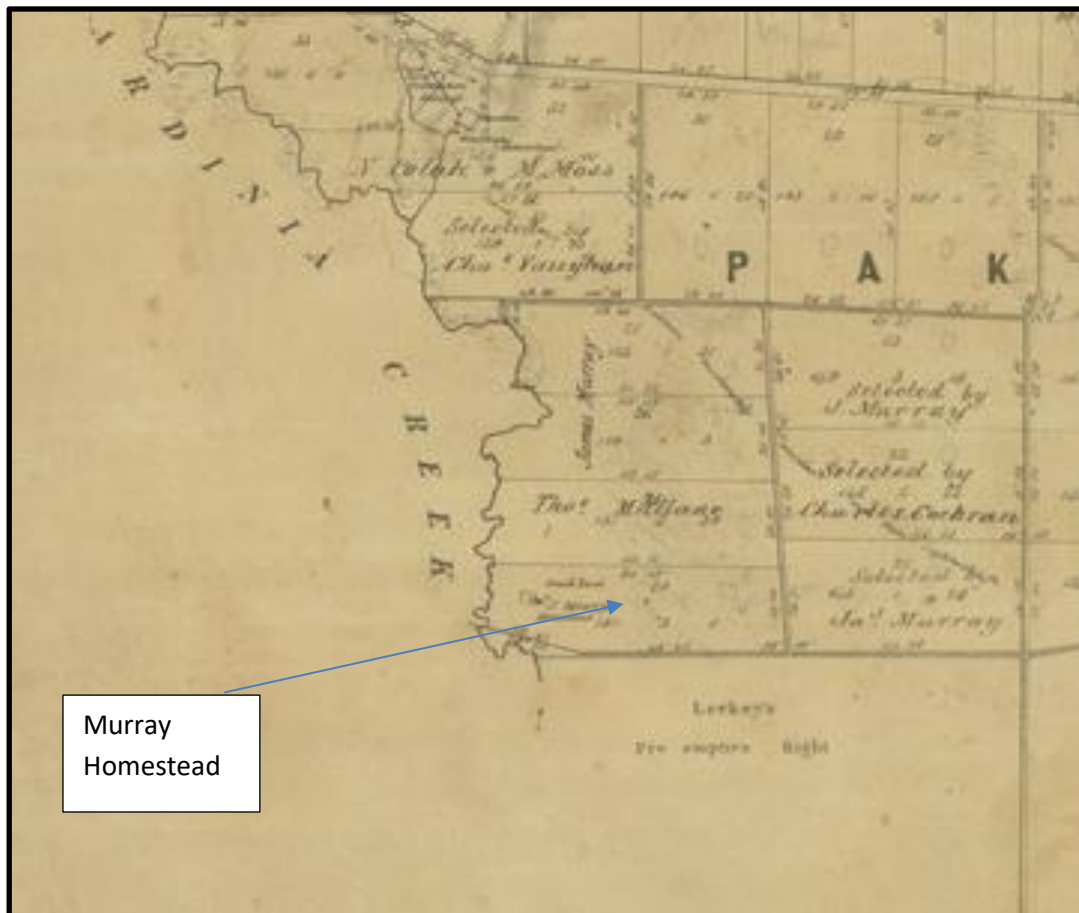


Figure 11: 1859 Map showing the location of the ‘Murray Homestead’.

This site probably represents the remains of a late 19th or early 20th century rural property. The condition of the site and relative commonality of the components suggests that it is of local significance only. The site may contain archaeological deposits associated with domestic and pastoral activities in the late 19th or early 20th century.



Plate 8: Low Rise with Exotic Trees East of the Dam.



Plate 9: Low Rise with Exotic Trees East of the Dam.



Plate 10: Dome Well Facing West.



Plate 11: Base of former piggery.



Plate 12: Former trough in poor condition.



Map 6: 90 Handford Lane Archaeological Features and extent of H7921-0129 (90 Handford Lane Site) registration

4.3.1.2 345 Officer South Road, Officer South

The property comprises a series of large open paddocks. In the west of the property there is a weatherboarded house Edwardian house with a verandah, Monterey cypress, and a Phoenix sp. (palm). The house has a high pyramid-hipped corrugated-iron roof with corbelled brick chimneys and an encircling verandah supported on timber posts with fretted timber brackets. The verandah roof is set in the plane of the main roof in the typical Federation Bungalow style. The house was surrounded by dense stands of blackberries making further examination impossible (Map 7, Plates 13-15).

The trees were assessed by arborist John Brennan of Homewood Consulting P/L (2020) as being of low significance but have high amenity values and recommended their retention.

The history of the house was extensively researched, however no further information on who constructed the house and its occupants was available. The current address of the property does not match the rate books for the early and mid-twentieth century.

House of this type are common within the region and it is considered that house does not have any aesthetic significance that would warrant retention.

The house does not meet the threshold of local significance as:

- The historical associations could not be well established and are not reflected in the fabric because of low integrity;
- The place is common within the municipality or already well-represented in the Heritage Overlay;
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better representative examples in the municipality; and
- The social or historical associations could not be well established or demonstrated.



Plate 13: House at 345 Officer South Road, Officer South, facing Northeast.

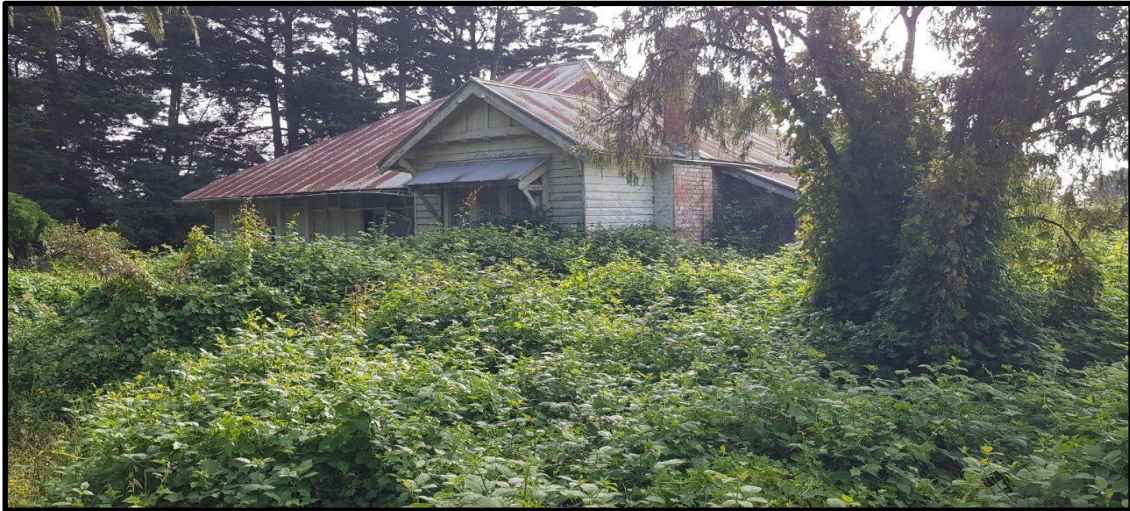
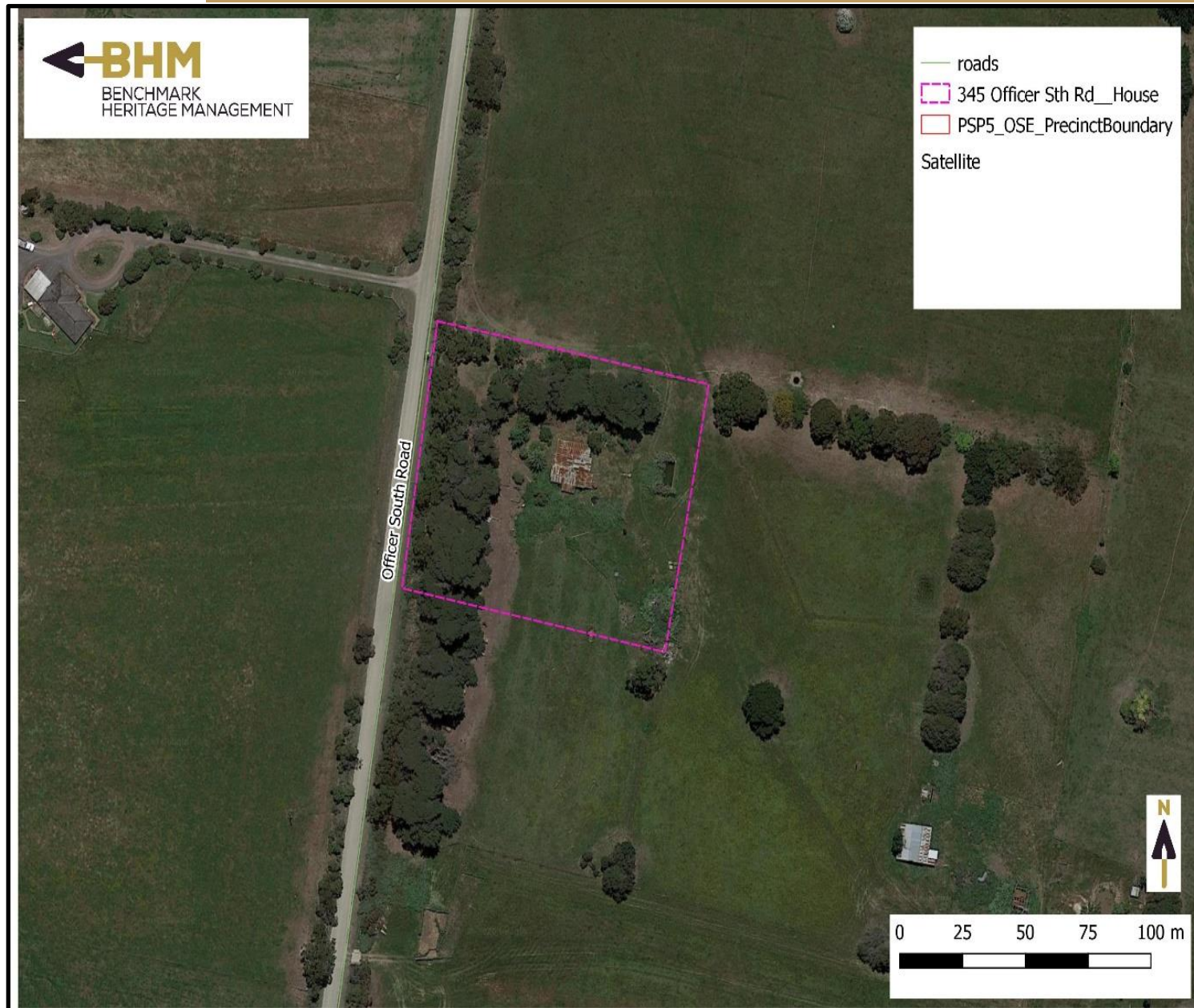


Plate 14: House at 345 Officer South Road, Officer South, facing Northeast.



Plate 15: House at 345 Officer South Road, Officer South, facing South.



Map 7: 345 Officer South Road

4.3.1.3 185 Officer South Road, Officer

The property comprises a series of large open paddocks. In the west of the property there is a corrugated iron structure with a machine-made brick base. The building houses a dairy that dates from between 1920-1940 (Map 8, Plates 16-21). This structure is an example of a working hand milking dairy with 44 gallon drums set up for the cows to eat out of whilst being milked. The bails and potty calf area is still intact and a fine example of the tin room leading by a shute to the loft. This was used to distribute feed and keep the contents free of vermin. There is a fence of antique construction including turned tin on the nailed areas. The other structures at 185 Officer South Road comprised a modern house and shed; both of which have no heritage values.

The trees were assessed by arborist John Brennan of Homewood Consulting P/L (2020) as being of no significance but high amenity values and recommended their retention.



Plate 16: Dairy and Open Paddocks at 185 Officer South Road facing West.



Plate 17: Dairy facing South.



Plate 18: Internal structure showing barrels and milking stalls.



Plate 19: Internal structure showing barrels and milking stalls.

Description

The Tynedale Milking Shed is located 1.6klms south of the Officer Post Office and adjacent to the M1 on at 185 Officer South Road. The property is accessed by a short gravel road running past a simple wooden ornate fence that once led to a house. The farm was known as Tynedale originally part of the Killara property (Williamson private conversation 2021).

The Tynedale Milking Shed is in a dilapidated condition, however, many artefacts pertaining to the small scale dairying industry still survive intact. The outer galvanised iron sheeting is in different stages of decomposition due to rust and may indicate age. The wooden bails brick and concrete floors and 20 gallon feed bins are in-situ and give a snapshot of the workings of a small scale dairy. The layout of the milking sheds is 70% intact with 30% of the structure missing or fallen, the north eastern wall has collapsed but does show signs of holding wooden cladding (see Plates 16-21).

Dimension of the building are 15.3m x 19.5m run east to west and approximately 4.5m high at roof. The outer cladding is corrugated iron with wooden beams construction for inner shell and inner

partitioning. The loft runs the full length of the structure with a square shut leading to a feed box of tin and wood construction, approximately 3m high and 2m at base, in the north eastern portion. The south inner wall is relatively intact with milking stalls, feed bins and rough concrete floor. A brick and rendered concrete wall situated in front of the milking bails maybe a remnant of a water trough as similar construction to water troughs noted in historical publications namely the Journal of the Department of Agriculture Victoria, demonstrated in Plate 20 and Figure 12.



Plate 20: Interior of milking shed showing 20 gallon drums still insitu in the bails and remnant water trough in foreground.

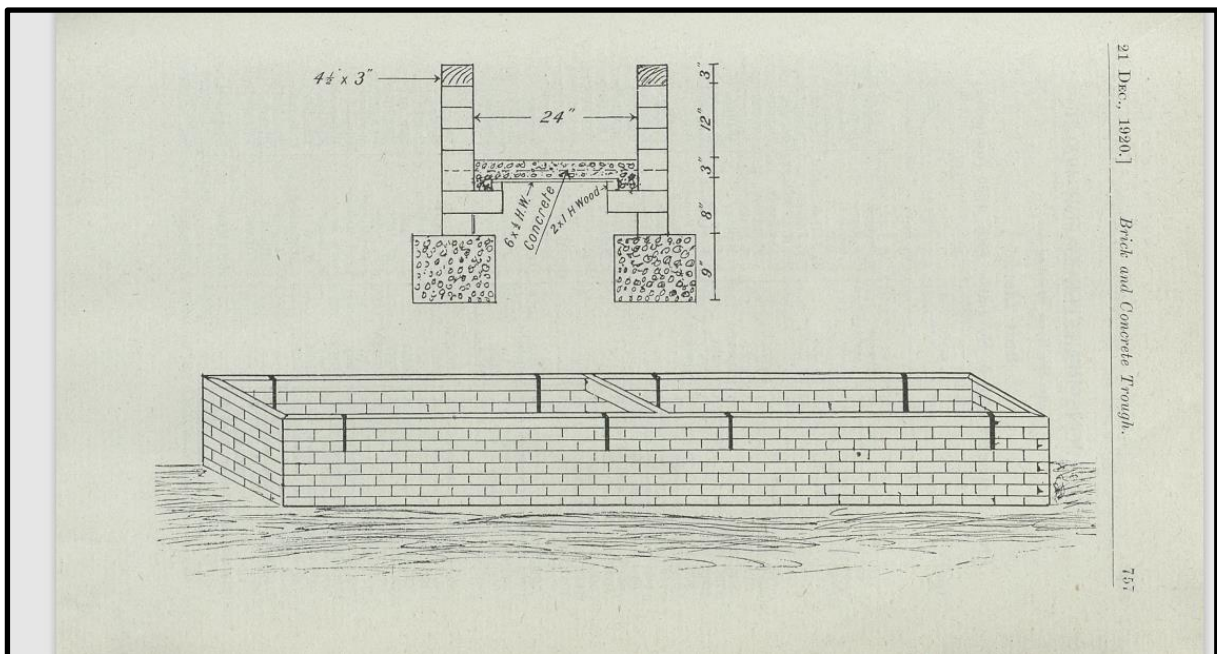


Figure 12: Brick and concrete trough Journal of the Department of Agriculture Victoria. 21 December 1920



Plate 21: North eastern outer structure shows signs of wooden cladding.

Place History

“Tynedale” located at 185 Officer South Road was originally Crown Lot 18 owned by James Holt in 1876. The Map of the Parish of Pakenham from 1856 shows the property, labelled Selection 10, as vacant but by 1876, the Pakenham P5 map shows the owner as Jas. Holt; but by 1878 the entire lots of 18, 19 and 20 were sold as one block to Albert Mansfield (see Figure 15) (Berwick Rates Books 1877-1878).

The milking shed, loading bails and simple ornate wood fence are all that remain of the farm that once belonged to a larger run, *“Killara”*, which ran north of the M1 (Williamson private conversation 12th January 2020). The property has passed through several owners to cease operation as a dairy in 1972.

The milking shed was reported to have been built by Mr Charles Greaves in the 1920's according to the firsthand account of Mr Barry Williamson (current owner) who started his farmhand apprenticeship, on this property, in 1960. Mr Charles Greaves was the son of prominent local Mr Edwin Greaves (1846- 1934) reported to be the manager of William Clarke's 'Springfield' (City of Berwick 1993, p. 17). Williamson also reported that Charles and Mercy Greaves (Pictured in 1926 – Plate 22) not only transported the house to the property from elsewhere on a bullock dray but worked the dairy until shortly after the end of the WWII. He was aware that the Kitchen Brothers leased the property after this period but could not recall the exact dates. The farm was worked by the Rowe Family and after them the Watson Family, for whom Mr Williamson worked and who finally closed the dairy in 1972. Mr Barry Williamson's father purchased the property shortly after the dairy closing and he inherited the land at the passing of his father (B. Williamson private conversation 12 January 2020). A residence (tenanted until 2019) and hay shed also belong to the farm from the Greaves occupation period but were demolished in 2019 (NearMap 2020).



Plate 22: Mercy Greaves at 185 Officer Road in 1926

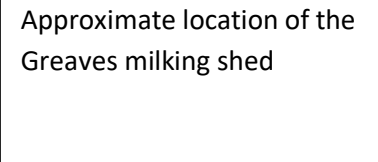


Figure 13: Surveyors Map

U.S.O.	STATION	NAME	ADDRESS	ST.	AC.	AL.	DATE	REMARKS
357	Adams	John	"	St. A.	St.	"	"	"
358	Holt	William	W. Holt	St. A.	St.	St.	"	"
359	Holt	James	J. Holt	St. A.	St.	St.	"	"
360	Howard	Edmund C.	"	St. A.	St.	St.	"	"
361	Hunt	Henry	"	St. A.	St.	St.	"	"
362	Hunt	John	"	St. A.	St.	St.	"	"

Figure 14: Berwick Rates Book 1876

1900	Marion	William	100		11	10	6 1/2 1979	✓
1901	Marion	John	17		10	10	6 2 1/2 1979	✓
1902	Marion	William	20		10	10	6 2 1/2 1979	✓
1903	Marion	John	401	6 15, 19, 20 Pk	60	3.0	9 1/2 1979	✓
1904	Marion	William	165	Pk	20	1.2	6 1/2 1979	✓
1905	Marion	John	285	PK	25	1.18	6 1/2 1979	✓

Figure 15: Berwick Rates Book 1877

Comparative Analysis

Tynedale, a milking shed was built by Charles and Mercy Greaves during the 1920's (photographic evidence) and can be compared to other milking sheds in Cardinia Shire.

- I.Y.U (later Bibinya) Milking Shed, Cypress, 100 Greenhills Road Pakenham South. HO42- included in heritage overlay. The milk shed is of regional significance to the Cardinia Shire showing early farming practices. It dates from the 1880s and is associated with the Kitchen Brothers described by Heritage Victoria as important people. The building type is a recognisable as an example of early dairying practices.

‘Tynedale Milking Shed’ compares well to the above example, unfortunately the level of intactness is far lower. It shares features of corrugated iron roofing, timber beams throughout. The flooring under the milking bails is of rough concrete with brick footings. A door survives on the northern end that is ledge and braced with vertical boarding. The addition of the intact brick and render water trough and the tin feed room showing early farming practices are important.



Map 8: Location of Dairy at 185 Officer South Road

5.0 Recommendations

5.1 HO91 and HO92

The archaeological assessment noted that no significant features existed or are likely to exist other than within the general proximity of HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site, 410 Officer South Road, Officer and HO92: Jesmond Dene House, Trees.

Currently the curtilage protecting HO91 and HO92 extends to the limit of the respective properties. It is recommended that the curtilage be reduced at both HO91 and HO92 (Sections 5.1.3 and 5.1.4; Maps 9-10).

5.1.1 Curtilage

The Burra Charter does not describe “curtilage”. However, it does state, *“Environmental intrusions which adversely affect appreciation or enjoyment of the place should be excluded”*.

The NSW Heritage Office publication “Heritage Curtilages” describes “Curtilage” as the extent of land around [a place] which *“should be defined as encompassing its heritage significance”*.

Curtilage

It is recommended that an appropriate curtilage be identified for all heritage assets to maximise agencies’ ability to retain the significance of the asset. Consideration of the following will assist in this process:

- Setting and siting.
- Landscape and natural vegetation.
- Cultural plantings and trees.
- Other landscape elements.
- Significant views to, from, and within the site.
- Complementary building groups and institutional complexes.

This area of land is known as a heritage curtilage. There are four types of heritage curtilage:

- *Lot Boundary Curtilage*: where the legal boundary of the allotment is defined as the heritage curtilage. The allotment will in general contain all related features, for example outbuildings and gardens within its boundaries.
- *Reduced Heritage Curtilage*: where an area less than total allotment is defined as the heritage curtilage, and is applicable where not all parts of a property contain places associated with its significance.
- *Expanded Heritage Curtilage*: where the heritage curtilage is actually larger than the allotment, and is predominantly relevant where views to and/or from a place are significant to the place.
- *Composite Heritage Curtilage*: relates to a larger area that includes a number of separate places, such as heritage conservation areas based on a block, precinct, or whole village.

The Victoria Planning Provision Practice Note Applying the Heritage Overlay (1999) states:

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree, or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment). However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property;
- a significant specimen tree on an otherwise unimportant property;
- a horse-trough, fountain, or monument in a road reservation a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control.

5.1.2 How to Establish Curtilage

How do you establish a curtilage?

1. Consider each place on its merits and apply common sense.
2. Review the heritage study documentation and ask the question “What is significant?”
The polygon should capture those elements of the place that are significant.
3. In addition to capturing the elements that are significant, it is almost always necessary to include some surrounding land in order to:
 - retain the setting or context of a significant building, feature, element, or place;
 - regulate development (including subdivision) in close proximity to the significant building, feature, or element.
4. Where possible, adopt the whole of the property or follow existing surveyed lines such as lot boundaries.
5. If it is not possible to achieve above point 4, uncomplicated and easily recognised boundary lines work best. Uncomplicated and easily recognised boundary lines leave little room for dispute in terms of the land affected by any Overlay.
6. Use aerial photos where they exist to assist in identifying a reduced curtilage.

7. If adopting a reduced curtilage, explain the basis for the polygon in the heritage study documentation.
8. Are there minimal setback standards from a HO building/site from development?
9. Ground 'truthing' may be of assistance.
10. Where questions might arise in the future area to the extent of the polygon shown on the planning scheme map, use the entry in the Schedule to the Heritage Overlay (eg. column two) to specify the area covered by the polygon. For example:

5.1.3 Curtilage at HO91

Having regards to the guidelines on establishing curtilage it is considered that the existing HO91 is confined to the existing house, outbuildings and associated exotic trees and accordingly, a reduction in the extent of HO91 is warranted.

An appropriate curtilage (Map 9) for Cardinia Park should consider views from the main entrance at the east side of the house; incorporate the gardens and inner fence line. Using a combination of information collected during the field survey and the existing Heritage Overlay overlaid on a recent aerial photograph, a map has been created to indicate what would be an acceptable heritage curtilage (Map 9). Within this curtilage (indicated in pink) the house, outbuildings, existing indicated trees and views are protected.

Given that the remainder of the property comprises flat open grazing paddocks, the proposed curtilage includes an area necessary to protect the heritage values of the buildings and gardens.

Conservation management policy

The objectives of this policy are to:

- To conserve the elements including buildings, trees, and views that contribute to the significance of Cardinia Park as a fine representative example of a nineteenth century rural farm complex.
- To ensure that new development does not have an adverse impact upon the setting of Cardinia Park.
- Conserve or reveal views that contribute to the significance of the place. This includes views of the place from surrounding areas, as well the views from the front elevation of the homestead to the east.

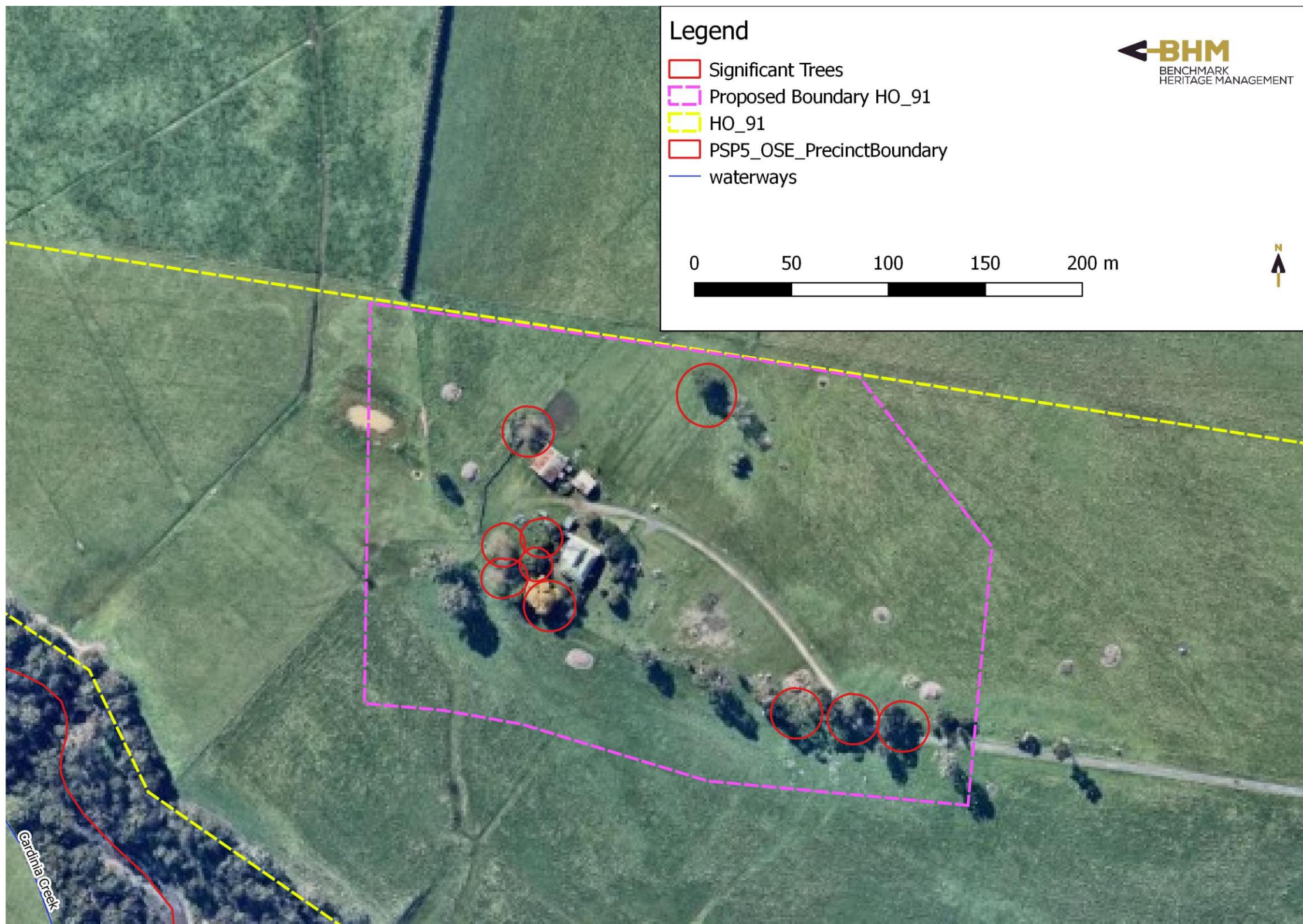
The following guidelines are recommended in order to conserve the significance of the place:

Recommendations

The following recommendations are made on the basis of the key findings:

3. That the boundary of the curtilage at Cardinia Park is amended as shown in Map 9. The boundary would encompass:

- The homestead, outbuildings and associated indicated mature trees;
 - An appropriate curtilage of land to the north, east, south, and west of the house and garden;
 - It is recommended that roads be only constructed along the boundaries; and
 - If roads are constructed along the northern boundary tree planting should be undertaken to provide a barrier between the road and house/gardens.
4. In planning for future subdivision and development surrounding the site, consideration should be given to providing an open space buffer/public reserve between the northern and western boundaries of the garden and any future development. The layout and planting of the open space should, as far as possible, aim to preserve the views from the homestead to the east; In general, there should be no reduction in the extent of the garden area surrounding the house as it is presently defined.
 5. That it is recommend that prohibited uses be allowed with the HO as this may encourage heritage preservation.
 6. The significant trees which have been detailed on map 9 should be protected under the heritage overlay. Any planning application for use or development of the site should provide photographs and GPS locations of the mapped significant trees.



Map 9: Proposed Heritage Curtilage and the existing HO91 Overlay

5.1.4 Curtilage at HO92

Having regards to the guidelines on establishing curtilage it is considered that the existing HO92 is confined to the house and exotic trees and accordingly, a reduction in the extent of HO92 is warranted.

An appropriate curtilage (Map 10) for the Jesmond House and Trees should consider views from the main entrance from Officer South Road;. Using a combination of information collected during the field survey and the existing Heritage Overlay overlaid on a recent aerial photograph, a map has been created to indicate what would be an acceptable heritage curtilage (Map 10). Within this curtilage (indicated in pink) existing trees and views are protected.

The proposed curtilage is intentionally conservative and may include a larger area than is necessary to protect the heritage values of the buildings.

Conservation management policy

The objectives of this policy are to:

- To conserve the elements including buildings, indicated trees, and views that contribute to the significance of the Jesmond Dene House and indicated Trees.
- To ensure that new development does not have an adverse impact upon the setting of Cardinia Park.
- Conserve or reveal views that contribute to the significance of the place. This includes views of the place from surrounding areas, as well the views from the front elevation of the homestead to the east.

The following guidelines are recommended in order to conserve the significance of the place:

Recommendations

The following recommendations are made on the basis of the key findings:

1. That the boundary of the curtilage is amended as shown in Map 10. The boundary would encompass:
 - The indicated mature trees;
 - An appropriate curtilage of land to the north, east, south, and west of the house and indicated trees;
 - It is recommended that roads be only constructed along the boundaries;
 - If roads are constructed along the northern, western, and eastern boundaries tree planting should be undertaken to provide a barrier between the road and house.
2. In planning for future subdivision and development surrounding the site, consideration should be given to providing an open space buffer/public reserve between the boundaries of the HO and any future development.

3. The significant trees which have been mapped should be protected under the heritage overlay. Any planning application for use or development of the site should provide photographs and GPS locations of the mapped significant trees .
4. The 'original gate' from the Patterson era which is shown In Plate 4 should be transferred to the Berwick-Pakenham Historical Society and restored.
5. That it is recommend that prohibited uses be allowed with the HO as this may encourage heritage preservation.



Map 10 : Proposed Heritage Curtilage and the existing HO92 Overlay

5.2 345 Officer South Road

The house at 345 Officer South Road does not meet the threshold of local significance as:

- The historical associations could not be well established and are not reflected in the fabric because of low integrity;
- The place is common within the municipality or already well-represented in the Heritage Overlay;
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better representative examples in the municipality; and
- The social or historical associations could not be well established or demonstrated.

No recommendations are made for 345 Officer South Road.

5.3 185 Officer South Road

The existing dairy at 185 Officer South Road has been assessed against the Hercon criteria:

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme, and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- The place is associated with twentieth century agricultural and pastoral activities in the Shire of Cardinia but is not unusual or unique in comparison to other places.
- The place may be rare within the municipality or to a township or locality. It may be a very early place, or one that is under-represented within Cardinia Shire (Criterion B).
- The contents of the dairy are rare with the Shire of Cardinia; however the building type is common.
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D).
- The building type is commonly represented with the Shire of Cardinia.
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The building type is commonly represented with the Shire of Cardinia and is not an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places.
- The place has strong social or historic associations to a township or locality (Criterion G) or to an individual or organisation (Criterion H) and, in particular:

7. There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 8. The association has resulted in a deeper attachment that goes beyond utility value.
 9. The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.
- The place does not have any particular social or symbolic connections to the area.

Recommendations

The following recommendations are made on the basis of the above findings:

1. Prior to demolition the contents of the dairy should be recorded in detail.
2. The contents of the dairy; namely the intact brick and render water trough and the tin feed room relate to early twentieth century farming practices and should be transferred to the Berwick-Pakenham Historical Society.

5.4 Place of Archaeological Interest: The place was registered on the Heritage Inventory as H7921-0129 (90 Handford Lane Site).

The Murray Homestead site complex at 90 Handford Lane comprises of a potential homestead site, a domed well and associated features. This site has been identified to have ‘archaeological interest’. The place was registered on the Heritage Inventory as H7921-0129 (90 Handford Lane Site).

No surface evidence of the original Murray Homestead remains; however, there is potential for subsurface material relating to the former house to remain in-situ. The site has potential to yield information about the occupation of the site; the establishment of small farm complexes and the development of pastoral activity in the area.

Furthermore, due to the long history of pastoral occupation within the Study Area, it is recommended that all development within the Study Area takes a ‘proceed with care’ approach. This ‘proceed with care’ approach should be agreed in advance of the commencement of construction works to prevent damage to cultural heritage.

The Heritage Act (2017) states that it is an offence to knowingly disturb, damage or excavate an archaeology site without obtaining the appropriate consent from the Executive Director at Heritage Victoria. As such, in the event that artefacts, footings, foundations, sites, or any other archaeological remains or features be encountered within the site documented above, or within any part of the Study Area, work should cease immediately and the relevant authorities, namely Heritage Victoria, be notified (under the requirements of the Heritage Act 2017).

As such, in the event that artefacts, footings, foundations, sites, or any other archaeological remains or features be encountered within the site documented above, or within any part of the Study Area, work should cease immediately and the relevant authorities, namely Heritage Victoria, be notified (under the requirements of the Heritage Act 2017).

Early consideration of the issues relating to demonstrated or potential historical archaeological values is essential, as archaeological investigations and research can take time.

Note: a historical (post-contact) archaeological site can include below ground features such as building foundations, foundation, remains, wells, weirs, as well as above ground features such as fence posts, poles, machinery, and artefacts. All archaeological sites older than 50 years are protected under the Heritage Act.

The following recommendations are made on the basis of the above findings:

1. The place has been registered on the Heritage Inventory as H7921-0129 (90 Handford Lane Site).
2. If works are planned that may disturb H7921-0129 (90 Handford Lane Site), contact Heritage Victoria's Archaeology team.
3. Heritage Victoria may require an archaeological investigation. Consents for archaeological investigations are only issued to qualified historical archaeologists. An application must be submitted to, and approved by, the Executive Director of Heritage Victoria prior to any disturbance of a historical archaeological site. The application below can be used for Consents under the *Heritage Act 2017*. An application must be completed in accordance with the *Guidelines for Investigating Historical Archaeological Artefacts and Sites*.
4. Following the archaeological investigation a Consent to Damage or Disturb will be required to impact H7921-0129 (90 Handford Lane Site).

1. .

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Appendices

**Appendix 1: HO91: Cardinia Park, Former Gin Gin Bean Pre-Emptive Right Site,
410 Officer South Road, Officer**

Victorian Heritage Database Report

Report generated 20/09/20



CARDINIA PARK, FORMER GIN GIN BEAN



Cardinia Park Former Gin Gin Bean Pre Emptive right site

Location

410 Officer South Road OFFICER, Cardinia Shire

Municipality

CARDINIA SHIRE

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO91

Heritage Listing

Cardinia Shire

Statement of Significance

Last updated on -

Cardinia Park, the former Gin Gin Bean Pre-emptive Right, is significant to the Cardinia Shire as an early house connected with the pioneering pastoral period in the district and closely related to the later early farming activity on this property. The house is thought to be among the oldest in the shire and this is supported by a reasonably well preserved front wing which is complemented by a later Edwardian-era wing, thus reflecting stages in the Lecky ownership of the property. The Lecky family was associated with this property from a very early date, James Lecky, the pastoralist, holding the Gin Gin Bean lease from 1846.

Regional Significance

Heritage Study/Consultant	Cardinia - Cardinia Shire Heritage Study 1996, Graeme Butler & Associates, 1996;
Construction dates	1870, 1914,
Other Names	410 Officer South Road, Officer,
Hermes Number	29988
Property Number	

Physical Description 1

This house is near or at the site of an old pastoral complex, set on the Cardinia Creek, and well in from the road. The present house was reputedly built in three stages and this matches the physical evidence. The brick front is thought to date from the 1870s, the weatherboard section at the rear from the turn of the century, and the kitchen from the First World War period.

The front section is a typical conservative stuccoed Italianate styled and verandahed villa with a corrugated iron clad hipped roof and Edwardian-era bullnose profile verandah (later). The front threshold is set well above the verandah floor level indicating that it once opened onto a timber verandah which has since been removed. The house has the typical four main rooms either side of a central passage as reflected by the symmetrically arranged double-hung windows facing the front and the cemented ornamental chimneys.

The rear verandah supported on turned timber posts typical of the Edwardian-era and is faced by an altered weatherboard section of the house. There is a huge dome-topped well to one side of the house in the garden which presumably served the kitchen. A reconstructed pleasure garden is at the front of the house with some mature plantings. There is no indication of mature trees which might have lined the long driveway into the house.

Well removed from the house are corrugated iron clad out-buildings which appear of more recent construction.

Physical Conditions

Given the various stages of construction, generally externally original.

Historical Australian Themes

Themes

- 3.1 Squatters/pastoralists and grazing
- 10.2 Pastoralists' homes, gardens

Physical Description 2

Associations - Lecky, James

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

Appendix 2: HO92: Jesmond Dene House, Trees

Victorian Heritage Database Report

Report generated 20/07/20



JESMOND DENE HOUSE, TREES



Jesmond Dene House, Trees



Jesmond Dene Gateway

Location

425 Officer South Road OFFICER SOUTH and Lot 1 TP119293 OFFICER, Cardinia Shire

Municipality

CARDINIA SHIRE

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO92

Heritage Listing

Cardinia Shire

Statement of Significance

Last updated on - September 25, 2006

2007 Study by: Context Pty Ltd

The house, because of its altered state, is of local interest only and contributory to the Patterson ownership theme with some early individually notable plantings associated with the property.
The carriage gate and picket gateway, identified in 1996 as significant to the Cardinia Shire for its design and association with the Patterson family, has been removed.

1996 Study by: Graeme Butler & Associates

The Jesmond Dene picketed gateway is significant to the Cardinia Shire because of its design, integrity and association with the Pattersons who represent the early farming endeavours in the area. The house, because of its altered external state, is of local interest only and contributory to the Patterson ownership theme with some early individually notable plantings associated with the property.

Regional Significance - Gate

Local Significance - House (Altered) & Tree(s)

Heritage Study/Consultant	Cardinia - Cardinia Local Heritage Study Review, Context P/L, 2007; Cardinia - Cardinia Shire Heritage Study 1996, Graeme Butler & Associates, 1996;
Construction dates	1912,
Other Names	425 Officer South Road (Also Patterson Road), Office South,
Hermes Number	29935
Property Number	

Physical Description 1

2007 Study by: Context Pty Ltd

The house still shows its Edwardian origins (particularly in parts of the interior) but has been extensively altered and added to externally, with painted formerly red brickwork and added wings at various places around the house. Surrounding mature trees include a large oak, a cork oak, conifers planted as both windbreak and specimen plantings, and some Canary Island pines which make up the major part of the former garden of the house. The garden beds and hard landscaping materials have been extensively modified. However, a high proportion of mature tree stock remains extant within the garden and as windbreak plantings within the broader site.

Four mature oak trees mark the main Officer South Road entry, two planted either side. This entrance has a recent iron picketed gateway and immature driveway planting.

At the Patterson Road entry to the site (No. 105), a modern gate has replaced the notable carriage gate with scrolled timber detailing identified in the 1996 study. The picketed gateway remains extant.

The house is set in open pasture, well in and among mature trees, with mature windbreak plantings and a less mature driveway planting. The property has frontages to two main roads; Officer South Road and Patterson Road.

1996 Study by: Graeme Butler & Associates

The house still shows its Edwardian origins (particularly in parts of the interior) but has been extensively altered and added to externally, with painted formerly red brickwork and added wings at various places around the house. Surrounding mature trees include a large oak, a cork oak and some Canary Island pines which make up the major part of the former garden.

The entry from Patterson Road is via a picketed gateway and notable picketed gate with scrolled timber detailing, appearing to be the older of the two entrances. The name of the property is placed to one side in art metal work. The main Officer South Road entry has a recent iron picketed gateway and immature driveway planting.

Integrity

Major Alterations

Physical Description 2

Key elements- Buildings, Fence/Gate & Tree(s)

Physical Conditions

The house which is the major Edwardian-era element in the property has been extensively altered but the gate remains close to original.

(1996 Study by: Graeme Butler & Associates)

Historical Australian Themes

Historical Themes

3.1 Squatters/pastoralists and grazing

10.7 Farmhouses/farm complexes & outbuildings, gardens

11.0 Evidence of: Life style, housing and landscape choice of notable figures residing in the district

(1996 Study by: Graeme Butler & Associates)

Physical Description 3

Associations - Patterson, John D

(1996 Study by: Graeme Butler & Associates)

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

Appendix 3: Place Citations- Places Not Recommended For Inclusion

185 Officer South Road
Tynedale Milking Shed



Greaves Milking Shed



Interior of Greaves Milking Shed.

Description

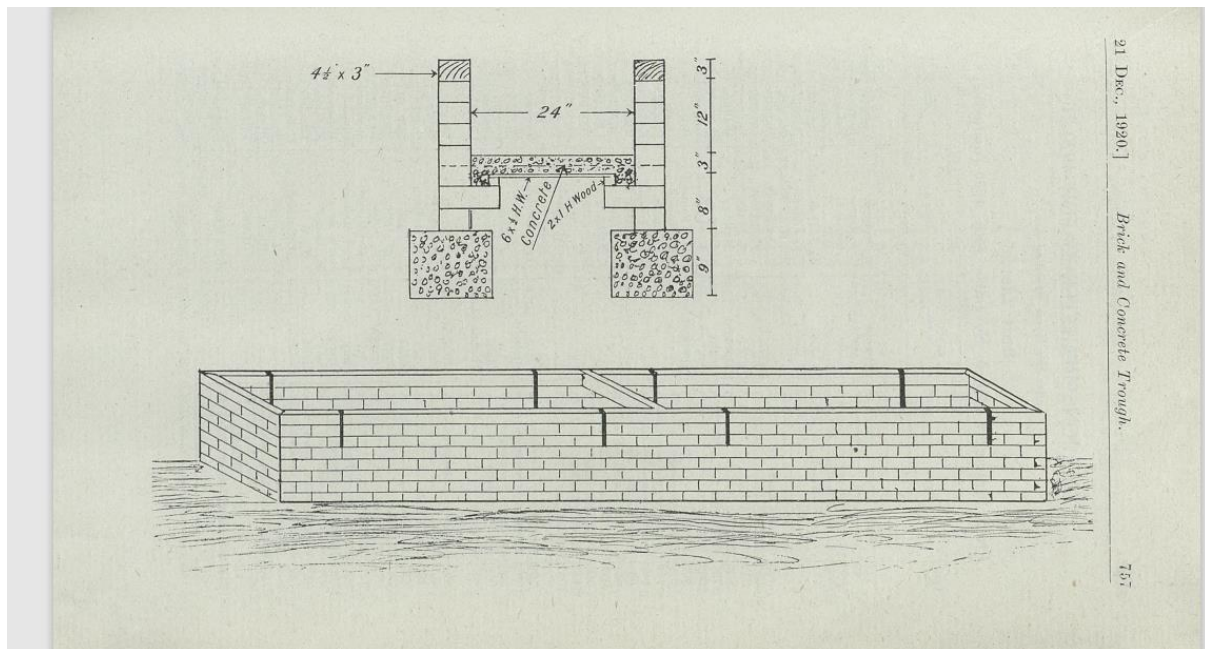
The Tynedale Milking Shed is located 1.6klms south of the Officer Post Office and adjacent to the M1 on at 185 Officer South Road. The property is accessed by a short gravel road running past a simple wooden ornate fence that once led to a house. The farm was known as Tynedale originally part of the Killara property(Williamson private conversation 2021).

The Tynedale Milking Shed is in a dilapidated condition, however, many artefacts pertaining to the small scale dairying industry still survive intact. The outer galvanised iron sheeting is in different stages of decomposition due to rust and may indicate age. The wooden bails brick and concrete floors and 20 gallon feed bins are insitu and give a snapshot of the workings of a small scale dairy. The layout of the milking sheds is 70% intact with 30% of the structure missing or fallen insitu, the north eastern wall has collapsed but does show signs of holding wooden cladding (see figure 1,2 and figure 5).

Dimension of the building are 15.3m x 19.5m run east to west and approximately 4.5m high at roof. The outer cladding is corrugated iron with wooden beams construction for inner shell and inner partitioning. The loft runs the full length of the structure with a square shut leading to a feed box of tin and wood construction, approximately 3m high and 2m at base, in the north eastern portion. The south inner wall is relatively intact with milking stalls, feed bins and rough concrete floor. A brick and rendered concrete wall situated in front of the milking bails maybe a remnant of a water trough as similar construction to water troughs noted in historical publications namely the Journal of the Department of Agriculture Victoria, demonstrated below.



Interior of milking shed showing 20 gallon drums still insitu in the bails and remnant water trough in foreground.



Brick and concrete trough Journal of the Department of Agriculture Victoria. 21 December 1920



North eastern outer structure shows signs of wooden cladding

History

Contextual History

The first squatters in the region arrived from Tasmania in 1836. By 1836 squatting licences were legalised and official sanctioned pastoral leases were issued for any run at a cost of 10 pounds. Under this system, nearly the whole of Victoria was acquired and developed into large pastoral estates. The five Ruffy brothers commenced pastoral Licenses of the 'Tomaque' run west of Cranbourne (1836-50), and then the 32,000 acre 'Mayune' run 2 miles east of 'Tomaque' in 1840-1845 (Billis and Kenyon 1932, Spreadborough and Anderson 1982: 357).

The rapid spread of European colonisation altered Victorian Aboriginal society. The increased presence of settlers resulted in dispossession of Aboriginal people from their traditional land and diminished access to resources. These factors combined with population decline from introduced diseases and conflict, transformed Aboriginal society.

Grazing licences were taken up across the Port Phillip District between 1837 and 1841 (Figures 1-4). The Study Area is located on lands that were originally incorporated within the Gin Gin Bean run, first leased by J.F. Turnbull and H. Reoch between 1840 and 1843 (Billis and Kenyon, 1932: 188; Spreadborough and Anderson, 1983). James Lecky took over Gin Gin Bean in 1845, and when the land was gazetted in 1848 he took up his pre-emptive right for the run and chose an allotment on the east bank of Cardinia Creek and west of Officer Road. James Lecky who held the Gin Gin Bean run was granted a pre-emptive right in 1855 for his homestead block on Section A, Parish of Pakenham. This is located in the south of the Study Area, south of Lecky Road. David Bowman who held the Panty Gurn Gurn run was granted a pre-emptive right in 1854 to his homestead block on Cardinia Creek (Butler 1999). 'Toomah' was another large Pakenham property. It began as the Toomuc Creek Run of 13,500 acres leased in 1840 by Captain John Howey. The lease was taken over by Dr James Bathe in 1853 and he purchased the pre-emptive right of 640 acres in 1854, renaming the property 'Pakenham Park'. Bathe subsequently purchased much of the pastoral run at Crown land sales in the 1850s. The home station of Pakenham Park was close to where Pakenham town is today and was owned by the Henty family from the 1860s. By 1865, Bathe moved back to Panty Gurn Gurn and began subdividing his Pakenham land. James Henty bought 'Pakenham Park' and extended the freehold and enlarged the homestead. In the 1890s much of Henty's land was sub-divided and sold, he held onto allotment 16 (Berwick Pakenham Historical Society 1982). With the provision of the Duffy Land Acts, more smaller allotments intended for farmers were put up for sale. James Murray and Charles Cochran purchased several lots in the 1860s, including the blocks on the west side of Officer South Road Crown Allotments 21, 22 & 23. In 1876 and 77, brothers William and James Holt purchased lots either side of Officer South Road comprising lots 17, 18 and 28. Alex Gardiner purchased the double block (Crown Allotment 19 and 20) on the north east corner of Officer South and Lecky Roads in 1877.

The Patterson family, one of the oldest in the district, is associated with this property. Although parts of the present farm complex appears from rate book evidence to date from about 1912, with additions in the 1920s, there may be elements from the 1890s and earlier period of occupation.

In 1845 Alexander Patterson took over the St Germain's Run from Buchanan. Alexander Patterson was born a native of Blawenrie, Berwickshire, Scotland in 1813 and gained much of his early knowledge of stock from his grandfather. He came out to Adelaide, S. A. with his parents in 1839, but came to Victoria in 1842.

Patterson was overseer and manager of several stations in the Wannon and Glenelg districts before becoming a squatter in the Westernport district taking over the run of St. Germain's from James Buchanan in 1848.

The original homestead which he built with his own hands in 1851 was not pulled down until 1893 at which time he built the current house in which he died in 1896.

In 1859 he bought 3000 acres at £1 an acre which rose to a value of £30,000 in 1888. Patterson carried on cultivation, and the breeding of horses, cattle and sheep having 100 horses, 100 head of cattle and 3000 sheep in 1888. He became a very successful cattle breeder introducing shorthorns of the Booth strain which fattened well on the flats and when the land was drained he also grazed sheep successfully. Patterson's old uncle John Denham, blacksmith of Ladykirk, Berwickshire, his cousin Robert Denham (1819-1860) and their family arrived in Melbourne 1858 and were soon living at St. Germain's. Robert died in 1860 and his widow, Christina later married Isaac Hook of Clyde.

On October 6, 1856, the Mornington Farmer's Society was formed. Patterson had suggested the formation of such a body in 1856 and was instrumental in the foundation of the Society. He was also one of the first five on the Council of the Board of Agriculture and for sixteen years he was a councillor of the National (Royal) Agricultural Society of Victoria. With the support of Patterson and Ridgway Cranbourne became the centre for the Mornington Farmer's Society shows, the first being in 1857. Later shows were held on alternate years at Cranbourne and Berwick.

Alexander Patterson was returning officer for Cranbourne for twenty years and for fourteen years was a member of the Shire Council (President/Chairman 1863-64, 1872-73). He was also Justice of the Peace for the area. Also was a trustee for the Cranbourne Court of the Ancient Order of Foresters, a lodge/guild that was a medical insurance organisation.

Patterson was one of the trustees for the Cranbourne Presbyterian Church and was elected as an elder in that church. As a member of the Farmer's Horticulture Society he gave long service as President, Secretary and Treasurer and was presented with a testimonial of £40 on his retirement.

Alexander Patterson and his son, John D. Patterson, graziers, were owners in 1890 of 716 acres of land in the Parish of Pakenham. This property had the substantial valuation of £179. It included the old St. Germain homestead and the future site of Jesmond Dene.

Following Alexander's death in 1896, John D. Patterson moved into the old homestead. Later, in 1908, when he subdivided the property, John moved out of the homestead but retained 503 acres of land. Rate book evidence suggests that he built Jesmond Dene on this land about 1912. The valuation in that year was £200, a substantial sum. By 1928-29 the valuation on the property had risen to £220. After his wife's death in 1896, St. Germain became the home of his son, John D. Patterson. As we have seen, after the 1908 subdivision, John settled at Jesmond Dene. His son, Jeffrey Patterson, later inherited the property, selling it on his retirement in 1972.⁴ Jeffrey's widow lives at Metung.

It was also during the 1840s that timber cutters moved into the district, targeting the forests to supply Melbourne's expanding need for lumber. Many local timber cutters constructed tramways from forest coupes to the Gippsland railway. By 1860 most of the large runs had disappeared, having been subdivided in favour of government-licensed forest reserves.

The survey and sale of formal allotments in the district began in 1852 (Figure 5). The Selection era, which began with the passing of a series of Land Acts in the 1860s, further opened up Victoria for selection and sale. It also accelerated the process of subdivision, particularly when larger pastoral runs were subdivided and opened up for sale to the general public. With subdivision came a decline in pastoral runs, and in grazing, which were replaced. During the 1860s various Land Acts opened up the remaining land for sale and reduced the size of the individual allotments. By 1870 all of the large pastoral runs had ceased to exist. Despite these impacts, the dominant activities within the area were, and to a more limited extent still remain, dairying, orchards, and beef cattle, and it is because of this that areas of Officer still remaining as open pasture have incurred low levels of development since initial European settlement.

The Officer family were one of the first to take up land around Officer, in the 1870s. The township of Officer was originally known as 'Officer's Wood Siding' during the 1880s; when the family began clearing the land the timber was cut into firewood and railed from the siding to Melbourne.

The Officer area first served as a transport corridor from Melbourne to Gippsland and the existing Princes Highway is almost identical with the original surveyed road (Hicks, 1989: 21). The section of the highway between Melbourne and Bunyip was undertaken from 1858, and follows the earliest tracks for much of the route, particularly between Berwick and Pakenham. However, it was not until

the Land Acts of the 1860s and the completion of the rail line in 1877 that the region became popular with small landowners. Cattle grazing developed into the region's primary industry, along with market gardening but on a smaller scale. During the 1880s clay bricks were made and the name was shortened to Officer around 1888. Orchards were planted. A post office was built in 1885 and Officer's Siding State School 2742 opened in 1886.

Place History

"Tynedale" located at 185 Officer South Road was originally Crown Lot 18 owned by James Holt in 1876. The Map of the Parish of Pakenham from 1856 shows the property, labelled Selection 10, as vacant but by 1876, the Pakenham P5 map shows the owner as Jas. Holt (see figure 6)but by 1878 the entire lots of 18,19 and 20 were sold as one block to Albert Mansfield (see figure 10)(Berwick Rates Books 1877-1878).

The milking shed, loading bails and simple ornate wood fence are all that remain of the farm that once belonged to a larger run, *"Killara"*, which ran north of the M1 (Williamson private conversation 12th January 2020). The property has passed through several owners to cease operation as a dairy in 1972.

The milking shed was reported to have been built by Mr Charles Greaves in the 1920's according to the firsthand account of Mr Barry Williamson (current owner) who started his farmhand apprenticeship, on this property, in 1960. Mr Charles Greaves was the son of prominent local Mr Edwin Greaves (1846- 1934) reported to be the manager of William Clarke's 'Springfield' (City of Berwick 1993, p. 17). Williamson also reported that Charles and Mercy Greaves not only transported the house to the property from elsewhere on a bullock dray, but worked the dairy until shortly after the end of the WWII. He was aware that the Kitchen Brothers leased the property after this period but could not recall the exact dates. The farm was worked by the Rowe Family and after them the Watson Family, for whom Mr Williamson worked and who finally closed the dairy in 1972. Mr Barry Williamson's father purchased the property shortly after the dairy closing and he inherited the land at the passing of his father (B. Williamson private conversation 12 January 2020). A residence (tenanted until 2019) and hay shed also belong to the farm from the Greaves occupation period but were demolished in 2019 (NearMap 2020).

This is a historical plat map of a section of the Town of Parkman, Maine. The map shows a grid of land parcels, each labeled with an owner's name and the area in acres, roods, and poles. Two parcels are circled in red: one labeled 'M. Officer 34 1 0' and another labeled 'M. Officer 30 3 2'. A larger parcel is also circled in red, labeled 'OFFICE BUILDING 143 2 36'. The map includes a grid system with letters A through Z and numbers 1 through 36. The title 'TOWN OF PARKMAN' is visible in the upper right corner. The map is a reproduction of a historical document, showing signs of age and wear.

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Figure 9 Berwick Rates Book 1876

Figure 10 Berwick Rates Book 1877

Websites

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Comparative Analysis

Tynedale, a milking shed was built by Charles and Mercy Greaves during the 1920's (photographic evidence) and can be compared to other milking sheds in Cardinia Shire.

- I.Y.U (later Bibinya) Milking Shed, Cypress, 100 Greenhills Road Pakenham South. HO42- included in heritage overlay. The milk shed is of regional significance to the Cardinia Shire showing early farming practices. It dates from the 1880s and is associated with the Kitchen Brothers described by Heritage Victoria as important people. The building type is a recognisable as an example of early dairying practices.

'Tynedale Milking Shed' compares well to the above example, unfortunately the level of intactness is far lower. It shares features of corrugated iron roofing, timber beams throughout. The flooring under the milking bails is of rough concrete with brick footings. A door survives on the northern end that is ledge and braced with vertical boarding. The addition of the intact brick and render water trough and the tin feed room showing early farming practices are important.

Statement of Significance

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme, and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- The place is associated with twentieth century agricultural and pastoral activities in the Shire of Cardinia but is not unusual or unique in comparison to other places.

- The place may be rare within the municipality or to a township or locality. It may be a very early place, or one that is under-represented within Cardinia Shire (Criterion B).
- The contents of the dairy are rare with the Shire of Cardinia, however the building type is common.
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D).
- The building type is commonly represented with the Shire of Cardinia.
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The building type is commonly represented with the Shire of Cardinia and is not an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places.
- The place has strong social or historic associations to a township or locality (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
 10. There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 11. The association has resulted in a deeper attachment that goes beyond utility value.
 12. The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.
- The place does not have any particular social or symbolic connections to the area.

345 Officer South Road

The house at 345 Officer South Road does not meet the threshold of local significance as:

- The historical associations could not be well established and are not reflected in the fabric because of low integrity;
- The place is common within the municipality or already well-represented in the Heritage Overlay;
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better representative examples in the municipality; and
- The social or historical associations could not be well established or demonstrated.



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