

Final Report

Croskell Precinct Structure Plan, Cranbourne East, City of Casey, Victoria: Post Contact Heritage Assessment

Project Number

15900

Client

Victorian Planning Authority

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Ecology and Heritage Partners Pty Ltd

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Cover Photo: Old stockyard at 1660 Thompsons Road, facing east.

(Photo by Ecology and Heritage Partners Pty Ltd)

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ABBREVIATIONS

Acronym	Description
Act, the	<i>Heritage Act 2017</i>
ANZSIC	Australian and New Zealand Standard Industrial Classification
CHL	Commonwealth Heritage List
CHMP	Cultural Heritage Management Plan
CMA	Catchment Management Authority
DAFF	Department of Agriculture, Fisheries and Forestry (Commonwealth), formerly Department of Agriculture, Water and the Environment (DAWE)
DCCEEW	Department of Climate Change, Energy, Environment and Water (Commonwealth), formerly Department of Energy and Environment (DoEE)
DEECA	Department of Energy, Environment and Climate Action (Victoria), formerly Department of Environment, Land, Water and Planning (DELWP)
DPC	Department of the Premier and Cabinet (Victoria)
EES	Environment Effects Statement
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EVC	Ecological Vegetation Class
HA	Heritage Advisor
HHA	Historical Heritage Assessment
HO	Heritage Overlay
HV	Heritage Victoria
NES	National Environmental Significance
NHL	National Heritage List
NTR	National Trust Register (Victoria)
PCHS	Post Contact Heritage Study
PMST	Protected Matters Search Tool
PSP	Precinct Structure Plan
RNE	Register of the National Estate
SLV	State Library of Victoria
VGf	Victorian Geomorphological Framework
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register
VWHI	Victorian War Heritage Inventory
VPA	Victorian Planning Authority
WHL	World Heritage List

EXECUTIVE SUMMARY

Introduction

Ecology and Heritage Partners Pty Ltd was commissioned by the Victorian Planning Authority (VPA) to prepare a Post Contact Heritage Assessment (PCHA) for the proposed Croskell Precinct Structure Plan in Cranbourne East, Victoria (City of Casey) (Map 1).

The Activity

The VPA has commenced planning for the Croskell Precinct, located in the City of Casey. The VPA is intending on progressing the planning for this precinct and will deliver one Precinct Structure Plan (PSP) and one Infrastructure Contributions Plan (ICP).

The PSP was brought into Urban Growth Boundary (UGB) via VC68 'Delivering Melbourne's newest sustainable communities' in August 2010. Amendment VC68 to the planning scheme implemented the 'Melbourne at 5 Million' state policy, adding land for 284,000 dwellings for a 20-year supply in the growth areas.

The Study Area

The study area is located southeast of Melbourne within a predominantly existing urban area of the City of Casey, specifically along Thompsons Road and Linsell Boulevard, between Narre Warren Road and Berwick-Cranbourne Road, Cranbourne East. It is approximately 318.28 ha in size (Map 2 and 2). Much of the land surrounding the precinct has been developed for residential and employment purposes (Map 3). The precinct is adjacent to the approved Cranbourne North PSP to the north, the approved Thompsons Road PSP to the east and the approved Cranbourne East Development Plan to the south and west.

Scope of Works

This report concerns post-contact heritage which occurred on the traditional lands of the Bunurong people. The scope of works for this project did not include an assessment of Aboriginal cultural heritage.

Methods

The assessments undertaken as part of this Post Contact Heritage Assessment were a desktop review and a field survey.

Desktop Review

The desktop review included a review of all relevant historical heritage registers and databases (at local, State and Commonwealth level), a review of previous heritage studies and historical archaeological assessments held by Heritage Victoria, a review of historical mapping and aerial imagery. This review was used to prepare a predictive model of potential historical places within the study area. Prior to fieldwork commencing, all identified parcel landowners were contacted by letter and telephone to seek permission to access the land. Most landowners provided access permission although some did not. Where permission to access was denied, the assessment was based on either the most recent aerial imagery, visual inspection from outside the property or from previous assessments.

Field Survey

The field survey consisted of an inspection of all accessible land parcels. All other land parcels were visually inspected either from roads or from neighbouring land parcels. The visual inspection was used to determine whether there were any visible signs of historical heritage potential. The investigation also provided further context on the current uses of the study area.

Results

Desktop Assessment

The desktop assessment indicated that there have been two historical heritage places previously recorded within a 1 km radius of the study area (Map 6). One historical place was in the study area, HO137 Springmont Farm. The desktop assessment concluded that the historical heritage places most likely to occur within the study area were of an agricultural or pastoral nature.

Field Survey

The field survey was undertaken on 1 March 2022 by Genevieve Polic and Tom Lally (Archaeologists/Heritage Advisors) and again on 13 April 2023 by Tom Lally and Prudence Rye Lally (Archaeologists/Heritage Advisors), with the addition of the entire property bounds of 1450 Thompsons Road, Cranbourne East into the study area.

The area surveyed was 262.65 ha (82.52%) (Map 5), the surface visibility was approximately 47.16% with the resulting total effective coverage estimated at 14.82% (Map 6).

Historical Heritage

The field survey recorded one new historical heritage place, Inter-War Cottage (Spring Meadows) at 1580 Thompsons Road. The field survey also re-inspected HO137 (Springmont Farm), recording its current condition and commenting on updates to its existing curtilage.

Summary of Management Recommendations

Recommendation 1: Springmont Farm (HO137) Curtilage

The current site extent and curtilage of Springmont Farm does not reflect its historic value. A large palm planting is currently just outside of the site boundary. The site boundary should be extended to include this exotic planting.

The curtilage with associated historical value extends far beyond the Springmont Farm dwelling and encompasses much of the present market gardens. The dwelling and associated trees have been recorded as having local significance for their association with one of the pioneering families and prominent local man William Hardy. Hardy built the house, and he was a Cranbourne Shire Councillor and president in the period when the property was developed.

Considering this reason for the significance of the place, it is unnecessary to include the surrounding market gardens in the heritage overlay extent. Any exotic plantings associated with the early period of Springmont should be kept within the reduced extent. It is also recommended that the documented windmill, *Eureka*, to

the north-east of the dwelling and a mature pear tree to the south of the dwelling, be included in the extent of the heritage overlay of Springmont Farm, due to their historical association with the property. The original driveway appears to have been re-developed as part of the market garden use and is not considered significant.

Recommendation 2: Springmont Farm (HO137) Future Use

A conservation management plan should be produced for Springmont Farm, including a site inspection and architectural evaluation. This conservation management plan should outline the potential future uses for Springmont Farm dwelling.

The conservation management plan should assess the possibility of removing the later additions to the dwelling to reveal the heritage features that have been hidden.

The conservation management plan must be prepared per the standards set out in *Conservation Management Plans: Managing Heritage Places – A Guide* (Heritage Council of Victoria 2010)

Recommendation 3: Inter-War Cottage (Spring Meadows) Heritage Overlay Consideration

The Inter-War Cottage located at 1580 Thompsons Road should be considered for the Casey Heritage Overlay based on the reasons for its significance provided in Section 5.4 of this report.

Recommendation 4: Contingency

There are no other known historical heritage issues regarding the proposed development. If any historical heritage issues are encountered during construction, then works should cease within 10 m of the area of concern and a qualified Cultural Heritage Advisor (or Heritage Victoria) should be contacted to investigate.

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1 INTRODUCTION

1.1 Background and Scope of Works

Ecology and Heritage Partners Pty Ltd was commissioned by the Victorian Planning Authority (VPA) to prepare a Post Contact Heritage Assessment for the proposed Croskell Precinct Structure Plan (PSP) in the City of Casey, Victoria (Map 1).

The project brief agreed upon by Ecology and Heritage Partners Pty Ltd and the VPA is as follows:

- Review the relevant heritage databases (e.g., Local Government Heritage Overlays, the Victorian Heritage Register and Inventory at Heritage Victoria (HV), the National Trust Register and Commonwealth heritage databases);
- Review relevant available literature (e.g., previous archaeological reports and Local Government heritage studies);
- Provide a brief review of land use for the study area;
- Conduct a site survey by a qualified Cultural Heritage Advisor to identify any historical heritage within the study area;
- Identify and provide a series of maps showing any historical archaeological heritage or areas likely to contain historical heritage;
- Provide information in relation to any implications of Commonwealth and State environmental legislation and Government policy associated with the proposed development;
- Discuss any opportunities and constraints associated with the study area;
- Liaise with the key stakeholders (local government and HV); and
- Production of a report.

1.2 Name of Heritage Advisors

This report was prepared by Genevieve Polic, Tom Lally (Archaeologists/Heritage Advisors) and Maria Daikos. The quality assurance review was undertaken by Oona Nicolson (Director/Principal Heritage Advisor). The field work was undertaken by Genevieve Polic, Tom Lally and Prudence Rye (Archaeologists/Heritage Advisors). Mapping was provided by Monique Elsley (GIS Coordinator).

1.3 Scope of Works

This report concerns post-contact heritage which occurred on the traditional lands of the Bunurong people. The scope of works for this project did not include an assessment of Aboriginal cultural heritage. The archaeological record of the Greater Melbourne area includes a rich record of artefact scatters, scarred trees

and stone arrangements that documents Aboriginal life dating from the Pleistocene through to the immediate pre-European past.

1.4 Location of Study Area

The study area is located southeast of Melbourne within a predominantly existing urban area of the City of Casey, specifically along Thompsons Road and Linsell Boulevard, between Narre Warren Road and Berwick-Cranbourne Road, Cranbourne East. It is approximately 318.28 ha in size (Map 2). Most of the land surrounding the precinct has been developed for residential and employment purposes (Map 3). The precinct is adjacent to the approved Cranbourne North PSP to the north, the approved Thompsons Road PSP to the east and the approved Cranbourne East Development Plan to the south and west.

The study area lies within the Gippsland Plain (GP) and features prominent wetlands composed of separate waterbodies. To the northwest of the area is the Berwick Waters Wetland. Cardinia Creek on the eastern site boundary is an area of high biodiversity value. The terrain is generally flat and open with gently sloping hills and vegetation mostly limited to former fence lines, driveways and roads. Previously comprised of farmland, the area is now largely occupied by expanding residential developments, including a school and sporting facilities (Map 2).

The cadastral details of the study area can be found in Appendix 1.

1.5 Proposed Activity

The client proposes the development of a precinct structure plan to redevelop the Croskell Precinct (Map 3). The Croskell PSP is designated within Melbourne Industrial and Commercial Land Use Plan (MICLUP) as 'Regionally Significant Commercial Areas – Future Growth Area Business with Residential Precinct'.

1.6 Name of Client

This report has been commissioned by the Victorian Planning Authority (ABN: 58 651 383 439).

1.7 Name of Owners and Occupiers of the Study Area

A table of the cadastral information has been provided in Appendix 1.

1.8 Report Review and Distribution

Copies of this PCHA will be lodged with the following organisations:

- The Victorian Planning Authority;
- City of Casey Council; and
- Heritage Victoria.

1.9 Heritage Legislation

An overview of the Victorian *Heritage Act 2017*, the Victorian *Planning and Environment Act 1987*, the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, the Victorian *Aboriginal Heritage Act 2006*, and the Commonwealth *Native Title Act 1993* is included in Appendix 2.

This legislation is subordinate to the Victorian *Coroners Act 2008* in relation to the discovery of human remains.

2 BACKGROUND REVIEW

The background review includes research into information relating to historical cultural heritage in or associated with the study area.

2.1 Statutory and Non-Statutory Controls

2.1.1 Database Searches

A review of the various relevant databases was conducted and, as a result, one historical place of local significance on the City of Casey Heritage Overlay was identified within the study area, HO137 (Springmont).

The database review is discussed below in relation to the study area and surrounding region. The databases reviewed are as follows:

2.1.1.1 *Victorian Heritage Register*

The Victorian Heritage Register (VHR), established by the Victorian *Heritage Act 2017* provides the highest level of statutory protection for historical places in Victoria. Only the State's most significant historical places are listed on the VHR.

A search of the VHR was conducted for a 1 km radius area centred on the study area. The search did not identify any registered historical heritage places in the search area (Map 4).

2.1.1.2 *Victorian Heritage Inventory*

The Victorian Heritage Inventory (VHI), established by the Victorian *Heritage Act 1995*, provides the statutory protection for all historical archaeological sites, areas or relics, and private collections of relics, in Victoria. Places listed on the VHI are not of State significance but are usually of regional or local significance.

A search of the VHI was conducted for a 1 km radius area centred on the study area. The search identified a total of one registered historical heritage place in the search area (Map 6). This site is:

- H7921-0062 (Domed Well)

This site is not located within the study area.

2.1.1.3 *Victorian War Heritage Inventory*

The Victorian War Heritage Inventory (VWHI) was established in 2011 to catalogue Victoria's war history such as war memorials, avenues of honour, memorial buildings, former defence sites and places of commemoration. Places listed on the VWHI do not currently have discrete statutory protection, however many are concurrently listed on the VHR, VHI, or local planning schemes.

A search of the VWHI was conducted for a 1 km radius area centred on the study area. The search did not identify any registered historical heritage places in the search area (Map 6).

2.1.1.4 Local Council

The study area is located within the City of Casey and is governed by the Casey Planning Scheme. Planning schemes set out policies and provisions for the use, development and protection of land.

The Heritage Overlay (HO) of the Casey Planning Scheme was examined for a 1 km radius area centred on the study area (DEECA 2022). The search identified a total of one registered historical heritage place in the search area (Map 6). This place is:

- HO137 (Springmont)

This site is located within the study area.

2.1.1.5 National Trust Register

The National Trust of Australia (Victoria) is an independent, not-for-profit organisation that classifies several heritage places. Listing on the National Trust Register (NTR) does not impose any statutory protection, however often National Trust listings are supported by the local council Planning Scheme.

A search of the NTR was conducted for a 1 km radius area centred on the study area. The search did not identify any registered historical heritage places in the search area (Map 6).

2.1.1.6 Commonwealth and International Heritage Lists

The Commonwealth Department of Climate Change, Energy, Environment and Water (DCCEEW) maintains the National Heritage List (NHL), a register of exceptional natural, Aboriginal and historical heritage places which contribute to Australia's national identity. DCCEEW also maintains the Commonwealth Heritage List (CHL), a register of natural, Aboriginal or historical heritage places located on Commonwealth land which have Commonwealth heritage values.

A place can be listed on one or both lists, and placement on either list gives the place statutory protection under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The World Heritage List (WHL) lists cultural and natural heritage places which are considered by the World Heritage Council to have outstanding universal value.

DCCEEW also maintains the Register of the National Estate (RNE) which is a list of natural, Indigenous and historic heritage places throughout Australia. Following amendments to the *Australian Heritage Council Act 2003*, the RNE was frozen on 19 February 2007, and no new places have been added or removed since then. The RNE ceased as a statutory register in February 2012, although items listed on the RNE may continue to be considered during approvals processes. Many items on the RNE have been listed on the NHL or CHL. They may also be registered on State or local heritage registers. In these cases, those items are protected under the relevant Commonwealth or State heritage legislation. However, items that are only listed on the RNE no longer have statutory heritage protection.

Listings on the NHL, CHL, WHL and RNE are accessed via the Protected Matters Search Tool (PMST) and Australian Heritage Database (AHD), managed by DCCEEW.

A search of the AHD (DCCEEW 2022a, b) and HSD (DCCEEW 2022c) was conducted for a 1 km radius area centred on the study area. The search did not identify any historical heritage places in the search area (Map 6).

2.1.1.7 Summary

There are currently no places or sites of State or Commonwealth significance registered on the VHR, VHI, NHL and CHL within the PSP area. The only currently listed heritage place is HO137 (“Springmont”) in the north western corner of the PSP area. A summary of the relevant historical heritage places within 1 km of the study area appears in Table 1 and Map 6.

Table 1: Summary of Previously Identified Historical Heritage Sites within 1 km of the Study Area

Register & Place Number	Place Name	Place Type	Within Study Area?
VHI H7921-0062	Domed Well	Utilities - Water Farming and Grazing	No
HO137	Springmont	Dwelling	Yes

2.1.2 Springmont (HO137)

One historic heritage place was identified within the study area; “Springmont”. This place is listed on the Casey Planning Scheme as HO137, and is in the north-east of the Croskell PSP, at 1450 Thompsons Road, Cranbourne East.

The house and associated trees are of local significance and tree controls apply to the overlay. It is not included on the Victorian Heritage Register under the *Heritage Act 2017* and is not an Aboriginal heritage place. A heritage study of the site was undertaken by Graeme Butler and Associates in 1997 for Casey City Council, the report outlines the history of “Springmont”.

Description (Quoted from Graeme Butler and Associates 1997)

Semi-derelict cavity red brick house set in a remnant house garden and orchard which in turn is now part of a large market garden. The house has a hipped roof clad with corrugated iron, a new verandah roof and concrete verandah floor, and many rear skillion extensions. It is set well back from the road in a small group of mature exotic trees including a Canary Island date palm, old olive (stump, reshooting), lillypilly, silky oak, flowering gum, ‘Pittosporum undulatum’, lemon and other citrus trees in the house orchard set to one side, along with ‘Brachychiton populneus’(old) and at the rear an old ‘Camellia japonica’ (?) The Czar, ‘Erythrina sp.’(old), peach or almond trees and a well.

The side drive to the house is from Thompsons Road and the main drive is lined with Monterey Cyprus.

Significance (Quoted from Graeme Butler and Associates 1997)

The house and associated trees are of local significance for their altered expression of the Edwardian-era, in both house and landscape form, and their association with one of the Clyde pioneering families and a prominent local identity, William Hardy.

The first Hardy to own this land, Embling Hardy was an early Clyde storekeeper while William Hardy, the builder of the house, was a Cranbourne Shire councillor 1909-21 and president 1910-11, 1920-1 in the period when this property was developed.

As HO137 is listed on the Heritage Overlay, it is subject to the Casey Planning Scheme. It is subject to Clause 43.01 and Schedule to Clause 43.01.

Table 2: Schedule to Clause 43.01 regarding HO137

Control	Applicable Yes/No
External Paint Controls Apply?	No
Internal Alteration Controls Apply?	No
Tree Controls Apply?	Yes
Outbuildings or Fences Not Exempt Under Clause 43.01-4	No
Included on the Victorian Heritage Register under the Heritage Act 2017?	No
Prohibited Uses Permitted?	Yes
Aboriginal Heritage Place?	No

2.2 Historical Context

This section reviews the historical context of the study area and includes an examination of historical sources, previously recorded historical places and locations in the geographic region of the study area, previous Council heritage studies and previous archaeological studies undertaken in the area. Together, these sources of information can be used to formulate a predictive site statement concerning what types of historical places and archaeological sites are most likely to occur in the study area, and where these are most likely to occur.

2.2.1 Regional History

It is likely that European contact with the Cranbourne region first occurred during William Hovell's 1827 expedition around the Port Phillip district however it was not settled during this voyage (Burch et al. 2011). In 1836, Joseph Hawdon joined John Hepburn and John Gardiner in moving to Port Philip district (Gross 1966). These men were known as 'overlanders.' Overlander is an Australian word for a drover who travels long distances to open up new grazing land. Their expedition was deemed successful, resulting in Hawdon squatting on land near Dandenong. This land was considered attractive due to its natural resources: a rich black loam soil covered with ribgrass (Gross 1966). Other overlanders also began to travel to the east of Melbourne with their livestock, aiming to take advantage of the rich soils of the area.

The most notable early squatters of the Cranbourne area were the five Ruffy brothers who settled the area in the 1840s (Spreadborough and Anderson 1983). The Ruffy brother's run in the Parish of Cranbourne was known as "Mayune" (Spreadborough and Anderson 1983). During this time the brothers also established an inn at the site of the Cranbourne township (Berwick-Pakenham Historical Society 1982). Barkers Heifer Station (Run 165) and Towbeet (Run 185) were also runs located in the Parish of Cranbourne.

The 1850s saw a shift in the occupation of areas such as Cranbourne, due to various Land Acts which had been passed to dismantle the massive squatting empires that had taken up much of the good pastoral land (Barker 2007). People were allowed to select land which was part of runs. Most selectors decided to occupy small blocks. The Parish of Cranbourne was surveyed and offered up for auction in 1852 with an upset price of £2.00 (*The Argus* 19 Jun 1852:4). The town of Cranbourne itself was surveyed for lots later in 1856 (Barker 2007).

Prior to 1856, Cranbourne town already consisted of a hotel, a store, some cottages and a Presbyterian Church (Barker 2007). The area was inhabited by Irish, English and Scottish settlers. Some of the earliest registered businesses have been present in Table 3 below.

Table 3: Early Registered Businesses in Cranbourne (Source: Sands & McDougall)

S & McD. Year	Business Name/Address	Business Type	ANZSIC Division
1905	McLennan & Co. High Street	Storekeepers	Pharmaceutical and Other Store Based Retailing
1905	Espie J. High Street	Blacksmiths, Farriers, & Wheelwrights	Basic Ferrous Metal Product Manufacturing
1905	Peterson, Peter High Street	Butchers	Meat and Meat Product Manufacturing
1905	Simplon. W. H High Street	Dentists	Other Health Care Services

S & McD. Year	Business Name/Address	Business Type	ANZSIC Division
1905	Taylor, Joseph High Street	Bakers	Bakery Product Manufacturing
1905	Schatz, Miss C. High Street	Dressmakers	Clothing and Footwear Manufacturing
1905	Espie J High Street	Hairdressers	Personal Care Services
1905	Cranbourne - Cashman. J. J High Street	Hotels	Accommodation
1905	Colonial Bank of Australasia Ltd. High Street	Banks	Depository Financial Intermediation
1905	Miles, Oliver High Street	Bootmakers & Dealers	Clothing and Footwear Manufacturing
1905	Hurren. J. High Street	Bootmakers & Dealers	Clothing and Footwear Manufacturing
1905	Miles, Herbert	Saddlers & Harness Makers	Leather Tanning, Fur Dressing and Leather Product Manufacturing
1905	Beetune, Mrs M., Railway Coffee Palace Station Street	Coffee Palaces & Temperance Hotels	Cafes, Restaurants and Takeaway Food Services
1905	Hudson. J. J Bakewell Street	Produce Merchants & Salesmen	Supermarket and Grocery Stores
1905	Thorpe. J.T. Jun. Bakewell Street	Bakers	Bakery Product Manufacturing
1905	Scott. A. & Co Sladen Street	Auctioneers	Retail Commission-Based Buying and/or Selling

S & McD. Year	Business Name/Address	Business Type	ANZSIC Division
1905	Wauchope. W. N. Sladen Street	Auctioneers	Retail Commission-Based Buying and/or Selling
1905	Cranborne - Facey. A. N. Sec. Sladen Street	Shire Halls	Property Operators
1905	Gunn., Robt. & Co. Sladen Street	Stock & Station Agents	Real Estate Services

The development of railways in the region proved to be very important to Cranbourne. Trains allowed perishable products from farms in the area into the Melbourne CBD (Gunson 1968). Cranbourne consisted predominantly of dairy farms, market gardens and orchards (Gunson 1968). The market gardens are still present within the study area, adding unique character to the landscape in the north-western corner.

2.2.2 Local History

Mayune Run

The study area originally all belonged to Mayune Run, started by the Ruffy brothers in 1840 (Spreadborough and Anderson 1983). Mayune had an area of eight square miles. From 1845 to 1848, Frederick Ruffy leased the run (*Port Philip Patriot and Morning Advertiser* 6 May 1948: 4). On the 16th of September 1850, John Crews leased the run however he passed that same year, leaving his widow Eliza Crew to take over the lease (Gunson 1968). On the 27th of March 1851 Alexander Cameron begun leasing Mayune (Spreadborough and Anderson 1983).

Notably, Mayune was originally used as a sheep run, rather than for cattle as was the standard of the time (Gunson 1968). The Ruffy brothers believed that sheep were more suited to the damper conditions of Cranbourne.

A complete summary of ownership of Mayune Run can be found in Table 4 below.

Table 4: Historical Land Ownership of Mayune (Source: Certificate of Title, Dept. of Lands)

Owner/s	Year Title Transferred
Ruffy Brothers	1840
Frederick Ruffy	1845
John Crews	1850
Eliza Crews	1851

Mayfield

Alexander Cameron went on to purchase the southern portion of Mayune to use for farming. During this period, the southern area was known as “Mayfield.” Whilst Mayfield is depicted as being next to the Cranbourne township, parish maps of Cranbourne show that Cameron owned part of the study area as well (Figures 1 and 2). Mayfield was instrumental in the development of Cranbourne township as workers of the farm settled in the area.

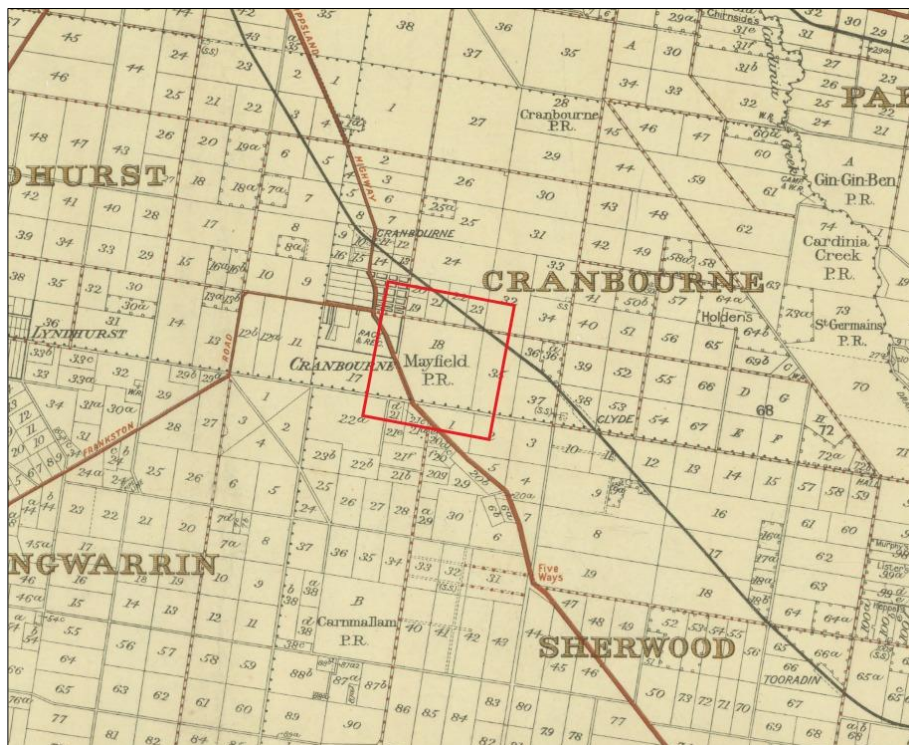


Figure 1: Cadastral map of Cranbourne, showing Mayfield (red), dated 1937 (Source: State Library of Victoria (SLV)).

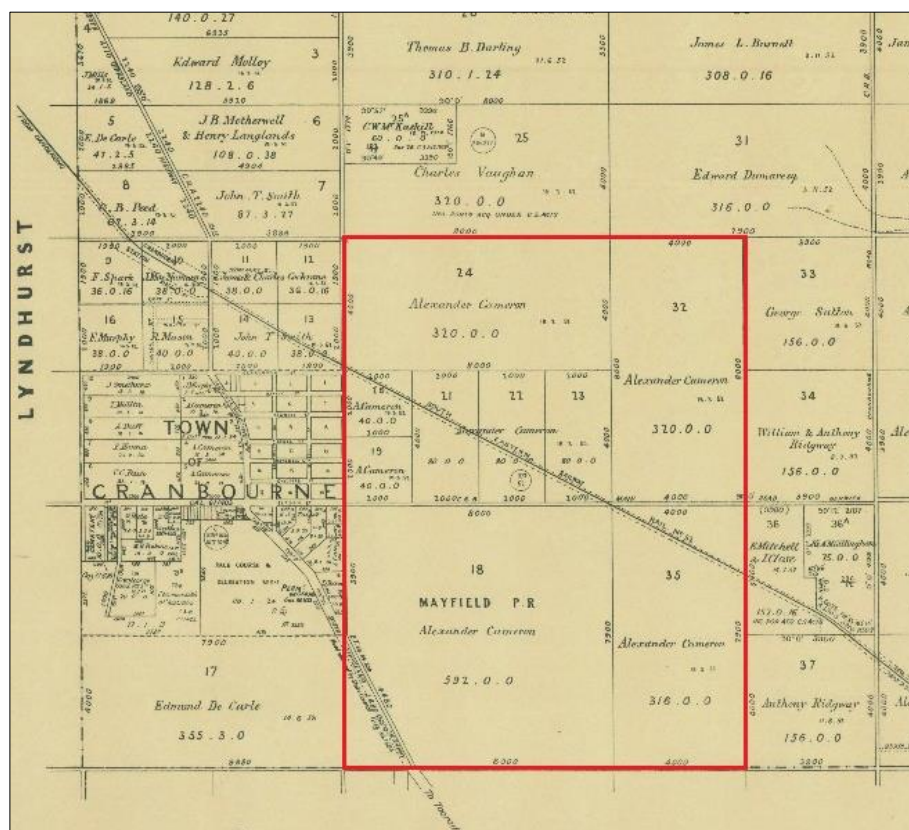


Figure 2: County Map of Mornington, showing Cameron's land (red), dated 1948 (Source: SLV).

Mayfield was run as a stud farm and consisted of approximately 2,000 acres (*The Australasian* 4 Jan 1896: 6). Alexander lived there with his wife Margaret (*The Dandenong Journal* 29 August 1929: 7). Alexander Cameron passed away in February of 1881 and was buried in St. Kilda Cemetery (*The Argus* 24 Feb 1881: 8).

He handed Mayfield down to his two sons, one of which was named Alexander Cameron as well. Mayfield was most commonly associated with Alexander (the younger, also referred to as Alex) who owned one half of Mayfield and rented the other half from his brother (unnamed in sources) (*The Maffra Spectator* 12 March 1883: 3).

The soil at Mayfield consisted of a sandy loam on the banks and a darker and stronger soil on the flats (*The Australasian* 4 Jan 1896: 6). Kangaroo grass grew across the property. Horses, cattle and sheep grazed on his land (*The Australasian* 4 Jan 1896: 6).

The land was also used for agricultural purposes, with Alex reportedly harvesting six bags of English barley per acre in 1895 (*The Australasian* 4 Jan 1896: 6). Other crops found on the property were: Algerian oats, rapeseed, and flax.

There were two homesteads present on the property, one known as Mayfield which was Alex's headquarters (*The Australasian* 4 Jan 1896: 6). Rather than using drystone walls, post, top rail and wire fences were used with additional wire netting used where the sheep were present (*Leader* 14 May 1892: 6), which cost £80 per mile. Hawthorn hedges were grown to designate some areas of the property. Drinking troughs with self-acting ball taps were across the property (*Leader* 14 May 1892). The water supply was raised by windmills.

There was also an abundance of lime on the property, indicated by the wild clover growth (*The Australasian* 4 Jan 1896: 6).

Alex employed numerous staff at Mayfield who helped to prepare the livestock for shows. One of his employees was named Hans Pederson, who was attacked by a prize bull in 1894 but miraculously survived (*Weekly Times* 17 Nov 1894: 22). For two years in a row, Alex's Ayrshire bull earned champion honours at the Royal Agricultural Society's Show at Flemington (*Leader* 14 May 1892: 6).

Mayfield was also home to both draught horses and thoroughbreds. Most notably, Alex purchases Blackall Maid who won first prize at the Mornington Show (*The Australasian* 11 Jan 1986: 6). He was also credited with adopting a mole trap to become a rabbit trap as Mayfield was plagued by rabbits (*The Australasian* 21 March 1986: 8; Figure 3).

Alex had at least four daughters, one named Mary Anne, with all his daughter's weddings held at Mayfield (*The Maffra Spectator* 12 March 1883: 3).

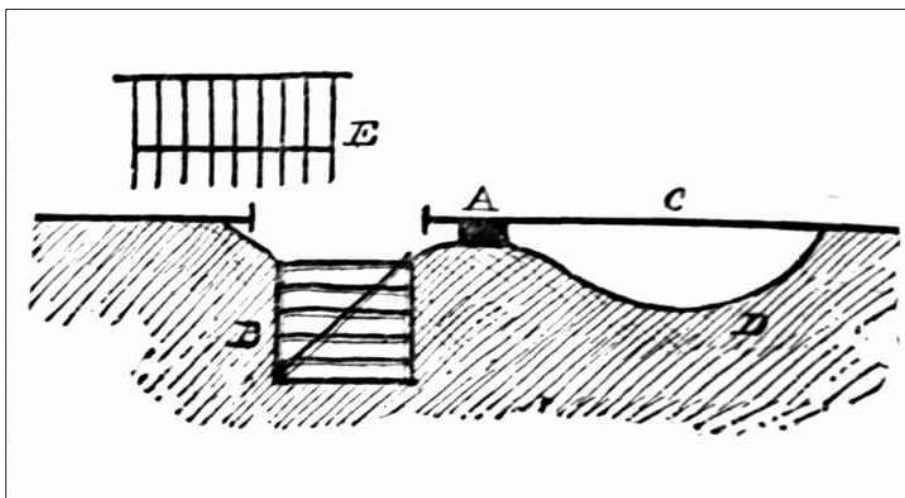


Figure 3: Alexander Cameron's rabbit trap used on Mayfield (*The Australasian*, 21 March 1986: 8).

Edward Dumaesq

Along with Alexander Cameron, Edward Dumaesq was one of the first landowners of Cranbourne (Barker 2007). Edward Dumaesq owned 316 acres at Lot 31, Parish of Cranbourne. He served the shire of Cranbourne as secretary, treasurer and engineer. On Monday 27 July 1885, Dumaesq appeared before the Central Criminal Court. He plead not guilty to the charge of larceny of a cheque for £67 10s. which was the property of the Shire of Cranbourne (*The Age* 28 Jul 1885: 5). This case was in fact a retrial, as the previous jury could not come to a verdict.

James L. Burnett Property

James L. Burnett owned 308 acres at Lot 30, Parish of Cranbourne within the study area. He acquired this land in May 1853 (*Geelong Advertiser and Intelligencer* 21 May 1853: 2). By the 1860s, the property was owned by James Wisewould who was a Melbourne solicitor (Gunson 1968). Wisewould went on to sell to William S. Monk in the 1890s (Context 2004). At the turn of the century, Arthur J Craddock who first leased and then purchased the property (Context 2004). Later occupants included Walter J Ross, Horace Riddle, and

George and Kate Lehman (Context 2004). This property was identified by Graeme Butler & Associates (1997) as having a house on it known as Spring Meadows. Until the 1970s, the area was used as a poultry farm. Efforts were made to re-locate this house in 2004 but were unsuccessful (Context 2004).

Arthur Prince Edward Tyson

There is no mention of an Arthur Prince Edward Tyson in newspapers. The “& others” mentioned on the parish map refers to John Turnbull and Francis George Fosbery (Certificate of Title, Dept. of Lands 6507/209)

Springmont Farm

History

The original Crown allotment was granted to Thomas B. Darling in 1852 (Figure 4), but the property is more widely known for its association with the Facey family, despite mixed reports on when the Facey family purchased Springmont (originally Springmount) (Figure 5).

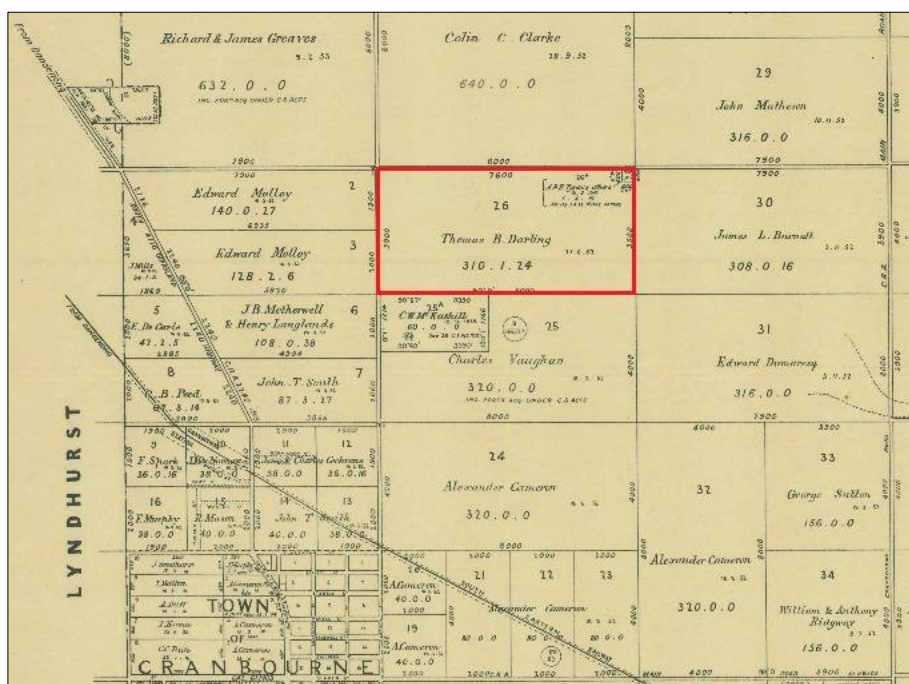


Figure 4: County of Mornington map, showing Darling's land (red), dated 1948 (Source: SLV).



Figure 5: Springmont Farm (Graeme Butler and Associates 1997).

Graeme Butler and Associates (1997) states that James Facey (1823-1914), a Devonshire Blacksmith purchased Springmont in 1863, after returning from a short trip to Britain with his family. However, an article in the *Argus* (22 February 1882: 7), mentions that James Facey inherited Springmont Farm from his brother-in-law Henry Mathews, who died in 1882. James had a son named Anthony Northey Facey who was born in 1848 (Turner 2022).

The Facey's also owned the block where Wagstaff Abattoir is now currently located along Thompsons Road. Originally, Springmont was comprised of a vernacular house, constructed with the wattle and daub technique (Turner 2022).

The Facey family went on to have a long association with Springmont, and many of the other Facey family members moved to the area. Anthony had two younger brothers named James Thomas (J. T. Facey) and Arthur, and a younger sister named Elizabeth (Turner 2022). Anthony Northey Facey, purchased property nearby in Pine Grove, after his general store in St Kilda was destroyed by fire in the mid-1880s.

Springmont was co-occupied by James Facey and his brother Arthur Facey (an uncle of Anthony's), who had 155 acres each (Graeme Butler & Associates 1997).

Later in 1887, Mrs Facey (wife of James Facey) of Springmont died, and was said to have had a large funeral procession which consisted of 30 vehicles and an equal number of horsemen (*South Bourke and Mornington Journal* 17 August 1887: 3). In 1893, Thomas Facey who had been residing at Springmont and was a well-known cattle prize taker at the Royal Show and other shows, sold his stock and farming implements and moved his farm to the Colac District, due to the banking crisis and ground loss due to fires, and heavy rains (*Australasian* 3 June 1893: 9).

J. T. Facey built the house that is present at Springmont in 1888, and his son Anthony re-combined the property to its original 310 acres and resided there after his father's (James Facey) death in the early 1900s (Graeme Butler & Associates 1997). During this time, Anthony Facey had a son named James Alexander Northy Facey (J. A. N. Facey). J. A. N. Facey has also been written as James Alexander Norquay Facey, it is

unclear which one is the correct spelling (*The Dandenong Journal* 3 Nov 1948: 12; *The Argus* 23 Aug 1949: 15). He was also locally known as Jim (Turner 2022). There is an oak tree planted by James Facey on the corner of Thompsons and Cranbourne-Narre Warren Roads.

Anthony went on to become a successful contractor within the Shire, acting as a councillor from 1876-1881, Shire Secretary from 1884-1909 and eventually an engineer from 1909 – 1912 (Gunson 1968). One of Anthony's prize-winning pigs was named Eureka (*The Argus* 7 Sep 1908: 9). In 1911, A.T.N Facey whose stock was well known throughout the states, sold the family's Ayrshire herd, Lincoln sheep, Berkshire pigs, other animals and all his farmers implements (*Australasian* 21 October 1911: 57). No reason was provided for this sudden dispersal of the Springmont stock.

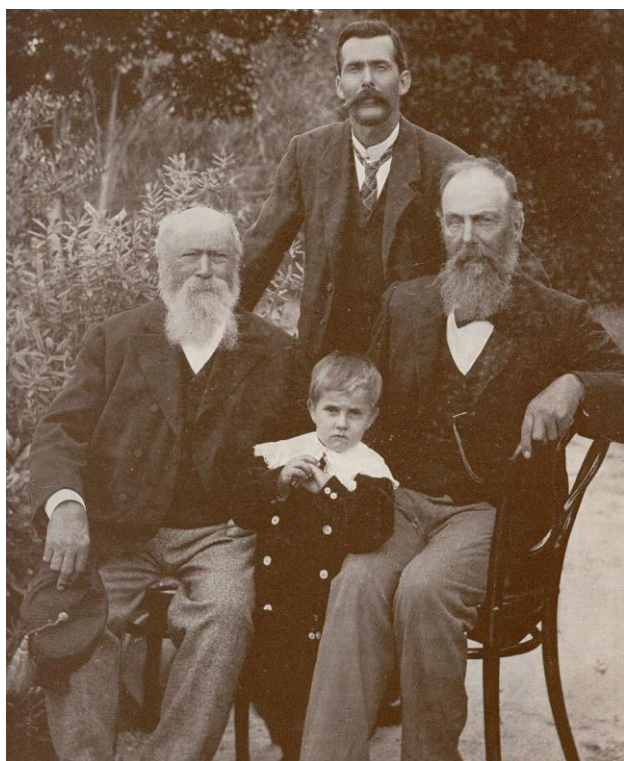


Figure 6: Photograph of James Facey, James Alexander Norquay Facey, Alf (Alfred) Facey (child) and Anthony Northey Facey (Source: Gunson 1968, no photographic date provided).

Mavis Kathleen Kennon expressed her interest in Springmont, but the property passed to J.A.N. Facey in 1941.

On the 31 October 1948, J. A. N. Facey passed suddenly at Springmont, described as his home, aged 77 (*The Argus* 1 Nov 1948: 8). His wife (Maria Seymour Facey) pre-deceased him, passing in 1917 (*The Dandenong Journal* 3 Nov 1948: 12). James Facey had one daughter (Myra Rolstone) and five sons (Alfred, Robins, Wilfred, Thomas and Victor) (*The Argus* 1 Nov 1948: 8). He was interred at Cranbourne Cemetery.

After the passing of James Facey, Springmont went to his son Thomas James Seymour Facey, who died on 12 February 1976. Half of the land was acquired by Antonio and Ida Santospirito and the other half was acquired by Charlie and Josephine Rita Santospirito in March 1977. The land was then purchased by Teodoro and Maria Verduci in April 1985. It was used by the Verduci's as market gardens.

Several caveats were lodged on the land in 2002 before being acquired in December of 2002 by Favero Holdings. The land is still used by Favero Holdings today for market farming.

A complete summary of known ownership of Springmont can be found in Table 5.

Table 5: Summary of Historical Land Ownership of Springmont (Source: Certificate of Title, Dept. of Lands)

Allotment & Plan	Address	Title Vol/Folio	Owners/Year	Year Transferred
2/PS729806	1450 Thompsons Road, Cranbourne East	N/A	Thomas B. Darling	1852
			James Facey	1863
		6423/451	James Alexander Norquay Facey	12.5.1941
		7583/020	Myra Seymour Rolstone Alfred John Seymour Facey Thomas James Seymour Facey (Tenants in equal share)	24.8.1950
		8066 / 994	Thomas James Seymour Facey	4.11.1954
			Antonio and Ida Santospirito Charlie and Josephine Rita Santospirito	11.3.1977
			Teodoro and Maria Verduci	4.4.1985
		9955 / 884	Favero Holdings Pty Ltd	23.12.2002

Brownhedge

Topographic mapping demonstrates the growth happening in the study area between 1925 (Figure 8) and 1938 (Figure 9). Between these years, the southwestern property becomes known as “Brownhedge” farm. The house associated with Brownhedge is outside of the current study area, however the study area includes land which belonged to the farm. This farm belonged to Mr. O. Smith during this period. It was used as an oat farm, however in 1947 and 1948 the farm was flooded causing Smith to lose his crops (*The Dandenong Journal* 18 Feb 1948: 6). This flooding was caused by water from the town, running along the road and into his property. An appeal was made to the council, supported by engineering reports, to divert the water (*The Dandenong Journal* 18 Feb 1948: 6).

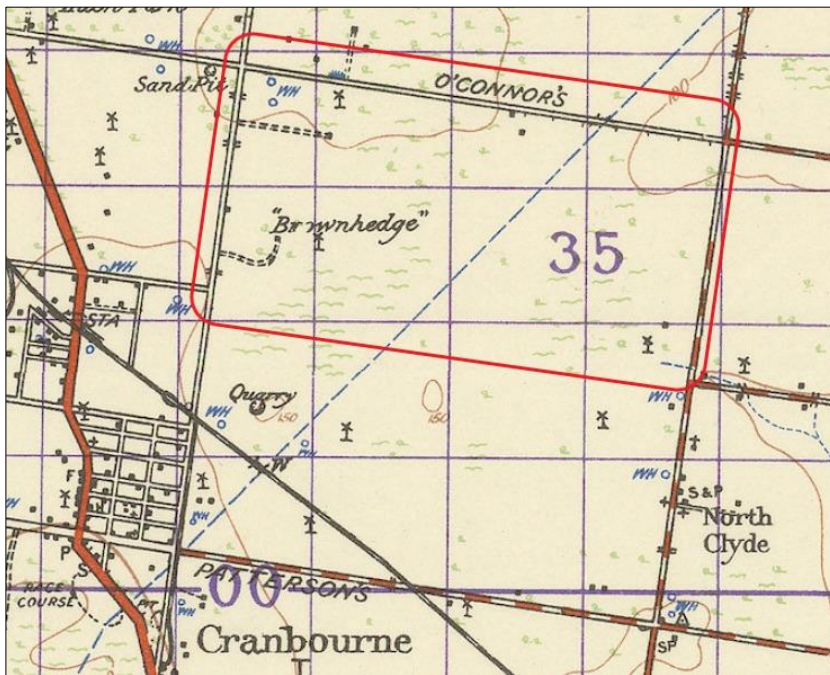


Figure 7: Topographic mapping of the study area (red), dated 1924 (Source: SLV).

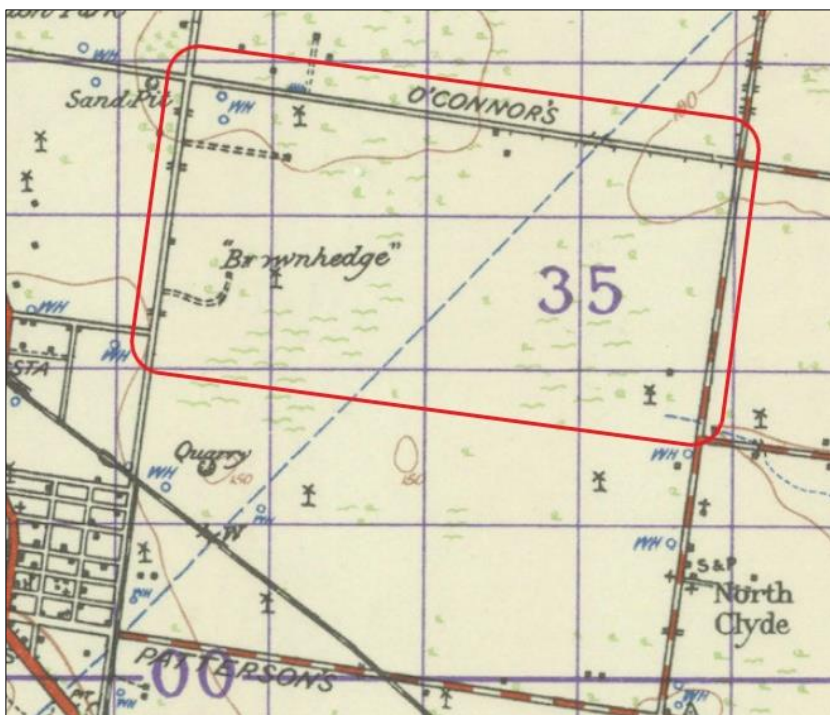


Figure 8: Topographic mapping of the study area (red), dated 1938 (Source: SLV).

Windmills and Waterholes

Historical mapping above show several windmills and waterholes in the study area. Once pastoralists had secured their land during selection, a major permanent and necessary improvement made was to construct fences and sink waterholes (Moloney et al. 2007). The livestock required consistent water sources. From the 1870s onwards, large tanks, which were dams across dry gullies, were in general use across Australia. The 1880s and 1890s saw the use of windmills pumping water for stock begin to spread across the country (Moloney et al. 2007).

The study area contained two water holes at Springmont and three windmills. These windmills and waterholes were likely present from the late nineteenth century onwards.

Infrastructure

There is one unformed road shown in the study area, being the driveway for *Springmont*. There are six houses in the study area in both 1924 and 1938. The maps show that no further land clearing took place during this period and the area remained scrubby and lightly wooded. There is a pipe easement shown running through the study area, which is still present today.

Historic aerial photography of the study area from 1939 (Figure 9) shows the six buildings present within the study area that were also shown on the topographic maps. The large market gardens currently associated with Springmont are not present in this image.



Figure 9: Aerial photography of the study area (red), dated 1939 (Source: DEECA).

2.2.3 Previous Historical Archaeological Investigations

Regional and localised archaeological investigations have established the general character of historical archaeological sites located within the same geographic region as the study area and, heritage studies have been conducted for the City of Casey. These studies often define the historical character of the Local Government Area or for a specific township, predominantly for built heritage but also for archaeological heritage. This information, together with the information gathered in Section 2.1.1 can be used to form the basis for a site prediction statement (Section 2.2.5)

TerraCulture, 2003. #1742

In 2002, TerraCulture conducted a cultural heritage assessment of the Dunscombe Property in preparation for a subdivision. This involved desktop assessment, a site survey and subsurface testing. The subject site for this assessment was located directly west of the current study area, across Narre Warren Road.

Desktop investigation of the study area revealed that there was a historic domed well present on the site. Discussion with the property owner revealed that the well was associated with a cup and saucer water feeder and a windmill. An archaeological survey was conducted, revealing that the well had an associated historical artefact scatter near it, consisting of broken transferware ceramic, glass and nails. The windmill and water feeder were also examined. The bricks of the feeder were trademarked "Oakleigh." These sites were registered with Heritage Victoria as:

- H7921-0062 Domed Well and artefact scatter
- H7921-0063 Cup and Saucer Water Feeder

It was recommended that if any work is undertaken on the domed well, further research should be conducted. Sub-surface testing targeted Aboriginal cultural heritage.

Lawler, M. and J. Fiddian, 2007. #2549

In 2007 Lawler and Fiddian conducted a historical archaeological investigation of 1435 Thompsons Road, Cranbourne East in preparation for a housing development. This involved desktop assessment and a site survey. The subject site of this report is located directly north of the current study area, across Thompsons Road.

The desktop investigation of 1435 Thompsons Road revealed that there were no previously recorded archaeological sites within the study area. Previously recorded sites near the study area pertained primarily to the grazing history of the area, especially in relation to the establishment of smaller farms post-pastoral subdivision. Sites near the study area included a domed well (H7921-0062) and two windmill and water feeders (H7921-0063). It is noted that very few archaeological surveys for non-Aboriginal heritage have taken place within the region. Site prediction modelling revealed that potential site types would most likely consist of former farm buildings, wells, fences, windbreaks, artificial drainage lines and rubbish dumps. An archaeological survey was conducted, revealing no sites. It was determined that the potential for undiscovered historical archaeological sites was very low and no further work was recommended.

A summary of archaeological reports relevant to the geographical region of the study area appears below (Table 6).

Table 6: Historical Archaeological Reports Relevant to the Study Area

Author, Date & HV Report #	Description and Location	Results
Thomson, M. 2002 #1551	A cultural heritage assessment of Thompsons Road between Mornington Peninsula Freeway & Dandenong Valley High in preparation for road widening. This involved desktop assessment and a site survey.	<p>Desktop investigation of the study area revealed that there were no previously recorded historic sites. It was predicted that any sites present would likely relate to farming and pastoral runs.</p> <p>An archaeological survey was conducted, recording one new site. The historical complex was dated between 1940 and 1950 and was used as a dairy. The bricks present were made by 'Hoffman.' A tank, feeder and filled in well related to the dairy were present and likely erected at the same time as the dairy. The mature trees (oak and cyprus) were likely also planted at the same time. It was determined that there was the potential for sub-surface deposits, especially near the well. It was determined to be of low scientific significance and local cultural heritage significance. It was recommended that any development in the vicinity of the complex should be monitored for archaeological deposits.</p>
TerraCulture 2006 #2887	A cultural heritage assessment of Corner of Taylors Road and Thompsons Road, Lyndhurst in preparation for a retarding basin and Lyndhurst Electricity Terminal Station development. This involved desktop assessment and a site survey.	<p>Desktop investigation of the study area revealed that there were no previously recorded historic sites in the study area. The closest previously recorded site near the study area was a possible house site (H7922-0092). An archaeological survey was conducted, revealing no historic sites. It was determined that there was potential for undiscovered historical heritage in the form of sub-surface deposits and further research should be conducted, including archival mapping.</p>
Murphy, A. and L. Dugay-Grist 2007 #3113	A cultural heritage assessment of Thompsons Road between Mornington Peninsula Freeway & Dandenong Valley High in preparation for road widening. This involved desktop assessment and a site survey.	<p>Desktop investigation of the study area revealed that there were no previously recorded historic sites. The closest previously recorded site near the study area was Wedges Station (H7921-0066). It was predicted that there was low potential for historic heritage to be present.</p> <p>An archaeological survey was conducted, revealing no historic sites. It was determined that the potential for undiscovered historical heritage was very low and no historic heritage recommendations were made.</p>

Author, Date & HV Report #	Description and Location	Results
Murphy, A. and L. Dugay-Grist 2008 #3114	A cultural heritage assessment of Crown Allotment 29 Thompsons Road, Cranbourne North in preparation of future residential development. This involved desktop assessment and a site survey.	Desktop investigation of the study area revealed that there were no previously recorded historic sites. The closest previously recorded site near the study area was Springmont at 370 Narre Warren-Cranbourne Road (HO137). It was predicted that any sites present would likely relate to early 20th century pastoral activities such as remains of exotic plantings and fencing. An archaeological survey was conducted, revealing no historic sites. No historic heritage recommendations were made.
Burch, J., J. Mitchell and E. McFarlane 2011 #3997	An historical archaeological investigation of 940 Thompsons Road, Cranbourne in preparation for an upcoming commercial subdivision. This involved desktop assessment and a site survey. Approximately 5km west of the current study area.	Desktop investigation of 940 Thompsons Road revealed that there were no previously recorded historic sites within the study area. Site prediction modelling revealed that potential site types would most likely consist of remains of domestic occupation from the nineteenth and early twentieth century, agricultural sites, pastoral sites, and plantings. An archaeological survey was conducted, revealing no archaeological sites. It was determined that the potential for undiscovered historical heritage was very low, and no further work was recommended.

2.2.4 Historical Place and Archaeological Site Prediction Statement

The following historical place and archaeological site prediction statement has been formulated from the review of previous assessments. The statement presented is based on a site type approach. The review of the previously recorded information indicates that the most likely¹ places and site types in the study area are domestic sites, dry stone walls, tree plantings, farming sites and pastoral sites.

- **Domestic Sites** are likely to occur in the study area because there is evidence of buildings being present in the study area and previously recorded dwellings. Evidence of domestic occupation may include structural remains or ruins of homesteads and/or outbuildings, domestic rubbish dumps or bottle dumps, wells or underground storage tanks.
- **Dry Stone Walls** are unlikely to occur in the study area because they have not been recorded on the twentieth century topographic maps and none have been recorded in association with “Springmont Farm.” On the contrary, the area was known for wire and post fencing, with wire netting where necessary to stop sheep from escaping. Dry stone walls may line internal property divisions or external property boundaries.
- **Tree Plantings** are likely to occur in the study area because there are previously registered tree plantings associated with “Springmont Farm.” Historical tree plantings may be evidenced by large, introduced trees planted along original driveways, paddock boundaries or close to homestead sites.

¹ **Likely** is an assessment of site types with a 50% or more likelihood of occurring; **Unlikely** is an assessment of site types with 50% or less chance of occurring).

- **Farming Sites** are likely to occur in the study area because there are articles demonstrating agricultural use and there is a previously recorded agricultural site present. Evidence of farming may include fence lines, dams, water channels, plantings or terracing.
- **Pastoral Sites** are likely to occur in the study area because the region was settled by squatters and was highly valued for its pastoral potential. Breeding of livestock and dairying may be evidenced by the remains of stockyards, stables, barns and holding pens.
- **Road and Rail Infrastructure Sites** are likely to occur in the study area because there is indication of rail infrastructure on the twentieth century topographic maps. Old road or railway routes may be evidenced by bridges, railway tracks or road or railway embankments.
- **Gold Mining Sites** are unlikely to occur in the study area because occupation of this region was focused on squatting. Evidence of gold mining may include deep mine shafts, adits and spoil heaps, mining equipment and machinery such as puddling machines, batteries and engines, and water races.
- **Shipwreck Sites** are unlikely to occur in the study area because the study area is not in the vicinity of the ocean. Evidence of shipwrecks may include pieces of worked timber (particularly if evidence of steam-bending is present), ballast, coal, pieces of iron, fired bricks and machinery such as engines, drive-gear (shafts and propellers), winches, and stoves.
- **War Heritage Sites** are unlikely to occur in the study area because no previous occupants have been connected to military service. War heritage sites may include standing monuments and marked locations, but may also include avenues of honour, grave sites, ex-military sites and local memorial sites.

2.2.5 Background Review – Summary of the Results and Conclusions

The regional and local history of the study area predominantly relates to agricultural and pastoral use. Recent aerial imagery shows that whilst the region has developed through residential and commercial subdivision, the study area remains agricultural and pastoral land with a few residences and manufacturing buildings dispersed throughout.

Based on previous reports and topographic maps, the field assessment is likely to find historical places relating to pastoral and agricultural uses with a few domestic sites and associated tree plantings throughout. There is also the potential to find rail infrastructure depicted on the topographic maps.

It is unlikely that dry stone walls will be present as it has been recorded that wire and post fencing was the preferred fencing method in the study area.

Any places or sites found are likely to be of local significance based on the significance of the nearby places and the lack of registered places and sites within the area despite the number of heritage assessments conducted nearby. Given the development of surrounding areas, most nearby places and sites would have been previously recorded if they had been present.

Overall, there is a low likelihood of finding heritage places or archaeological sites within the study area. The area of highest archaeological potential is Springmont which may have domestic sub-surface deposits present, such as areas of rubbish dumping.

3 FIELD ASSESSMENT AND RESULTS

A ground survey of the study area was conducted to detect the presence of historical cultural heritage, or areas of archaeological likelihood, in or associated with the study area.

3.1 Aims and Objectives

The aim of the survey was to:

- To identify and record any surface indications of historical heritage sites and/or areas of historical archaeological likelihood in areas that will be impacted by the proposed development; and/or
- To verify the results of the background review and site predictive statement; and/or
- To assess the cultural heritage significance of any historical sites identified in the survey.

3.2 Methodology of the Survey

The study area was surveyed on 1 March 2022 by Genevieve Polic and Tom Lally (Archaeologists/Heritage Advisors) and again on 13 April 2023 by Tom Lally and Prudence Rye (Archaeologists/Heritage Advisors).

The survey took the form of a pedestrian survey in which two participants walked 10 m apart across the entire study area (Map 5).

The survey used the following equipment and materials: 4WD vehicle, ranging pole, photographic equipment, Differential Global Positioning System (DGPS), maps, and notebooks.

The protocols used to define a site depended on the nature of the site. For individual places, the extent of historical fabric was recorded using DGPS and a buffer of 5 m was established as the site's curtilage. For built heritage structures, the curtilage was identified as either the title boundary (where this contributes to the heritage values of the place) or a defined area around the structure that was deemed likely to have archaeological potential.

3.3 Visibility, Exposure and Coverage

3.3.1 Ground Surface Visibility

Ground surface visibility (GSV) varied throughout the study area (Map 6). The vast majority of the study area is still grazing land, covered by short grasses and ground covers (Plates 1-4). There was an area at 1670 Thompsons Road that had previously been used as a car park, with dense grasses and bitumen road (Plate 5). One area was inaccessible due to dense bush growth including blackberry bushes (Plate 6). There were some informal vehicle tracks throughout the study area as well as piles of debris (Plates 7 and 8). Industrial buildings and associated infrastructure (tracks, parking etc.) are also present (Plate 9).

3.3.2 Effective Survey Coverage

Effective survey coverage calculations are based on the percentage of ground surface exposure and provide a measure for the 'detectability' of artefacts and features and the level of survey sampling effort within each landform in the study area. The calculation assesses the level of average GSV across the study area in each landform, the extent of isolated exposures with higher or lower GSV than the average and, a calculation of the area within each landform surveyed.

An overview of the effective survey coverage in each landform within the study area is provided in Table 7.

Table 7: Effective Survey Cover Calculations within the Study Area

Landform	Total Area (Ha)	Average Landform GSV (%)	Area of Activity Area Surveyed (ha)	Percentage of Activity Area Surveyed (%)	Effective Survey Coverage (%)
Modified Plains	262.65	47.1641	262.65	82.52	17.96
Not surveyed	55.63	0	0	0	0
Total	318.28	47.1641	262.65	82.33	14.82

3.4 Limitations of the Survey

Overall, GSV was low-moderate (47.1641%) during the pedestrian survey, hindering the potential to detect surface artefact deposits or historic features that may have been present. Some areas of the survey were also inaccessible as landowners had not given permission to enter their property. One section of the study area was completely inaccessible due to dense blackberry bushes.

3.5 Results of the Survey (Maps 7a-e)

The survey results have been divided into categories.

The majority of the study area is currently used as farmland. There is still a heavy pastoral focus in the area with livestock present in many of the paddocks. Several sections of the study area have been developed for industrial use.



Plate 1: Study area facing east showing man made wetlands (photograph by T. Lally 01.03.22)



Plate 2: Study area facing north showing fields (photograph by T. Lally 01.03.22)



Plate 3: Study area facing east showing fields and PSP extent (photograph by T. Lally 01.03.22)



Plate 4: Study area facing north east showing barbed wire fencing remnants (photograph by T. Lally 01.03.22)



Plate 5: Study area facing east showing built up vegetation and fields (photograph by T. Lally 01.03.22)



Plate 6: Study area facing north east showing inaccessible area due to overgrowth (photograph by T. Lally 01.03.22)



Plate 7: Study area facing east showing informal vehicle tracks (photograph by T. Lally 01.03.22)



Plate 8: Study area facing north showing mound of historic material (photograph by T. Lally 01.03.22)



Plate 9: Study area facing south showing industry present in the PSP (photograph by T. Lally 01.03.22)

3.5.1 35 Bocker Street

One potential historical heritage place was identified during the survey (Map 7d).

35 Bocker Street is not shown in topographic maps dated 1924 (Figure 7) and 1938 (Figure 8). The site comprises a house, a shed and exotic planting. The property contains both built historic heritage and appeared to contain archaeological potential in the form of a demolished building. Further research into the results of the recording have been discussed in Section 4.1 of this report. Section 4.1 details that a site card was not submitted to Heritage Victoria as research demonstrated that the site did not meet the 75 year threshold for registration as an archaeological site.



Plate 10: Study area facing north east showing exotic plantings at 35 Brocker Street (photograph by T. Lally 01.03.22)



Plate 11: Study area facing north east showing concrete slab and shed in the background (photograph by T. Lally 01.03.22)



Plate 12: Study area facing south west showing modern dwelling (photograph by T. Lally 01.03.22)



Plate 13: Study area facing west showing shed (photograph by T. Lally 01.03.22)



Plate 14: Study area facing west showing concrete slab and building debris (photograph by T. Lally 01.03.22)



Plate 15: Glass fragments in debris pile (photograph by T. Lally 01.03.22)

3.5.2 Springmont

HO137 Springmont is included in the Heritage Overlay of the Casey Planning Scheme. It is of local significance to the City of Casey for its altered expression of the Edwardian-era, in both house and landscape form, and their association with one of the Clyde pioneering families and a prominent local identity, William Hardy. It comprises a red brick dwelling, market gardens and exotic tree plantings. The survey identified several exotic tree plantings associated with the place that are not included in the heritage overlay (Plates 22-25) (Map 7a). Cobalt blue glass fragments (Plate 26) were present at the site but appeared out of context and unrelated to an archaeological deposit.



Plate 16: Study area facing west showing extensive market gardens included in the Springmont Heritage Overlay (photograph by T. Lally 01.03.22)



Plate 17: Study area facing west showing the Edwardian building associated with Springmont and the modern additions (photograph by T. Lally 01.03.22)



Plate 18: Close up of the Edwardian features (photograph by T. Lally 01.03.22)



Plate 19: Study area facing south west showing toilet block and tree plantings (photograph by T. Lally 01.03.22)



Plate 20: Study area facing west showing olive tree (photograph by T. Lally 01.03.22)



Plate 21: Study area facing north west showing Springmont Farm (photograph by T. Lally 01.03.22)



Plate 22: Study area facing north showing pear tree (photograph by T. Lally 01.03.22)



Plate 23: Close up of pear tree (photograph by T. Lally 01.03.22)



Plate 24: Study area facing north east showing windmill: Eureka brand (photograph by T. Lally 01.03.22)



Plate 25: Study area facing east showing Canary Island Palm tree not included in Springmont Heritage Overlay (photograph by T. Lally 01.03.22)



Plate 26: Cobalt blue glass fragment found on the surface near Springmont Farm (photograph by T. Lally 01.03.22)

During the survey, several features of low local historic value were identified (Map 7e). These features did not demonstrate archaeological potential.

3.5.3 Spring Meadow

It is possible that the survey relocated Spring Meadow, or a building relating to Spring Meadow. A weatherboard house dating to the interwar period was noted at 1568 Thompsons Road (Plates 27-31). This was the property associated with Spring Meadow. Exotic plantings were also present around the house (Plates 29 and 32). No archaeological potential was observed around the house. Further discussion regarding the significance of the cottage can be found in Section 4.3.



Plate 27: Study area facing south showing weatherboard house (photograph by T. Lally 01.03.22)



Plate 28: Study area facing east showing weatherboard house entrance and porch (photograph by T. Lally 01.03.22)



Plate 29: Study area facing south showing exotic tree planting associated with house (photograph by T. Lally 01.03.22)



Plate 30: Bricks associated with weatherboard house (photograph by T. Lally 01.03.22)



Plate 31: Bricks associated with weatherboard house (photograph by T. Lally 01.03.22)



Plate 32: Study area facing north showing exotic planting associated with the weatherboard house (photograph by T. Lally 01.03.22)

3.5.4 Pastoral Features

There were old pastoral features observed within the study area. These were in the form of a concrete trough which was overgrown with weeds (Plate 33) and an old stockyard in a state of disrepair (Plate 34).



Plate 33: Overgrown trough in study area (photograph by T. Lally 01.03.22)



Plate 34: Study area facing east showing abandoned stockyard (photograph by T. Lally 01.03.22)

3.5.5 Survey – Summary of Results and Conclusions

The historic survey demonstrated that the study area is still primarily used for agricultural and pastoral purposes. Apart from the northern boundary which has undergone industrial development, there has been no significant changes in the study area since the 1939 aerial (Figure 9).

It was noted that a few features significant to Springmont Farm were not included in the Heritage Overlay and that the curtilage for Springmont Farm included extensive market gardens which are not associated with the significance of the site.

4 DISCUSSION

4.1 HO137 Springmont Farm (Map 7a)

Springmont Farm was assessed as part of the historic survey (Plates 16 – 25). The Edwardian building present has undergone modern additions which conceal original features of the building, making it difficult to assess the condition of the building (Plate 17).

There were no visible cracks or potential issues observed in the visible parts of the building.

The current Heritage Overlay covers a significant portion of the surrounding market gardens which have not been included in the significance assigned to the place by Graeme Butler and Associates 1997 (Plate 16). This Heritage Overlay does not include the exotic palm tree planting located next to the house, nor does it include the pear tree in the nearby paddock (Plates 22, 23 and 25).

The survey revealed a windmill with the name *Eureka* written on one of the sails (Plate 26). This windmill is consistent with the position of the windmill from Figures 7 and 8, meaning it was likely associated with Springmont Farm and the Facey occupation.

There was a scattering of undiagnostic artefacts across the surface of the market gardens, likely associated with the historic occupation of Springmont Farm (Plate 24). These artefacts were highly fragmented and appeared infrequently. There were no visible artefact deposits or areas of likelihood indicating where they may have originally come from. As the small scattering of artefacts were highly fragmented and sitting on the surface, it was determined that they held no archaeological value.

A revised statement of significance has been presented in Section 5.3 of this report.

If during any future construction works, subsurface artefact deposits or archaeological features are discovered, Section 7, Recommendation 5: Contingency has been provided.

4.2 35 Brocker Street (Map 7d)

35 Brocker Street has been discussed in two separate sections: Archaeology and Built Heritage.

Archaeology

It was originally suspected during the field survey that the demolition site at 35 Brocker Street (Plates 11-15) would require a site card preparation as it appeared to be a place of archaeological significance. During research for the preparation of a site card, the bricks found in Plate 13 revealed that the debris present does not meet the requirement for site card registration. The majority of bricks present have the makers mark *B. P. Ind.* impressed onto the frog of the bricks. *B. P. Ind.* stands for Brick and Pipe Industries. Brick and Pipe Industries Ltd. was formed in July 1964 after Brick Industries changed their name (Context 2020). By the 1970s, Brick and Pipe Industries Ltd. had grown to be one of the largest brick manufacturers in Australia (Context 2020; Age 24 July 1974: 20). The company was taken over in 1989 (Context 2020).

Therefore, the building demolished could not have been present prior to 1964. The age of the site is a maximum of 58 years old. There were no further deposits or areas of potential historic archaeology observed around 35 Brocker Street.

If during any future construction works, subsurface artefact deposits or archaeological features are discovered, Section 7, Recommendation 5: Contingency has been provided.

Built Heritage

35 Brocker Street features a modern red brick dwelling and red brick sheds which appear older than the dwelling. The sheds do not appear to have undergone modification. The buildings on this site are not featured on the ordinance maps or the historic aerals, meaning that they were constructed post 1939. The red brick house and sheds do not feature any architectural elements of note. There are exotic plantings present on the property. The trees were not identified in the field.

A statement of significance has been devised in Section 5.2 of this report.



Plate 35: Study area facing west showing concrete slab and building debris (photograph by T. Lally 01.03.22)



Plate 36: Glass fragments in debris pile (photograph by T. Lally 01.03.22)

4.3 Weatherboard House (1568 Thompsons Road) (Map 7b)

The weatherboard house identified is an example of inter-war architecture (Plates 27 – 32). The style of this house likely dates to the 1930s where smaller houses tended to be influenced by Modern styles as the arts and crafts movement had fallen out of fashion (National Trust 1991). The inter-war period styles were transitional styles, sitting between arts and crafts and post-war styles. Styles in this period tended to employ stylised geometry to decorate.

The National Trust (1991) classified these 1930s small houses as Californian bungalows from a technical standpoint. Features common of these 1930s small houses are:

- Hipped Roof
- Double or Triple Fronted

- Asymmetrical Forms
- If present: stylised decoration, otherwise they would use very little to no decoration

The house is in poor condition however it has several distinguishing features including:

- An asymmetric porch with painted timber posts;
- corrugated iron roofing typical to this period.; and,
- Cream and dark green paint.

The three bricks present at the site (Plates 32 and 33) have been dated as follows (Vines 2015):

- Clifton: 1900 - 1943
- Oakleigh: 1917 – c1970s.
- Boral: 1970 – c1990s

Historically, this house on land associated with Spring Meadows. By the 1860s, the property was owned by James Wisewould who was a Melbourne solicitor (Gunson 1968). The property was leased out to several people before changing owners in the 1890s (Gunson 1968). This property was identified by Graeme Butler & Associates (1997) as having a house on it known as Spring Meadows. Efforts were made to re-locate this house in 2004 but were unsuccessful (Context 2004). The inter-war house is not Spring Meadows as it does not feature the stucco reported by Butler (1997), however it is likely associated with Spring Meadows and the Ross occupation of the site.

A statement of significance has been devised in Section 5.2 of this report.

If during any future construction works, subsurface artefact deposits or archaeological features are discovered, Section 7, Recommendation 5: Contingency has been provided.

4.4 Burnt Down House (1580A Thompsons Road)

The remains of a burnt down house are present at 1580A Thompsons Road (Plates 37-40). These remains were not included in the survey results as the remains were identified as modern in the field. This is supported by Figures 7 – 9 which show that the house was not present in a historic context. Discussion with the landowner on the day of inspection revealed that the house was constructed in the 1980s and burnt down in 2014.

The site consisted of two large, tiled surfaces, a brick fence, and a brick path. Brick debris was present around the site.



Plate 37: Study area facing east showing burnt tiled surface (photograph by T. Lally 01.03.22)



Plate 38: Study area facing east showing brick fence (photograph by T. Lally 01.03.22)



Plate 39: Study area facing north east showing burnt tile surface (photograph by T. Lally 01.03.22)



Plate 40: Study area showing brick path remains and brick debris (photograph by T. Lally 01.03.22)

5 CULTURAL HERITAGE SIGNIFICANCE

5.1 Assessing Cultural Heritage Significance

5.1.1 Assessment of Significance

Scientific significance of a heritage place (particularly archaeological sites) is also assessed in Victoria using a commonly accepted formula developed by Bowdler (1981) and Sullivan and Bowdler (1984). These are relative estimates of significance based on the current knowledge available about sites or places in a region. The assessment criteria used to assess the scientific significance of historical places in Victoria are presented in Appendix 3. The same three main categories apply to historical places: *site contents* (cultural material, organic remains and site structure), *site condition* (degree of disturbance of a site), and *'representativeness'* (the regional distribution of a particular site type).

Each place is given a score or rating on the basis of these criteria – the overall scientific significance is determined by the cumulative score. The results of each place are in Tables 7 - 9.

5.1.2 Historical Cultural Significance

Heritage Victoria administers the *Heritage Act 2017* and has provided formal criteria for assessing cultural heritage significance. Applying these criteria will determine if a heritage place should be considered for addition to the Victorian Heritage Register or other statutory lists.

On the basis of these criteria, heritage places are generally given a significance ranking of State, Local or none. Historical archaeological sites, as with other heritage places, can be considered for addition to the Victorian Heritage Register if they have State significance.

However, all historical archaeological sites are included on the Victorian Heritage Inventory and are given statutory protection, irrespective of their level of significance. Sites that are considered to be of local historical interest but are not considered to be of specific archaeological significance are allocated 'D'-list numbers (e.g., D7822-0099). 'D'-listed sites are not protected by legislation.

The historical places identified within the study area have been assessed using the Heritage Victoria criteria (outlined in Appendix 3). The significance assessments are summarised in Tables 7-12.

5.1.3 Statements of Significance

A Statement of Significance describes what is important about a place and is an evaluation of its cultural heritage significance. The Statement of Significance was prepared in accordance with the ICOMOS Burra Charter, and the Heritage Council of Victoria's Criteria for Assessing Cultural Heritage Significance as required by the HV Technical Guides *Guidelines for Conducting Historical Archaeological Surveys* and *Guidelines for Investigating Historical Archaeological Sites*. A full description on the methodology used for the significance assessment is provided in Appendix 3. In the case of built heritage, the Statement of Significance was also devised in accordance with the DEECA Planning Practice Note 1: Applying the Heritage Overlay. A full description of the Planning Practice Note is provided in Appendix 4.

The cultural heritage significance was assessed against the following six categories:

- Aesthetic significance;
- Archaeological significance;
- Architectural significance
- Historical significance;
- Scientific significance; and
- Social or spiritual significance.

5.2 Cultural Heritage Significance of 35 Bocker Street

The following is an assessment of the cultural heritage significance of 35 Bocker Street.

5.2.1 Assessment of Significance

The scientific significance of the site is shown below (Table 8).

Table 8: Assessment of the Scientific Significance of 35 Bocker Street

Place Contents	Place Condition
Site contents	1
Site condition	1
Representativeness	1
Overall scientific significance (score)	3
Overall scientific significance (rating)	Low

Note: a description of each criterion is provided in Appendix 3.

5.2.2 Historical Cultural Significance

The study area is of local historical significance to the City of Casey and an assessment of the cultural heritage significance of the study area is provided below (Table 9).

Table 9: Assessment of the Cultural Heritage Significance of 35 Bocker Street

Criterion	Assessment	Significance (State/local)
A	Not Applicable	
B	Not observed at inspection	
C	Not Applicable	
D	Not Applicable	
E	Not Applicable	
F	Not Applicable	

Criterion	Assessment	Significance (State/local)
G	Not Applicable	
H	Not Applicable	

Note: a description of each criterion is provided in Appendix 3.

5.2.3 Comparative Analysis

35 Brocker Street does not exhibit significant criterion to compare to other heritage overlay sites.

5.2.4 Statement of Significance

What is Significant?

35 Brocker Street contains a demolished building, a modern house, sheds and exotic tree plantings.

How is it Significant?

There is no observable significance at 35 Brocker Street.

Why is it Significant?

There is no observable significance at 35 Brocker Street.

5.3 Cultural Heritage Significance of HO137 Springmont Farm

The following is an assessment of the cultural heritage significance of HO137 Springmont Farm.

5.3.1 Assessment of Significance

The scientific significance of the site is shown below (10).

Table 10: Assessment of the Scientific Significance of HO137 Springmont Farm

Place Contents	Place Condition
Site contents	2
Site condition	2
Representativeness	2
Overall scientific significance (score)	6
Overall scientific significance (rating)	Moderate

Note: a description of each criterion is provided in Appendix 3.

5.3.2 Historical Cultural Significance

The study area is significant to the City of Casey, and an assessment of the cultural heritage significance of the study area is provided below (Table 9).

Table 11: Assessment of the Cultural Heritage Significance of Ho137 Springmont Farm

Criterion	Assessment	Significance (State/local)
A	Springmont Farm is associated with several figures of importance in the Parish of Cranbourne (Facey and Hardy),	Local
B	Springmont Farm is an example of Edwardian architecture	Local
C	Not Applicable	
D	Not Applicable	
E	Not Applicable	
F	Not Applicable	
G	Not Applicable	
H	Not Applicable	

Note: a description of each criterion is provided in Appendix 3.

5.3.3 Comparative Analysis

HO125 (Hill Farm) is listed on the Casey Heritage Overlay for its historic association with a Clyde pioneering family and its unusual architectural materials. The listing includes the cottage, which has undergone alteration, two pepper trees, a *Ceanothus papillosus*, a tree lucerne and young gums. The place extent for

HO125 does not correspond to the entire property but does, however extend over the important heritage elements identified in heritage studies. HO125 (Hill Farm) is listed for similar reasons of significance as Springmont (HO137) and is in a similar condition. The overlay extent for HO125 (Hill Farm) corresponds to the elements that were identified as significant however the Springmont (HO137) overlay extent does not.

5.3.4 Statement of Significance

What is Significant?

The Edwardian brick building associated exotic plantings and windmill are of significance. The exotic plantings include:

- Canary Island date palm;
- Olive;
- Lillypilly;
- Silky oak;
- Flowering gum;
- *Pittosporum undulatum*;
- Lemon and citrus trees;
- *Brachychiton populneus*;
- *Camellia japonica*;
- The Czar;
- *Erythrina sp.*;
- Peach or almond trees; and,
- Pear tree.

Butler (1997) listed a well at the site as significance as well. This was not relocated.

How is it Significant?

The site is of architectural and historical to the City of Casey.

Why is it Significant?

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

Springmont house, plantings, and windmill are of historical significance because they are associated with two important families in Clyde history – the Faceys and the Hardys. The association with the Hardys is especially of local significance as they were one of the Clyde pioneering families and included prominent local identity, William Hardy (Criterion A).

Springmont house and associated plantings is of architectural significance due to its altered expression of the Edwardian era, in both house and landscape form (Criterion B).

5.3.5 Curtilage Review

The current curtilage of HO137 does not align with Butler's (1997) review of the site or with the pear tree or windmill discovered during the site inspection for the PCHS. Currently, the curtilage encompasses the surrounding market gardens but does not include the whole property. This is an incoherent extent as the market gardens are not associated with the historic or architectural significance of HO137 and were a later addition to the site. Additionally, the Canary Island date palm identified by Butler (1997) is outside the extent of the current overlay despite being identified as having historic and architectural significance.

The current curtilage should be amended to better represent the heritage place (Springmont Farm) as per the guidelines set out in PNN01 (Appendix 4). To better represent the heritage place, the market gardens should not be included in the curtilage as their inclusion does not prevent any negative heritage outcomes and they do not form a part of the Springmont history. The curtilage should include the windmill, Canary Island date palm and pear tree as these features are associated with both the historic and architectural significance of the place. They should remain in the context of the farm and provide additional context as to how the farm looked and functioned during its historic occupation. Their loss would result in a negative heritage outcome.

The current schedule does not require amendment as it protects the significance elements of HO137.

5.4 Cultural Heritage Significance of Weatherboard House

The following is an assessment of the cultural heritage significance of the Weatherboard House

5.4.1 Assessment of Significance

The scientific significance of the site is shown below (Table 12).

Table 12: Assessment of the Scientific Significance of Weatherboard House

Place Contents	Place Condition
Site contents	1
Site condition	1
Representativeness	1
Overall scientific significance (score)	3
Overall scientific significance (rating)	Low

Note: a description of each criterion is provided in Appendix 3.

5.4.2 Historical Cultural Significance

The study area is significant to the City of Casey, and an assessment of the cultural heritage significance of the study area is provided below (Table 13).

Table 13: Assessment of the Cultural Heritage Significance of Weatherboard House

Criterion	Assessment	Significance (State/local)
A	Associated with Spring Meadows	Local
B	The weatherboard cottage demonstrates typical architectural features of the “small house” Californian bungalows from the inter-war period	Local
C	Not Applicable	
D	Not Applicable	
E	Not Applicable	
F	Not Applicable	
G	Not Applicable	
H	Not Applicable	

Note: a description of each criterion is provided in Appendix 3.

5.4.3 Comparative Analysis

The weatherboard house is in poor condition and is potentially uninhabitable. It is an overall unremarkable example of the “small house” Californian bungalow identified. It resides on the same property as the main Spring Meadow house (which was not re-located). The property of Spring Meadows itself has significance

due to its association with James Wisewould, however this house was built at least 70 years later than Wisewould's occupation. The house has no definitive relation to any of the other site occupiers. This is in stark contrast to the nearby Springmont (HO137) which has clear evidence of it being associated with a pioneering family of Clyde. The dwelling at Springmont is in better condition and has more significant architectural elements relating to the era it was built in.

5.4.4 Statement of Significance

What is Significant?

The weatherboard house and exotic planting located directly adjacent are significant.

How is it Significant?

The site is of architectural and historical significance to the City of Casey.

Why is it Significant?

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

The weatherboard house is of historical significance because it is associated with Spring Meadows (Criterion A).

The weatherboard house is of architectural significance because it is a rare example, within the area, of the "small house" Californian bungalow, employing asymmetry and paint colours associated with this style of housing (Criterion B).

5.5 Cultural Heritage Significance of Trough

The following is an assessment of the cultural heritage significance of the trough

5.5.1 Assessment of Significance

The scientific significance of the site is shown below (Table 14).

Table 14: Assessment of the Scientific Significance of Weatherboard House

Place Contents	Place Condition
Site contents	1
Site condition	1
Representativeness	1
Overall scientific significance (score)	3
Overall scientific significance (rating)	Low

Note: a description of each criterion is provided in Appendix 3.

5.5.2 Historical Cultural Significance

The study area is significant to the City of Casey, and an assessment of the cultural heritage significance of the study area is provided below (Table 15).

Table 15: Assessment of the Cultural Heritage Significance of Trough

Criterion	Assessment	Significance (State/local)
A	Associated with early pastoral activities in the area	Local
B	Not Applicable	
C	Not Applicable	
D	Not Applicable	
E	Not Applicable	
F	Not Applicable	
G	Not Applicable	
H	Not Applicable	

Note: a description of each criterion is provided in Appendix 3.

5.5.3 Comparative Analysis

Features like troughs do not normally warrant a heritage overlay listing of their own as it would be unusual for them to demonstrate significant heritage values. Domed wells, which present more aesthetic value, are often listed on the Victorian Heritage Inventory (such as in the case of H7921-0062) rather than the heritage

overlay. The trough alone does not reach the threshold for a heritage overlay listing as it is in poor condition and is not associated with a specific historic person or place. It is associated with an overall theme of the area. If the trough was located on a historically significant property (such as Springmont or Brownhedge) then it would be considered a significant element of the place and potentially considered in the curtilage. As it stands, it is not comparable to other heritage overlay sites within the area.

5.5.4 Statement of Significance

What is Significant?

The remains of a concrete trough.

How is it Significant?

The site is of low historical significance to the City of Casey.

Why is it Significant?

The trough is historically significant as it is associated with the early farming occupation of the area (Criterion A).

5.6 Cultural Heritage Significance of Stockyard

The following is an assessment of the cultural heritage significance of the stockyard.

5.6.1 Assessment of Significance

The scientific significance of the site is shown below (Table 16).

Table 16: Assessment of the Scientific Significance of Stockyard

Place Contents	Place Condition
Site contents	1
Site condition	1
Representativeness	1
Overall scientific significance (score)	3
Overall scientific significance (rating)	Low

Note: a description of each criterion is provided in Appendix 3.

5.6.2 Historical Cultural Significance

The study area is significant to the City of Casey, and an assessment of the cultural heritage significance of the study area is provided below (Table 17).

Table 17: Assessment of the Cultural Heritage Significance of Stockyard

Criterion	Assessment	Significance (State/local)
A	Associated with early pastoral activities in the area	Local
B	Not Applicable	
C	Not Applicable	
D	Not Applicable	
E	Not Applicable	
F	Not Applicable	
G	Not Applicable	
H	Not Applicable	

Note: a description of each criterion is provided in Appendix 3.

5.6.3 Comparative Analysis

Features like stockyard remains do not normally warrant a heritage overlay listing of their own as it would be unusual for them to demonstrate significant heritage values. Domed wells, which present more aesthetic value, are often listed on the Victorian Heritage Inventory (such as in the case of H7921-0062) rather than

the heritage overlay. The stockyard alone does not reach the threshold for a heritage overlay listing as it is destroyed and is not associated with a specific historic person or place. Rather, it is associated with an overall theme of the area. If the stockyard was located on a historically significant property (such as Springmont or Brownhedge) then it would be considered a significant element of the place and potentially considered in the curtilage. As it stands, it is not comparable to other heritage overlay sites within the area.

5.6.4 Statement of Significance

What is Significant?

The wooden remains of a stockyard.

How is it Significant?

The site is of low historical significance to the City of Casey.

Why is it Significant?

The stockyard of historic significance as it is associated with the early farming occupation of the area (Criterion A).

6 INTERPRETATION

The survey demonstrated that the study area has been primarily used for agricultural and pastoral purposes. There were several farming remnants throughout the study area (trough, stockyard), however these remnants did not possess archaeological or significant historic value (7e). This was consistent with the prediction statement, which deemed the presence of farming related material likely. Furthermore, historic reports recorded that post and wire fencing was popular in the area and it was unlikely that dry stone walls would be present. These reports were proven accurate during the site survey as no dry-stone walls were found.

The sites which contained local importance were buildings associated with the farming history of the study area. Springmont and the weatherboard house demonstrate different architectural periods in the study area. The weatherboard house was likely used as a worker's cottage during the property's use as a farm, potentially in association with Spring Meadows farm. The cottage is a "small house" bungalow, likely constructed in the inter-war period. It is modest and in poor condition. No archaeological potential was observed around the dwelling, however there is the potential that should the house be removed, archaeological deposits will become visible. As no archaeological potential was observable, no site card was submitted to Heritage Victoria. In the case that archaeological deposits are revealed, Recommendation Five: Contingency has been provided.

No domestic archaeological deposits were found in these areas during the investigation however, artefacts were present on the surface near Springmont Farm. These artefacts were highly fragmented and were not able to be clearly associated with a place or site. These artefacts have potentially come from elsewhere and travelled by means of erosion and weather. These artefacts were domestic in nature, as the cobalt blue glass fragment is most often associated with castor oil used for hair. A fragment of plate rim with the 'Wild Rose' pattern was also present, most popular between the 1830s and 1850s (Museums Victoria Collections 2022). It is likely that this fragment belonged to a plate set of the Facey's which was passed down and eventually discarded.

No road or rail infrastructure sites were present in the study area, despite Figures 7 and 8 indicating that they were present in the early twentieth century. The infrastructure was likely removed once it became obsolete to create extra room for grazing and/or agricultural use.

A review of Springmont (HO137) curtilage was done based on the site inspection and identified historic elements, which found that the current overlay extent does not properly represent the historic values of the site and should be amended accordingly.

7 MANAGEMENT RECOMMENDATIONS

This section provides a summary of the recommendations made in relation to the historical heritage values of the study area.

Recommendation 5: Springmont Farm (HO137) Curtilage

The current site extent and curtilage of Springmont Farm does not reflect its historic value. A large palm planting is currently just outside of the site boundary. The site boundary should be extended to include this exotic planting.

The curtilage with associated historical value extends far beyond the Springmont Farm dwelling and encompasses much of the present market gardens. The dwelling and associated trees have been recorded as having local significance for their association with one of the pioneering families and prominent local man William Hardy. Hardy built the house, and he was a Cranbourne Shire Councillor and president in the period when the property was developed.

Considering this reason for the significance of the place, it is unnecessary to include the surrounding market gardens in the heritage overlay extent. Any exotic plantings associated with the early period of Springmont should be kept within the reduced extent. It is also recommended that the documented windmill, *Eureka*, to the north-east of the dwelling and a mature pear tree to the south of the dwelling, be included in the extent of the heritage overlay of Springmont Farm, due to their historical association with the property. The original driveway appears to have been re-developed as part of the market garden use and is not considered significant.

Recommendation 6: Springmont Farm (HO137) Future Use

A conservation management plan should be produced for Springmont Farm, including a site inspection and architectural evaluation. This conservation management plan should outline the potential future uses for Springmont Farm dwelling.

The conservation management plan should assess the possibility of removing the later additions to the dwelling to reveal the heritage features that have been hidden.

The conservation management plan must be prepared per the standards set out in *Conservation Management Plans: Managing Heritage Places – A Guide* (Heritage Council of Victoria 2010)

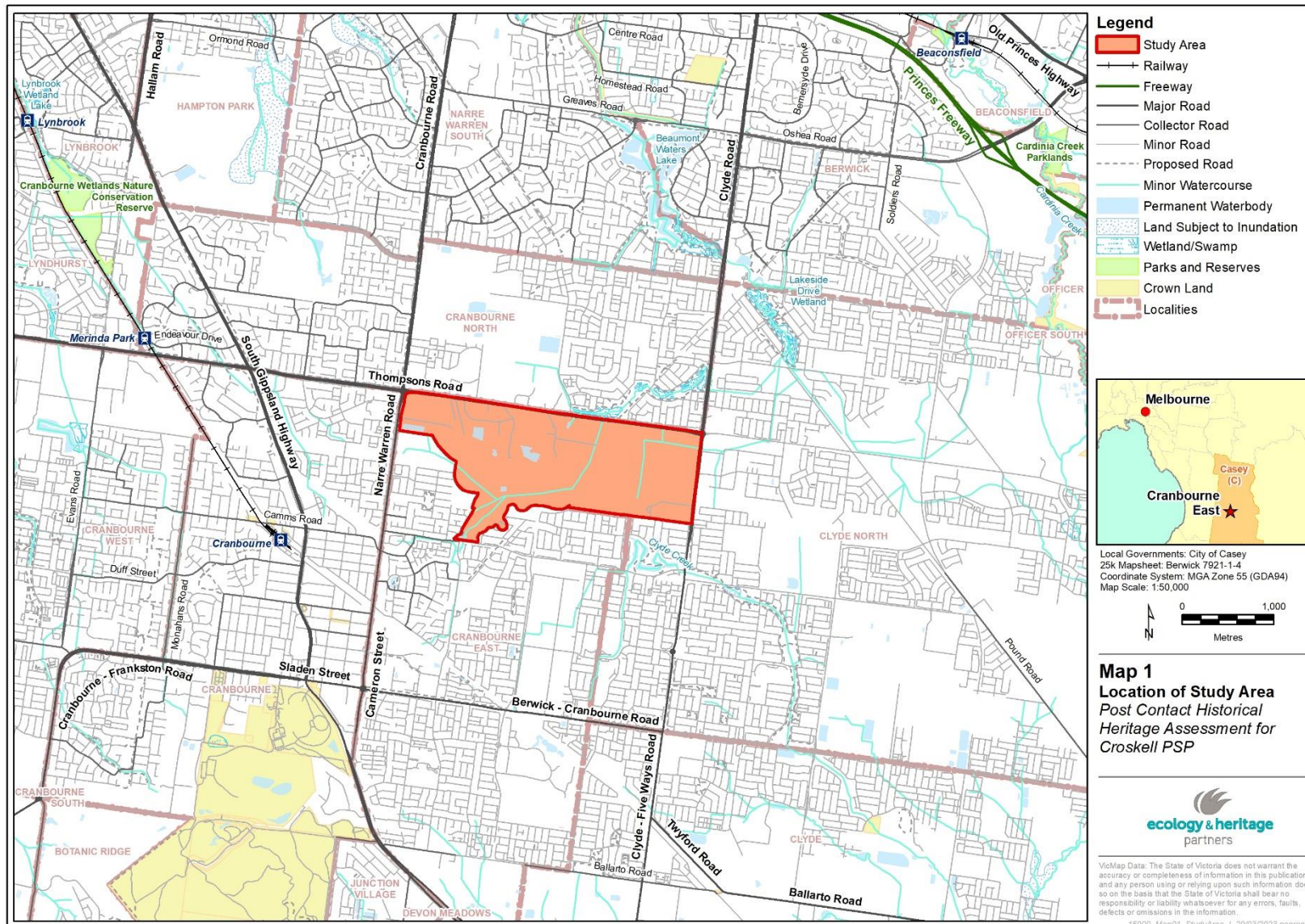
Recommendation 7: Inter-War Cottage (Spring Meadows) Heritage Overlay Consideration

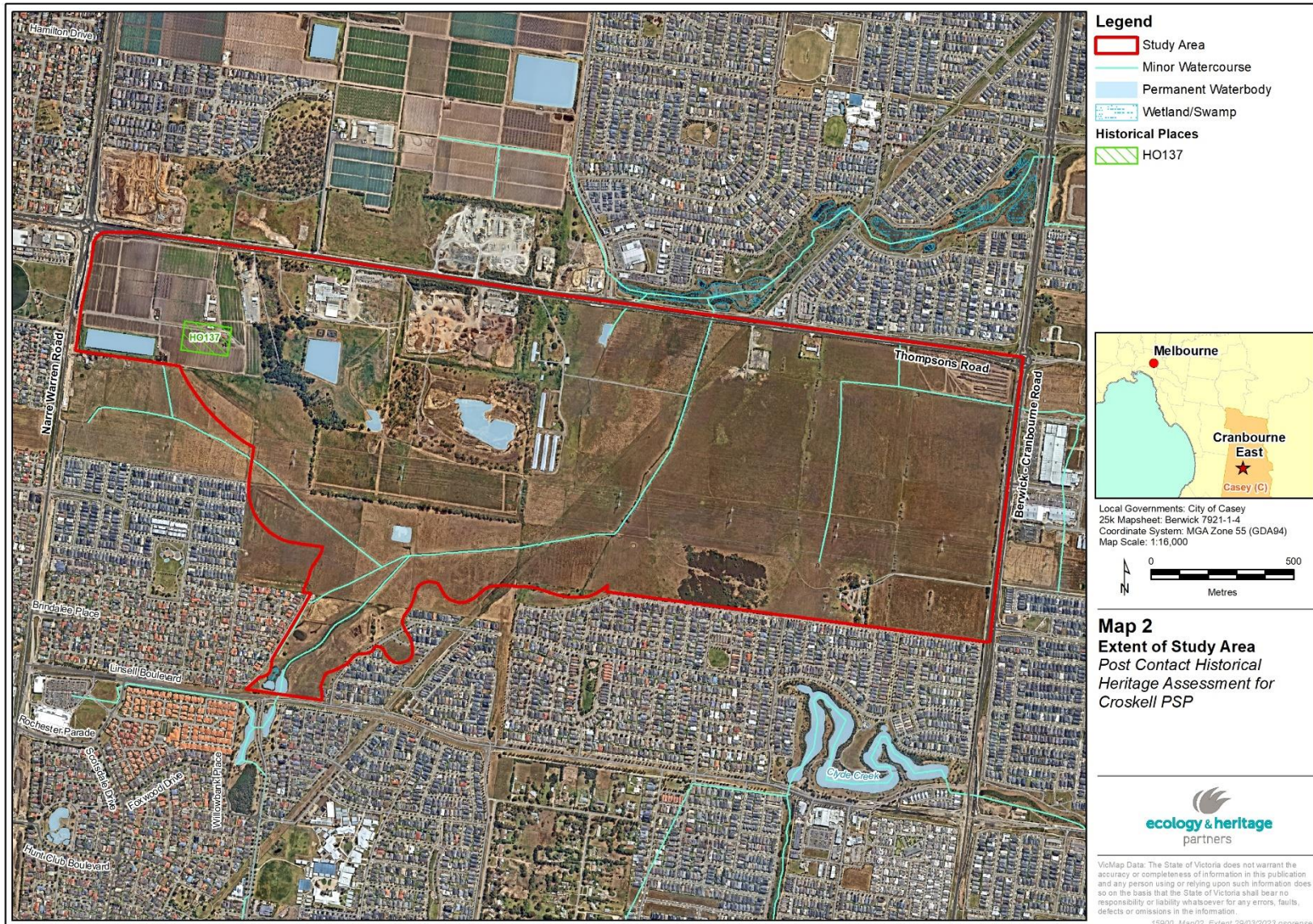
The Inter-War Cottage located at 1580 Thompsons Road should be considered for the Casey Heritage Overlay based on the reasons for its significance provided in Section 5.4 of this report.

Recommendation 8: Contingency

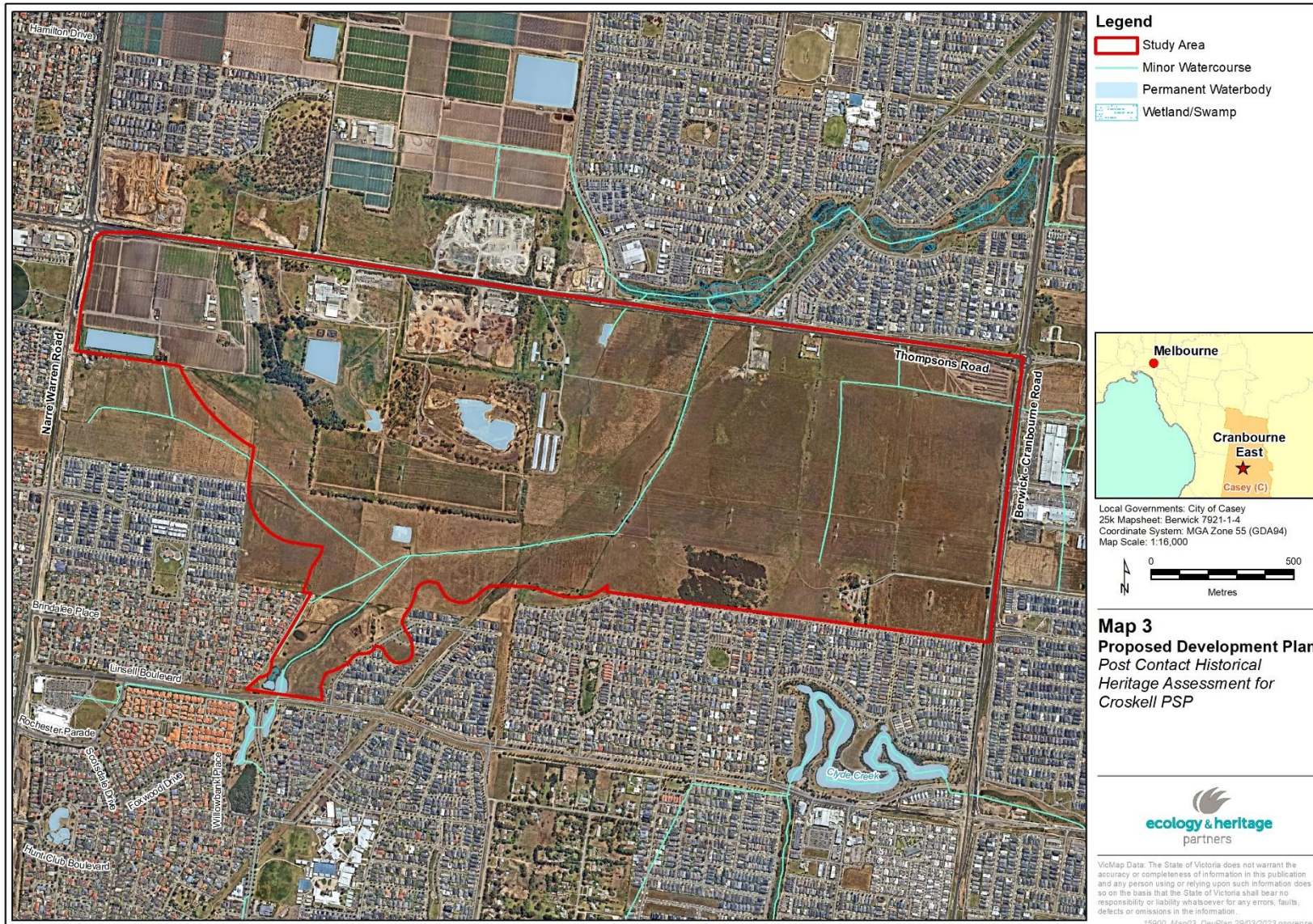
There are no other known historical heritage issues regarding the proposed development. If any historical heritage issues are encountered during construction, then works should cease within 10 m of the area of concern and a qualified Cultural Heritage Advisor (or Heritage Victoria) should be contacted to investigate.

MAPS

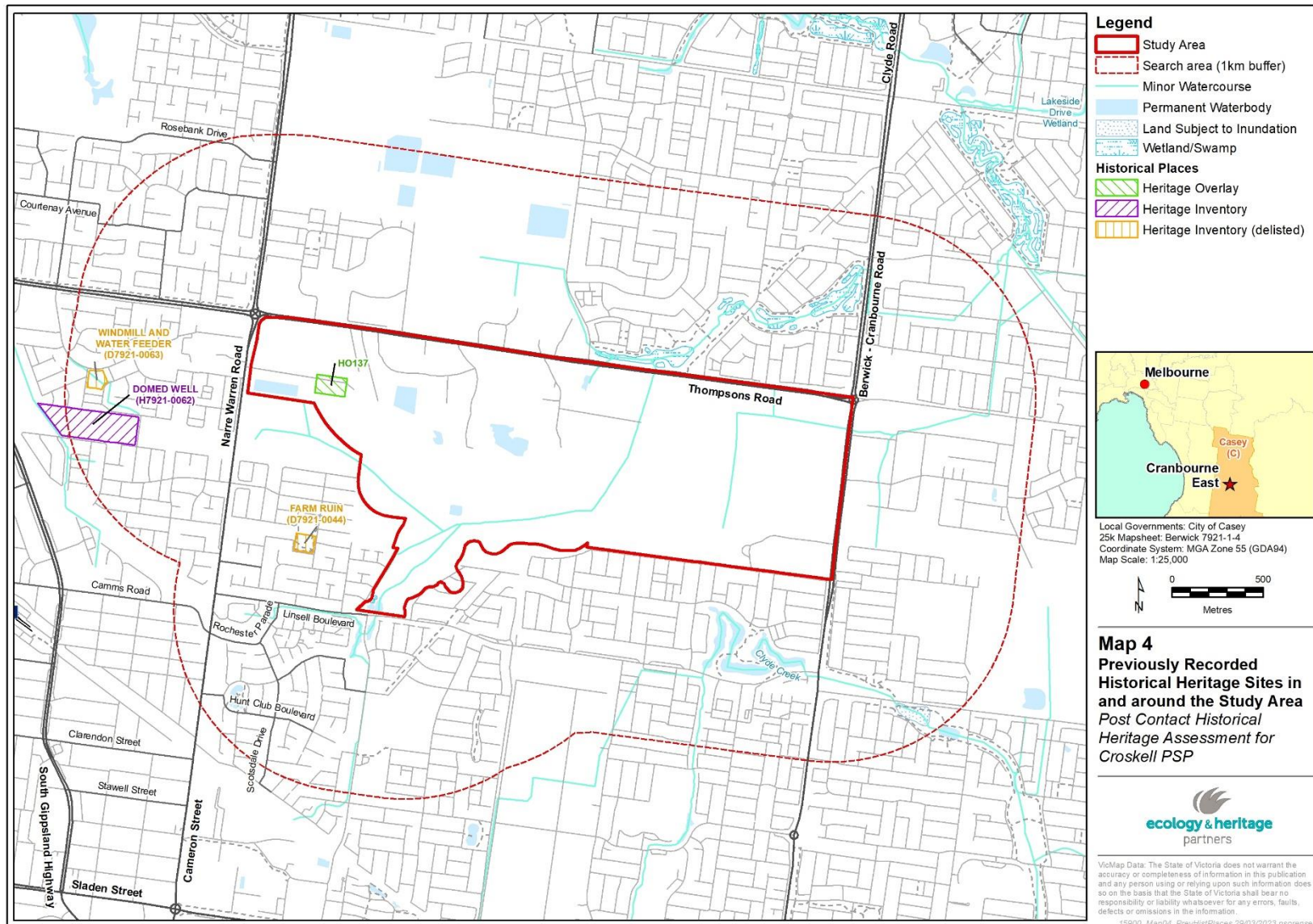


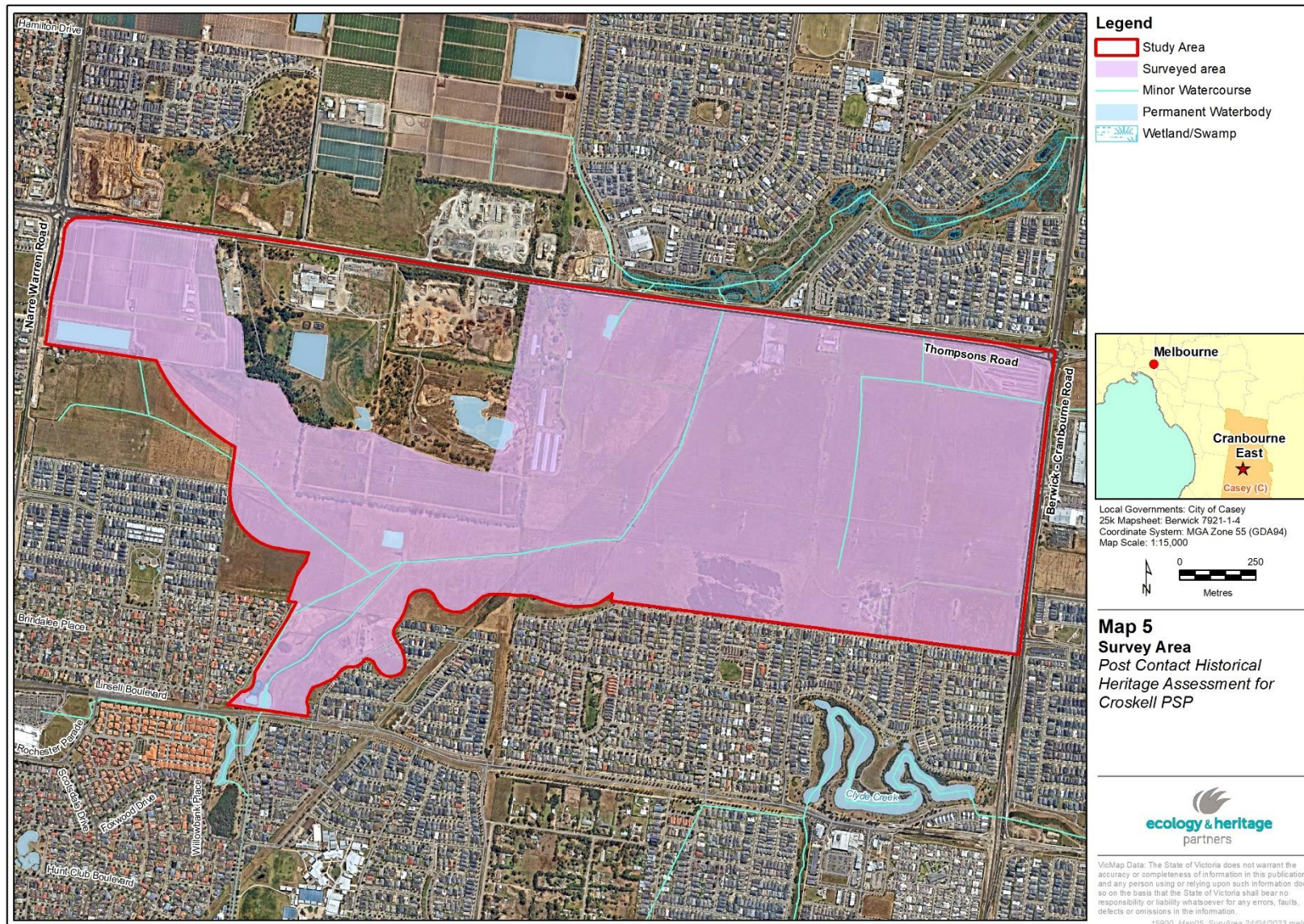


Aerial source: Neamap 2023

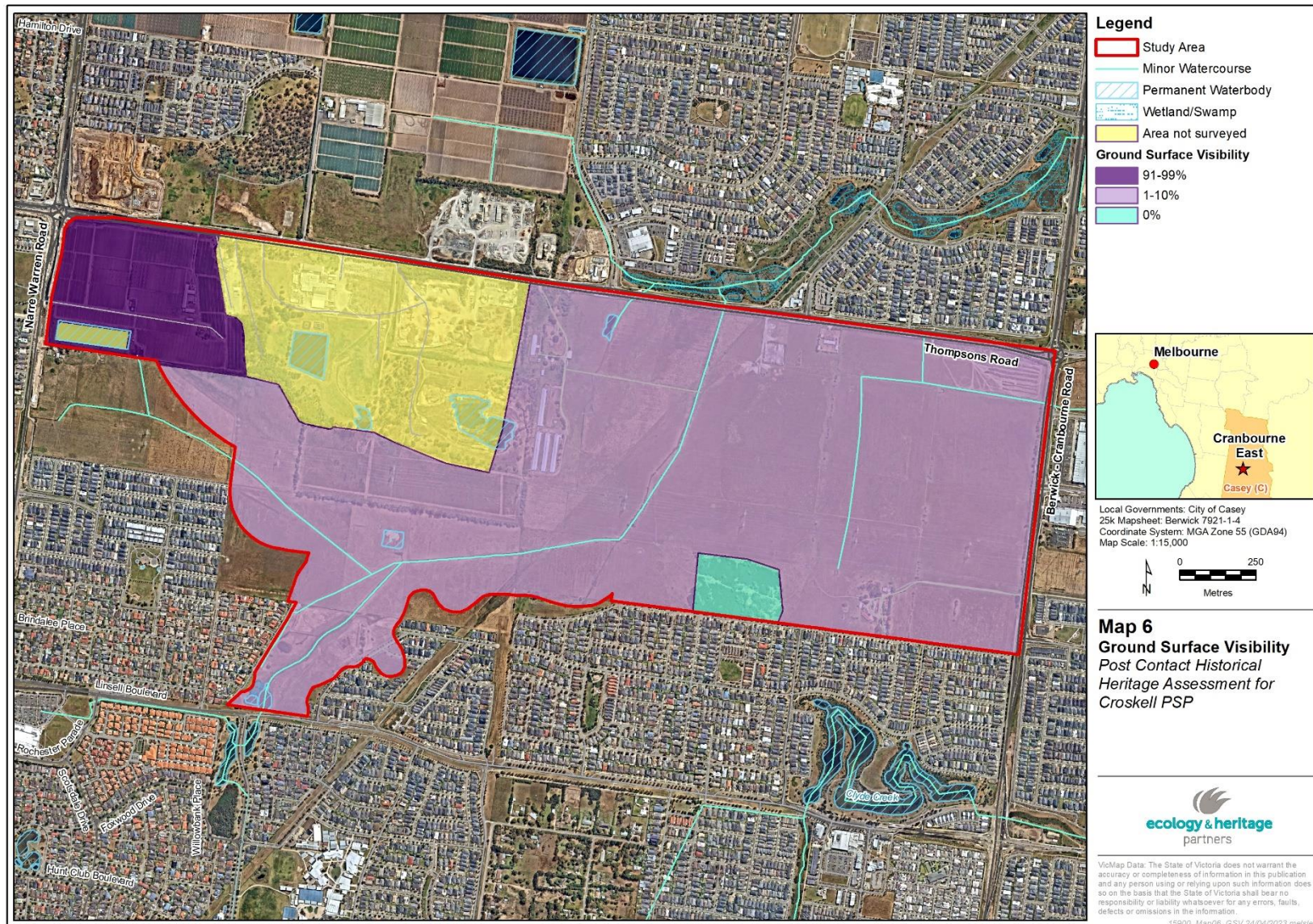


Aerial source: Neimap 2023

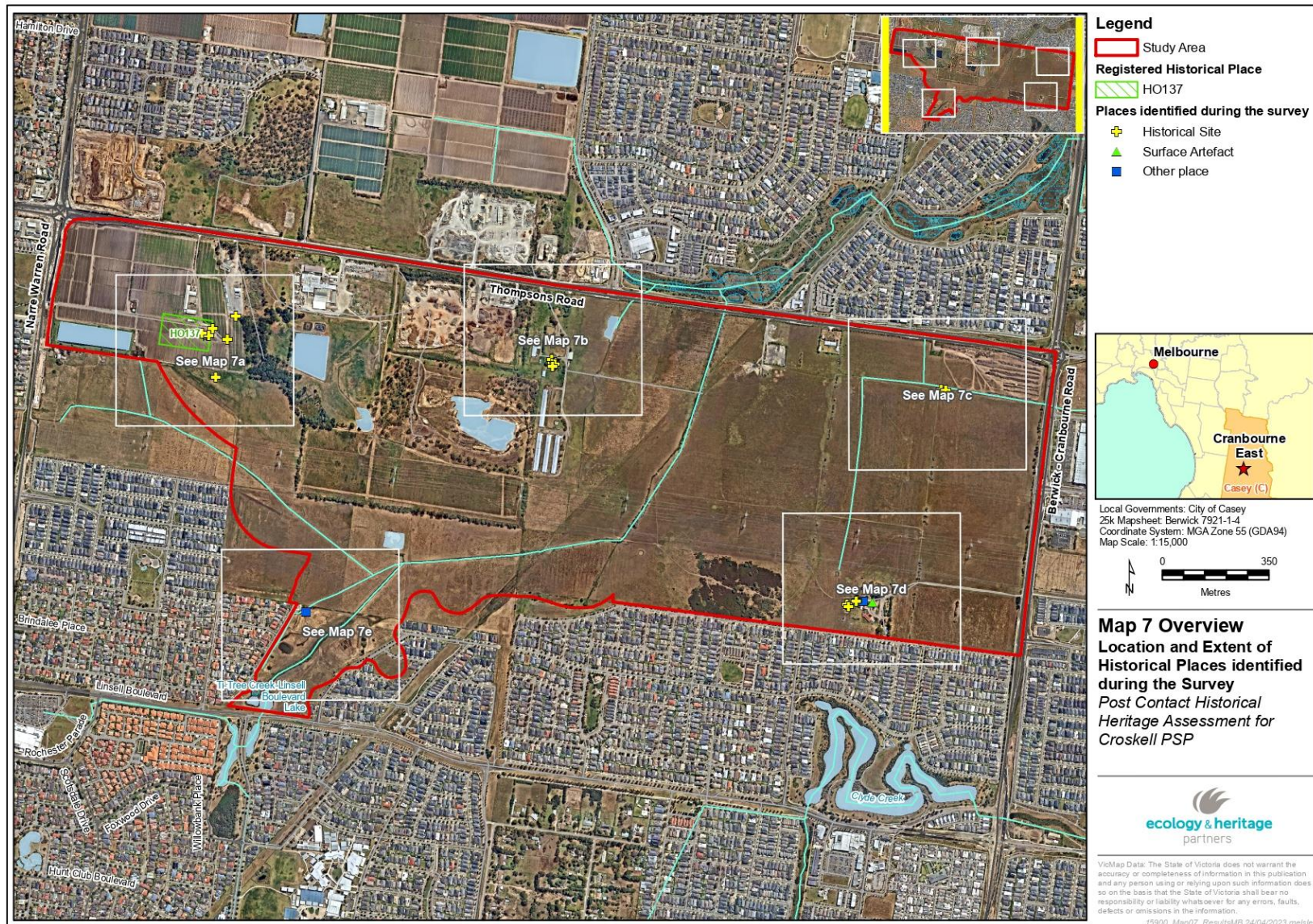




Aerial source: Nearmap 2023



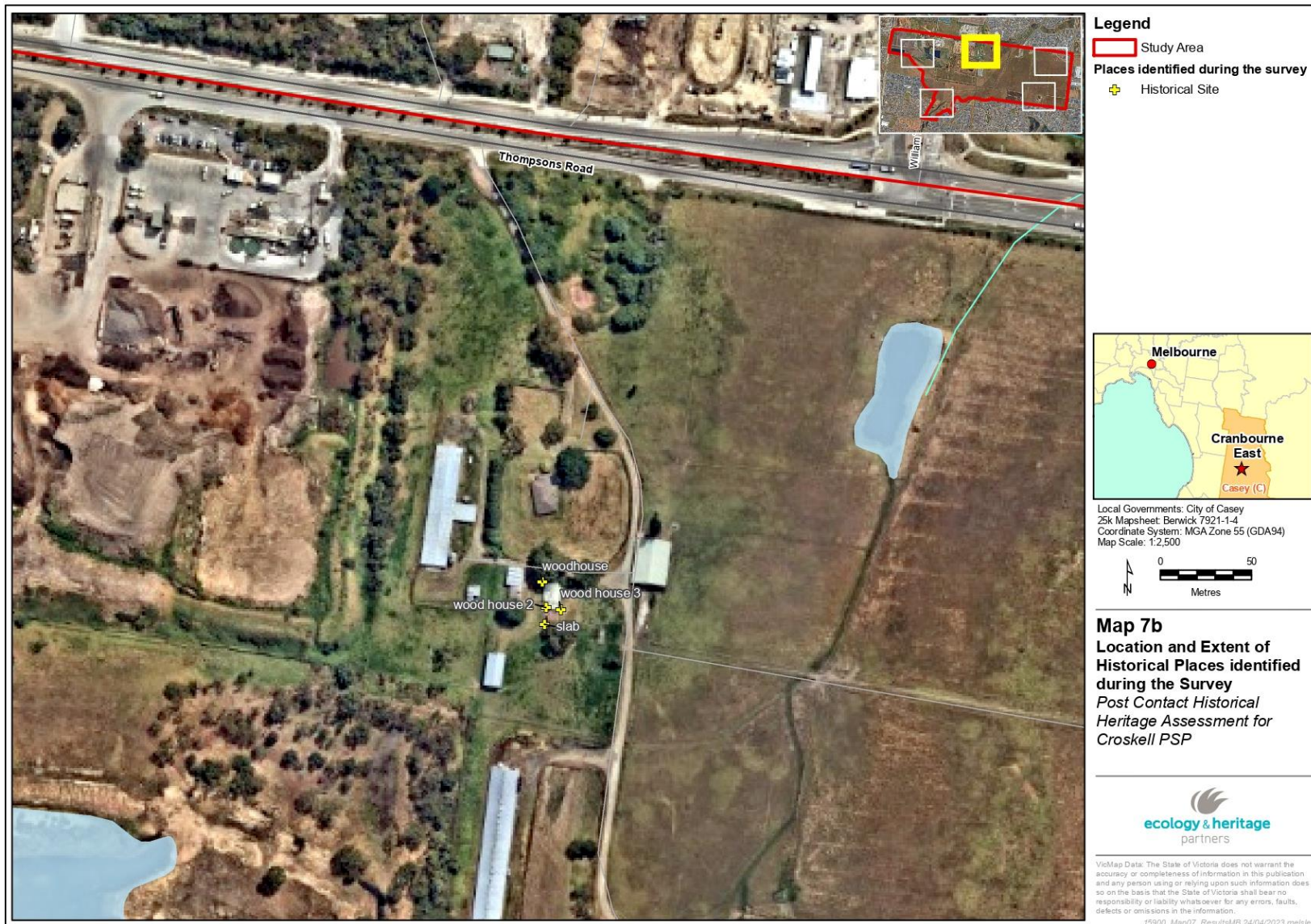
Aerial source: Nearnap 2023



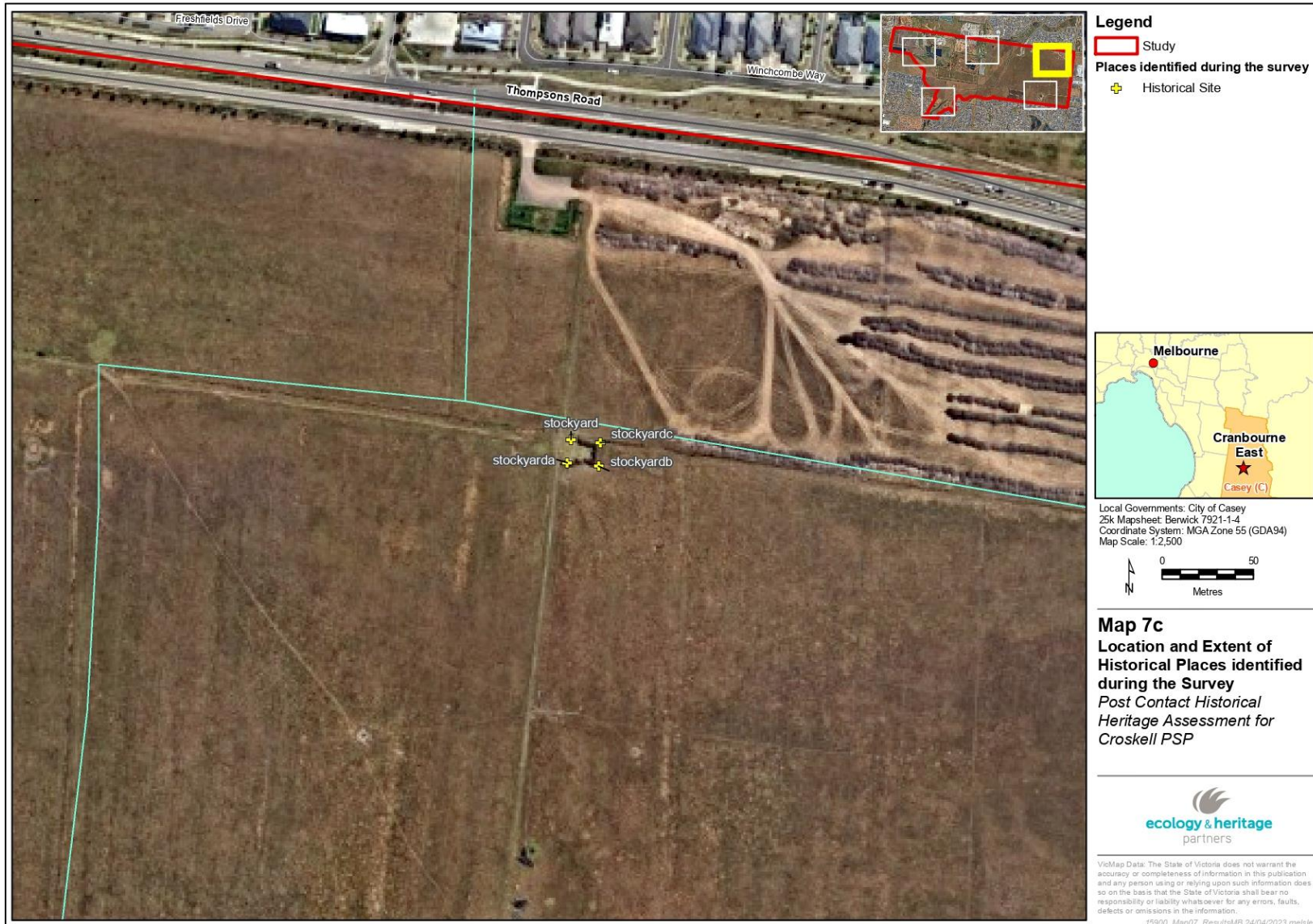
Aerial source: Neamap 2022



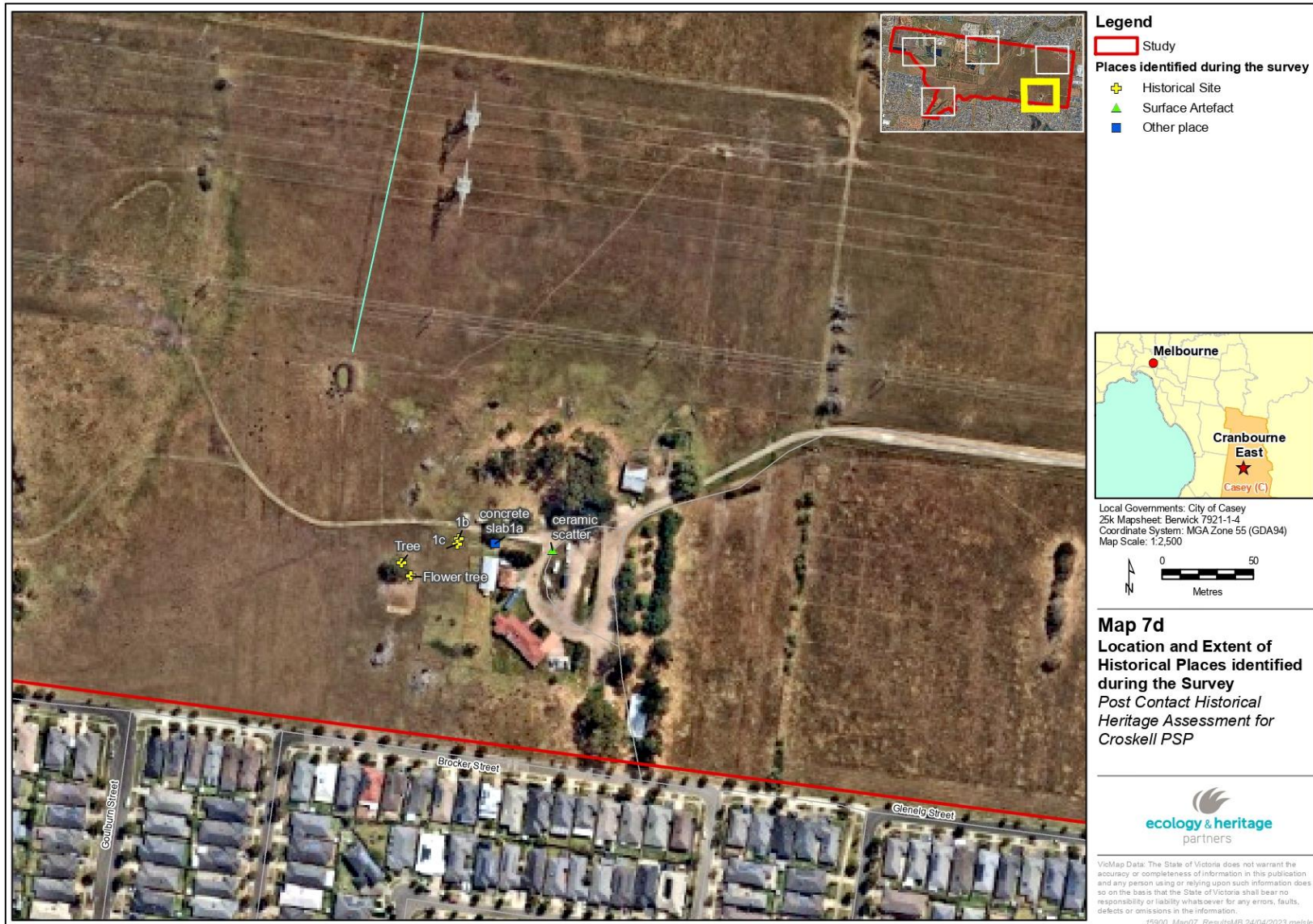
Aerial source: Neamap 2022



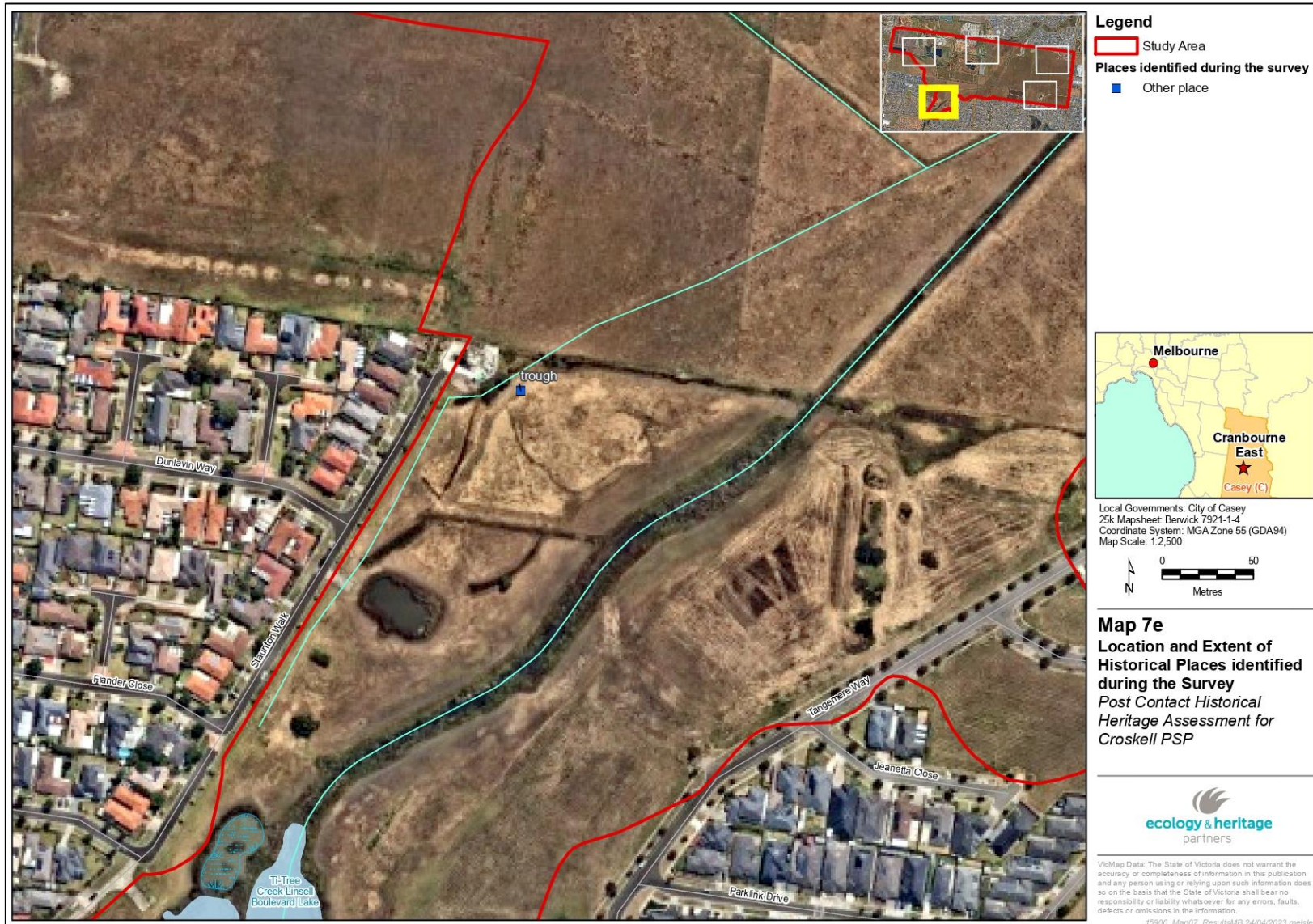
Aerial source: Neemap 2022



Aerial source: Neemap 2022



Aerial source: Neamap 2022



Aerial source: Neamap 2022



Aerial source: Neimap 2023

APPENDICES

Appendix 1: Cadastral Information

Table A1.1: Cadastral Information of Properties within Study Area

Parcel Information	Property Address
2/PS729806	1450 Thompsons Road CRANBOURNE EAST VIC 3977
1/LP217543	1454 Thompsons Road CRANBOURNE EAST VIC 3977
1/PS840896	350 Narre Warren Road CRANBOURNE EAST VIC 3977
3/PS729806	1460 Thompsons Road CRANBOURNE EAST VIC 3977
4/PS729806	1468 Thompsons Road CRANBOURNE EAST VIC 3977
1/TP113854	1500 Thompsons Road CRANBOURNE EAST VIC 3977
5/PS729806	1500 Thompsons Road CRANBOURNE EAST VIC 3977
7/PS729806	1550T Thompsons Road CRANBOURNE EAST VIC 3977

6/PS729806	1520 Thompsons Road CRANBOURNE EAST VIC 3977
RES1/PS537008	2I Staunton Walk CRANBOURNE EAST VIC 3977
1/TP882525 1/TP123778 1/PS729807	102W Linsell Boulevard CRANBOURNE EAST VIC 3977
8/PS729806	1580A Thompsons Road CRANBOURNE EAST VIC 3977
9\PS729806	1568 Thompsons Road CRANBOURNE EAST VIC 3977
10/PS729806	1660 Thompsons Road CRANBOURNE EAST VIC 3977
11/PS729806	1670 Thompsons Road CRANBOURNE EAST VIC 3977
1/TP113854	585 Berwick-Cranbourne Road CLYDE NORTH VIC 3978
P/PS623939	2S Donohue Street CRANBOURNE EAST VIC 3977

RES2/PS706792	585S Berwick-Cranbourne Road CLYDE NORTH VIC 3978
2/PS718150	35 Bocker Street CLYDE NORTH VIC 3978
C/PS704181	80S Linsell Boulevard CRANBOURNE EAST VIC 3977
RES/PS706792	901 Donohue Street CLYDE NORTH VIC 3978
RES1/PS706792	5851 BERWICK-CRANBOURNE ROAD CLYDE NORTH VIC 3978

Appendix 2: Heritage Legislation

A2.1 *Heritage Act 2017 (State)*

The Victorian *Heritage Act 2017* (the Act) is administered by Heritage Victoria (HV) and is the Victorian Government's key piece of historical heritage legislation.

The Act identifies and protects heritage places and objects that are of significance to the State of Victoria including:

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

The Victorian Heritage Register

The Victorian Heritage Register (VHR) lists the State's most significant heritage places and objects. These can be searched on the Victorian Heritage Database.

The Heritage Council determines what places and objects are included and only those places and objects of outstanding significance are added. The process for adding a place or object is a considered one.

A place or object cannot be added to the Register before the Heritage Council seeks the views of the owner. If a heritage place or object is recommended to the Register, then owners are given a report that includes a statement of cultural heritage significance, a proposed extent of registration, and any proposed activities that may not require a permit.

A heritage object can include furniture, shipwreck relics, archaeological artefacts, equipment, transport vehicles, and articles of everyday use that contribute to an understanding of Victoria's history. Objects can be registered in association with heritage places, or in their own right.

The Victorian Heritage Inventory

The Victorian Heritage Inventory (VHI) records all places or objects identified as historic archaeological sites, areas or relics, all known areas where archaeological relics are located, all known occurrences of archaeological relics and all persons known to be holding private collections of artefacts.

Under Section 123 of the *Heritage Act 2017* it is an offence to damage or disturb an archaeological site or relic, irrespective of whether it is listed on the Heritage Inventory or Heritage Register.

Under Section 124 of the *Heritage Act 2017* a Consent from Heritage Victoria is required if a person wishes to:

- (a) to excavate or uncover a site recorded in the Heritage Inventory or an archaeological site which is not recorded in the Heritage Inventory; or

- (b) to damage or disturb a site recorded in the Heritage Inventory or an archaeological site which is not recorded in the Heritage Inventory; or
- (c) to damage or disturb an archaeological artefact, including for the purposes of study, conservation or exhibition; or
- (d) to possess an archaeological artefact for the purposes of sale; or
- (e) to buy or sell an archaeological artefact.

An application for archaeological consent must:

- (a) be in the prescribed form; and
- (b) be accompanied by the prescribed fee (if any); and
- (c) if necessary, include the consent of the owner or government asset manager of the site or archaeological artefact.

Up until late 2009, Heritage Victoria had a 'D' classification for places that are considered to have low historical or scientific significance. These sites are listed on the Victorian Heritage Inventory but are not subject to statutory protection, therefore there is no requirement to obtain a Consent to Disturb or destroy these sites. Heritage Victoria has requested that a letter be sent to them informing them if 'D' listed sites or places are destroyed to maintain records of these destroyed sites.

A2.2 *Planning and Environment Act 1987 (State)*

All municipalities in Victoria are covered by land use planning controls which are prepared and administered by State and local government authorities. The legislation governing such controls is the *Planning and Environment Act 1987*. Places of significance to a locality can be listed on a local planning scheme and protected by a Heritage Overlay (or other overlay where appropriate). Places of Aboriginal cultural heritage significance are not often included on local government planning schemes.

A2.3 *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a national framework for the protection of heritage and the environment and the conservation of biodiversity. The EPBC Act is administered by the Australian Government Department of Climate Change, Environment, Energy and Water (DCCEEW). The Australian Heritage Council assesses whether or not a nominated place is appropriate for listing on either the National or Commonwealth Heritage Lists and makes a recommendation to the Minister on that basis. The Minister for the Environment, Water, Heritage and the Arts makes the final decision on listing. DoE also administers the Register of the National Estate.

The objectives of the EPBC Act are:

- To provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance;
- To promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources;
- To promote the conservation of biodiversity;

- To provide for the protection and conservation of heritage;
- To promote a cooperative approach to the protection and management of the environment involving governments, the community, land-holders and indigenous peoples;
- To assist in the cooperative implementation of Australia's international environmental responsibilities;
- To recognise the role of indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and
- To promote the use of indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.

A2.4 Aboriginal Heritage Act 2006 (State)

The *Aboriginal Heritage Act 2006* protects Aboriginal cultural heritage in Victoria. A key part of the legislation is that Cultural Heritage Management Plans (CHMPs) are required to be prepared by Sponsors (the developer) and qualified Cultural Heritage Advisors in accordance with the *Aboriginal Heritage Act 2006* and the accompanying *Aboriginal Heritage Regulations 2007*. A CHMP is the assessment of an area (known as an 'activity area') for Aboriginal cultural heritage values, the results of which form a report (the CHMP) which details the methodology of the assessment and sets out management recommendations and contingency measures to be undertaken before, during and after an activity (development) to manage and protect any Aboriginal cultural heritage present within the area examined.

The preparation of a CHMP is mandatory under the following circumstances:

- If the *Aboriginal Heritage Regulations 2007* require a CHMP to be prepared (s. 47);
- If the Minister of Aboriginal Affairs Victoria requires a CHMP to be prepared (s. 48); or
- If an Environmental Impact Statement (EIS) is required by the *Environment Effects Act 1978* (s. 49).

The *Aboriginal Heritage Regulations 2007* require a CHMP to be prepared:

- If all or part of the proposed activity is a 'high impact activity'; and
- If all or part of the activity area is an area of 'cultural heritage sensitivity'; and
- If all or part of the activity area has not been subject to 'significant ground disturbance'.

The preparation of a CHMP can also be undertaken voluntarily. Having an approved CHMP in place can reduce risk for a project during the construction phase by ensuring there are no substantial delays if sites happen to be found. Monitoring construction works is also rarely required if an approved CHMP is in place.

Approval of a CHMP is the responsibility of the Registered Aboriginal Party who evaluates the CHMP and then it is lodged with the Secretary of the Department of the Premier and Cabinet (DPC) to take effect or, the Secretary of the DPC (AV). They will be examining the CHMPs in detail with key points including:

- Addressing whether harm to heritage can be avoided or minimised;
- All assessments (including test excavations) must be completed before management decisions are formulated; and

- Survey and excavation must be in accordance with proper archaeological practice and supervised by a person appropriately qualified in archaeology.

There are three types of CHMPs that may be prepared (*The Guide to preparing a CHMP* 2010). These are:

- Desktop;
- Standard; and
- Complex.

A desktop CHMP is a literature review. If the results of the desktop show it is reasonably possible that Aboriginal cultural heritage could be present in the activity area, a standard assessment will be required.

A standard assessment involves a literature review and a ground survey of the activity area. Where the results of ground survey undertaken during a standard assessment have identified Aboriginal cultural heritage within the activity area, soil and sediment testing, using an auger no larger than 12 cm in diameter, may be used to assist in defining the nature and extent of the identified Aboriginal cultural heritage (Regulation 59[4]).

Where the results of ground survey undertaken during a standard assessment have identified Aboriginal cultural heritage within the activity area or areas which have the potential to contain Aboriginal cultural heritage subsurface, a complex assessment will be required. A complex assessment involves a literature review, a ground survey, and subsurface testing. Subsurface testing is the disturbance of all or part of the activity area or excavation of all or part of the activity area to uncover or discover evidence of Aboriginal cultural heritage (Regulation 62[1]).

It is strongly advised that for further information relating to heritage management (e.g. audits, stop orders, inspectors, forms, evaluation fees, status of RAPs and penalties for breaching the Act) Sponsors should access the FP - SR website (<https://www.firstpeoplesrelations.vic.gov.au/>).

The flow chart below also assists in explaining the process relating to CHMPs.

A2.5 Native Title Act 1993 (Commonwealth)

Native Title describes the rights and interests of Aboriginal and Torres Strait Islander people in land and waters, according to their traditional laws and customs. In Australia, Aboriginal and Torres Strait Islander people's rights and interests in land were recognised in 1992 when the High Court delivered its historic judgment in the case of *Mabo v the State of Queensland*. This decision overturned the legal fiction that Australia upon colonisation was *terra nullius* (land belonging to no-one). It recognised for the first time that Indigenous Australians may continue to hold native title.

Native Title rights may include the possession, use and occupation of traditional country. In some areas, native title may be a right of access to the area. It can also be the right for native title holders to participate in decisions about how others use their traditional land and waters. Although the content of native title is to be determined according to the traditional laws and customs of the title holders, there are some common characteristics. It may be possessed by a community, group, or individual depending on the content of the traditional laws and customs. It is inalienable (that is, it cannot be sold or transferred) other than by

surrender to the Crown or pursuant to traditional laws and customs. Native Title is a legal right that can be protected, where appropriate, by legal action.

Native Title may exist in areas where it has not been extinguished (removed) by an act of government. It will apply to Crown land but not to freehold land. It may exist in areas such as:

- Vacant (or unallocated) Crown land;
- Forests and beaches;
- National parks and public reserves;
- Some types of pastoral leases;
- Land held by government agencies;
- Land held for Aboriginal communities;
- Any other public or Crown lands; and/or
- Oceans, seas, reefs, lakes, rivers, creeks, swamps and other waters that are not privately owned.

Native Title cannot take away anyone else's valid rights, including owning a home, holding a pastoral lease or having a mining lease. Where native title rights and the rights of another person conflict the rights of the other person always prevail. When the public has the right to access places such as parks, recreation reserves and beaches, this right cannot be taken away by Native Title. Native Title does not give Indigenous Australians the right to veto any project. It does mean, however, that everyone's rights and interests in land and waters have to be taken into account.

Indigenous people can apply to have their native title rights recognised by Australian law by filing a native title application (native title claim) with the Federal Court. Applications are required to pass a test to gain certain rights over the area covered in the application. The Native Title Tribunal (NNTT) was established to administer application processes. Once applications are registered, the NNTT will notify other people about the application and will invite them to become involved so all parties can try to reach an agreement that respects everyone's rights and interests. If the parties cannot agree, the NNTT refers the application to the Federal Court and the parties argue their cases before the Court.

As a common law right, native title may exist over areas of Crown land or waters, irrespective of whether there are any native title claims or determinations in the area. Native Title will therefore be a necessary consideration when Government is proposing or permitting any activity on or relating to Crown land that may affect native title².

A2.5 Coroners Act 2008 (State)

The Victorian *Coroners Act 2008* requires the reporting of certain deaths and the investigation of certain deaths and fires in Victoria by coroners to contribute to the reduction of preventable deaths. Of most relevance to heritage is the requirement for any "reportable death" to be reported to the police (s. 12[1]).

² The information in this section was taken from the Department of Sustainability and Environment, Fact Sheet on Native Title, 2008

The *Coroners Act 2008* requires that the discovery of human remains in Victoria (s. 4[1]) of a person whose identity is unknown (s. 4[g]) must be reported to the police.

Appendix 3: Significance Assessment

A4.1. The ICOMOS Burra Charter

The standard for determining significance of places is derived from an international formula developed by ICOMOS (International Council on Monuments and Sites). In Australia, the Burra Charter has been developed by ICOMOS which is a Charter for the Conservation of Cultural Significance (Australia ICOMOS 1999).

The Burra Charter defines cultural significance as “aesthetic, historic, scientific, social or spiritual value for past, present or future generations” (Australia ICOMOS 1999: Section 1.2). Cultural significance is a concept which helps in estimating the value of places. The Burra Charter Cultural Significance Guidelines definitions of the values implicit in assessing cultural significance are as follows (Australia ICOMOS 1999):

Aesthetic value: Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with its place and use.

Historic value: historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.

Scientific value: The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

Social value: Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

National Historic Themes

It is noted that when assessing historic values that the use of historic themes is of benefit. Historic themes are used by heritage professionals to assist in understanding the meanings and connections that historic places may have in addition to the physical fabric of a place. Themes can help explain how particular elements of a place are significant because of their ability to illustrate important aspects of its history (Australian Heritage Commission 2001). The nine theme groups that are most commonly used nationally are:

Theme 1	Tracing the evolution of the Australian environment
Theme 2	Peopling Australia
Theme 3	Developing Local, Regional and National economies
Theme 4	Building settlements, towns and cities
Theme 5	Working

Theme 6	Educating
Theme 7	Governing
Theme 8	Developing Australia's cultural life
Theme 9	Marking the phases of life

These theme groups are further expanded into more focussed sub-themes which will not be expanded on here. The themes are intended to be non-hierarchical and a historic place may have a number of themes, which reflects how we look at the past, allowing for an integrated, diverse and complex human experience (Australian Heritage Commission 2001).

A4.2. The *Heritage Act 2017* Criteria

The *Heritage Act 2017* defines eight criteria against which cultural heritage significance can be assessed. These criteria are used to assist in determining whether places of potential State significance should be included in the Heritage Register. They are as follows:

Criterion A	Importance to the course, or pattern, of Victoria's cultural history;
Criterion B	Possession of uncommon, rare or endangered aspects of Victoria's cultural history;
Criterion C	Potential to yield information that will contribute to an understanding of Victoria's cultural history;
Criterion D	Importance in demonstrating the principal characteristics of a class of cultural places and objects;
Criterion E	Importance in exhibiting particular aesthetic characteristics;
Criterion F	Importance in demonstrating a high degree of creative or technical achievement at a particular period;
Criterion G	Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons; and
Criterion H	Special association with the life or works of a person, a group of persons, of importance in Victoria's history.

In addition, it is appropriate when assessing the significance of a site in Victoria to consider whether it is of Local, Regional or State (or potentially National) significance.

A4.3. Scientific Significance

Scientific significance of a heritage place (particularly archaeological sites) is also assessed in Victoria using a commonly accepted formula developed by Bowdler (1981) and Sullivan and Bowdler (1984). These are relative estimates of significance based on the current knowledge available about sites or places in a region. The assessment uses three criteria; site contents, site condition and representativeness.

Site Contents Rating

- 1 No cultural materials remaining.
- 2 Site contains a small number (e.g. 0-10 artefacts) or limited range of cultural materials with no evident stratification.

- 3 Site contains:
 - a. A larger number, but limited range of cultural materials; and/or
 - b. Some intact stratified deposit.
- 4 Site contains:
 - a. A large number and diverse range of cultural materials; and/or
 - b. Largely intact stratified deposit; and/or
 - c. Surface spatial patterning of cultural materials that still reflect the way in which the cultural materials were laid down.

Site Condition Rating

- 0 Site destroyed.
- 1 Site in a deteriorated condition with a high degree of disturbance but with some cultural materials remaining.
- 2 Site in a fair to good condition, but with some disturbance.
- 3 Site in an excellent condition with little or no disturbance. For surface artefact scatters this may mean that the spatial patterning of cultural material still reflects the way in which the cultural materials were laid.

Representativeness

Representativeness refers to the regional distribution of a site type. It is assessed on whether the site type is common, occasional or rare within a given region. Current knowledge on the number of and distribution of archaeological sites in a region can change according depending on the extent of previous archaeological investigation.

The assessment of representativeness also considers the contents and condition of a particular site. An example is that in any region, there may be a limited number of sites of a particular type, which have been subject to minimal disturbance. These sorts of undisturbed sites (containing in situ deposits) would therefore be given a high significance rating for representativeness.

The **representativeness ratings** used for archaeological sites are:

- 1 Common occurrence
- 2 Occasional occurrence
- 3 Rare occurrence

Overall Scientific Significance Rating

An overall scientific significance rating is assigned to the site based on a cumulative score from the assessment. This results in one of the following ratings being assigned for scientific significance:

- 1-3 Low
- 4-6 Moderate
- 7-9 High

Appendix 4: Applying the Heritage Overlay

Applying the Heritage Overlay

Planning Practice Note 1

AUGUST 2018

This practice note provides guidance about the use of the Heritage Overlay.

What places should be included in the Heritage Overlay?

- Any place that has been listed on the Australian Heritage Council's now closed Register of the National Estate.
- Any place that has been referred by the Heritage Council for consideration for an amendment to the planning scheme.
- Places listed on the National Trust Heritage Register of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Places listed on the former *Register of the National Estate* or on the *National Trust Heritage Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

What are recognised heritage criteria?

The following recognised heritage criteria shall be used for the assessment of the heritage value of the heritage place. These model criteria have been broadly adopted by heritage jurisdictions across Australia and should be used for all new heritage assessment work.

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

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

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

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

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

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



Department of Environment, Land, Water and Planning

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

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

The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay. Places identified to be of potential state significance should undergo analysis on a broader (statewide) comparative basis.

Places of significance for historical or social reasons

Planning is about managing the environment and its changes. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed. This 'something' is usually tangible but it may, for example, be an absence of built form or the presence of some other special characteristic. If such things are present, there will be something to manage and the Heritage Overlay may be applied.

If not, a commemorative plaque is an appropriate way of signifying the importance of the place to the local community.

Group, thematic and serial listings

Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

This approach has been taken to the listing of Chicory Kilns on Phillip Island in the Bass Coast Planning Scheme. The kilns are dispersed across the island but share a common significance. Group listing of the kilns also draws attention to the fact that the kilns are not just important on an individual basis but are collectively significant as a group.

The group approach has also been used for the former Rosella Factory Complex in the Yarra Planning Scheme. This important factory complex had become fragmented through replacement development making it hard to justify a precinct listing. The group listing, with a single Heritage Overlay number, has meant that the extent and significance of the complex can still be appreciated.

Writing a statement of significance

For every heritage place (that is, a precinct or individual place) a statement of significance must be prepared using the format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'.

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G)". An example statement of significance has been prepared for guidance, see **Appendix A**.



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The explanatory report for an amendment that includes a place in the Heritage Overlay (or other supporting documentation accompanying a planning scheme amendment) should:

- state whether the place is a precinct or an individual place
- identify if further controls allowed by the schedule to the overlay are required such as external paint controls or tree controls (the identification of further controls should be based on the explanation of why a heritage place is significant).

Incorporating, saving and displaying statements of significance

A statement of significance must be incorporated in the planning scheme for each heritage place included in the schedule to the Heritage Overlay after 31 July 2018. This requirement does not apply to a heritage place included in the schedule by an amendment prepared or authorised by the Minister for Planning under section 8(1)(b) or section 8A(4) of the *Planning and Environment Act 1987* before 31 October 2018.

However, a statement of significance may be incorporated for any heritage place included in the schedule before 31 July 2018 or by an amendment that the exemption applies to.

If a statement of significance is incorporated in the planning scheme, the name of the statement must be specified in the schedule to the overlay.

All statements of significance (incorporated or otherwise) should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the inclusion of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, the heritage study documentation and statements of significance) needs to be updated. A statement of significance that has been incorporated into the planning scheme can only be changed by an amendment to the planning scheme. If the heritage place does not have a statement of significance that has been incorporated, then any changes should be entered into the department's HERMES heritage database.

Where a place (either a precinct or individual place) is included in the Heritage Overlay, the statement of significance for that place should be publicly viewable through the department's Victorian Heritage Database.

Additional resources may be required

When introducing the Heritage Overlay, a council should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

Drafting the Heritage Overlay schedule

What is a heritage place?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects such as machinery within a factory or furniture within a house.

What is the planning scheme map reference number?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 and so on. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

Street numbers and location descriptions

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

How should the Heritage Overlay schedule be arranged?

There are three preferred options for arranging the schedule:

- Heritage places may be arranged in ascending numerical order by their planning scheme map reference number (eg HO1, HO2, HO3 and so on).
- Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping.
- All places may be listed alphabetically by their street address irrespective of their location.

Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.



An example of a schedule to the Heritage Overlay is included at **Appendix B**.

Application requirements

The schedule allows for application requirements to be specified.

Incorporated plan

Clause 43.01-3 of the Heritage Overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit. To do so, the plan must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

Statements of significance

Where a statement of significance is incorporated in the planning scheme, it must be given a title which includes the name of the heritage place or if there is no name specified, the full address of the heritage place. The title of the statement of significance must be specified in the schedule to the overlay. The title of the statement must also be listed in the schedule to Clause 72.04.

Heritage design guidelines

Where detailed heritage design guidelines have been prepared for a heritage place, they may be incorporated into the planning scheme. The title of the incorporated document must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

Applying external painting controls

External painting controls over particular heritage places can be applied in the schedule by including a 'yes' in the External Paint Controls Apply? column.

Applying internal alterations controls

Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

Applying tree controls

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place.

Tree controls are applied by including a 'yes' in the Tree Controls Apply? column. Tree controls should only be applied where there has been a proper

assessment. The statement of significance for the heritage place should identify the particular trees that are significant (under "What is significant?") and why the tree or trees are important.

If only one, or a few trees within a large property are considered significant, the 'Tree Controls Apply' column can be qualified with the relevant details. A planning permit would then only be required to remove, destroy or lop the trees that were specifically identified in the column.

This control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Heritage Register), or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See *Planning Practice Note 7 – Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

Outbuildings and fences

Councils may consider that certain outbuildings and/or fences on heritage sites are significant and can therefore require that these be subject to the notice and review requirements of the *Planning and Environment Act 1987*. This is achieved by including the word 'yes' in the column headed 'Outbuildings or fences which are not exempt under Clause 43.01-4?'.

It is helpful to landowners and users of the planning scheme if the column in the schedule identifies the particular outbuildings and/or fences that are considered to be significant. The statement of significance for the heritage place should also identify the particular outbuildings and/or fences that are significant (under "What is significant?") and why they are important.

How should places in the Victorian Heritage Register be treated in the schedule and map?

Section 56 of the *Heritage Act 2017* (Heritage Act) requires that the Minister for Planning must 'prepare and approve an amendment to any planning scheme applying to a place which is included or amended in the Heritage Register to identify the inclusion or amendment of that place in the Heritage Register'. This is intended as an alert to planning scheme users of restrictions that might apply to land under the Heritage Act.

Planning authorities should not amend the schedule or maps as they relate to places in the Victorian Heritage Register and certainly not without the prior approval of Heritage Victoria. This is to ensure that

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planning schemes accurately reflect the Heritage Register as required by the Heritage Act.

Under Clause 43.01-2, places on the Victorian Heritage Register are subject to the requirements of the Heritage Act and not the planning provisions of the Heritage Overlay. Where Places included in the Victorian Heritage Register are listed in the schedule, a dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning provisions apply to these properties. In column seven ('Included on the Victorian Heritage Register...') the reference number of the property on the Victorian Heritage Register should be included as an aid to users of the planning scheme.

Allowing a prohibited use of a heritage place

It is possible to make a prohibited use permissible at a specific place by including a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas because it might result in the de facto rezoning of a large area. The provision should only be applied to specific places. For example, the provision might be used for a redundant church, warehouse or other large building complex where it is considered that the normally available range of permissible uses is insufficient to provide for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the Victorian Heritage Register.

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations can be identified by including a 'yes' in the Aboriginal Heritage Place? column. As with any place listed in the Schedule to the Heritage Overlay, supporting justification is expected to apply this provision.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. Clause 43.01-10 reminds a responsible authority that the requirements of the *Aboriginal Heritage Act 2006* apply to these places.

How are heritage precincts and areas treated?

Significant precincts and areas should be identified in the schedule and be mapped.

How are individual buildings, trees or properties of significance located within significant areas treated?

The provisions applying to individual buildings and structures are the same as the provisions applying to areas, so there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is where it is proposed that a different requirement should apply. For example, external painting controls may be justified for an individual building of significance but not over the heritage precinct surrounding the building.

Alternatively, tree controls may be justified for a specific tree or property within a significant precinct but not over the whole precinct. In such situations the individual property or tree should be both scheduled and mapped.

Significant buildings or structures within a significant precinct can be identified through a local planning policy.

Curtilages and Heritage Overlay polygons

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority. Examples of situations where a reduction in the curtilage and polygon may be appropriate include:

- A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important. In most cases with large rural properties, the inclusion of large areas of surrounding farmland is unlikely to have any positive heritage benefits or outcomes.



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- A significant 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.

Suggested steps in establishing a curtilage and polygon include:

1. Review the heritage study documentation and ask the question 'What is significant?'. The polygon should capture those elements of the place that are significant. If there are multiple elements that are widely dispersed on the property, one option may be to have multiple polygons which share the same Heritage Overlay number.
2. In addition to capturing the elements that are significant, it is almost always necessary to include a curtilage (see definition above) to:
 - retain the setting or context of the significant building, structure, tree or feature
 - regulate development (including subdivision) in proximity to the significant building, tree or feature.
3. Where possible, uncomplicated and easily recognised boundaries (such as a fence line) leave little room for potential dispute in terms of the land affected by any future Overlay.
4. Use aerial photos where they exist to assist in identifying a reduced curtilage.
5. Where access is possible, 'ground truthing' may be of assistance.

6. Explain the basis for the reduced curtilage polygon in the heritage study documentation
7. Where questions might arise in the future as to the extent of the polygon shown on the planning scheme map, use the entry in the Schedule to the Heritage Overlay (i.e. column two) to specify the area covered by the polygon. For example:

"The heritage place is the Moreton Bay Fig Tree and land beneath and beyond the canopy of the tree and extending for a distance of five metres from the canopy edge."

Mapping heritage places

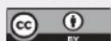
All heritage places must be both scheduled and mapped.

In each case, care should be taken to ensure that there is an accurate correlation between the Heritage Overlay schedule and the Heritage Overlay map.

The need for care is exemplified by the fact that the Heritage Overlay map will be the determining factor in any dispute as to whether a control applies (for example, in cases where there is conflict between the Heritage Overlay map and the property description or address in the Heritage Overlay schedule).

Councils are encouraged to review their planning schemes to ensure that all heritage places are correctly mapped and that there are no discrepancies between how places are identified in the Heritage Overlay schedule and Heritage Overlay maps.

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APPENDIX A. Example statement of significance

GUMNUT PLANNING SCHEME

Wombat Flats Precinct Statement of Significance

Heritage Place: Wombat Flats Precinct	PS ref no: HO26
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[Insert photo and or map, if applicable]

What is significant?

The following features contribute to the significance of the precinct:

The houses constructed from c.1855 to c.1910, as shown on the precinct map.

- The overall consistency of housing form (hipped roofs, single storey wall heights), materials and detailing (weatherboard, face brick or stucco external cladding, corrugated metal roofs, wide verandahs facing the street, brick chimneys), and siting (generous and consistent front and side setbacks).
- Streetscape materials such as bluestone kerb and channel and concrete footpaths. Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

Contributory buildings:

Wattle Avenue: 3,5,7,9,11,13,15,17,19

Myrtle Street: 7,11,12

Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

How is it significant?

The Wombat Flats Precinct is of local, historic and aesthetic significance to Gumnut Shire.

Why is it significant?

Historically, the precinct demonstrates how the gold rush encouraged the residential development of this area in the mid-nineteenth century. The later Victorian and Edwardian housing demonstrates the next stage of development, which resulted from the establishment of improved transport links and industries such as the Butterscotch Factory in near-by Lilly Pilly Street. (Criterion A)

The precinct is significant for the way it demonstrates the key phases of development prior to World War I, characterised by mid to late Victorian era housing, supplemented by Edwardian infill, set within a nineteenth century subdivision with a regular allotment pattern. It is representative of the way residential areas in Gumnut developed during this era. (Criterion D)

The mid to late Victorian and Federation/Edwardian houses with characteristic form, materials and detailing are complemented by traditional public realm materials such as concrete footpaths and bluestone kerb and channel. (Criterion E)

Primary source

[Insert applicable study and/or citation, if applicable]

[Insert grading table for large precincts]

Number	Address	Grade
7	Wattle Avenue	Contributory

This document is an incorporated document in the Gumnut Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987



GUMNUT PLANNING SCHEME

PS map ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Williams Street Precinct Statement of Significance Heritage design guidelines: William Street Precinct streetscape design guidelines							
HO6	Wombat Flats Precinct 1-35 & 2-36 Wattle Avenue and 1-29 & 2-30 Blue Gum Statement of significance: Wombat Flats Precinct Statement of Significance	No	No	No	No	No	No	No
HO7	Mount Rothwell Stone Arrangement Mount Rothwell Station Little River-Ripley, Little River Statement of significance: Mount Rothwell Stone Arrangement Statement of Significance	No	No	No	No	No	No	Yes

A statement of significance is listed in column 2, under the relevant heritage place name

Appendix 5: Glossary

Items highlighted in ***bold italics*** in the definition are defined elsewhere in the glossary.

Acronym	Description
Assemblage	The name given to encompass the entire collection of artefacts recovered by archaeologists, invariably classified into diagnostic items used to describe the material culture.
ANZSIC	Australian and New Zealand Standard Industrial Classification
CHL	Commonwealth Heritage List . A register of heritage places, under the EPBC Act, on Commonwealth land or managed by the Commonwealth.
CHMP	Cultural Heritage Management Plan . A plan prepared under the <i>Aboriginal Heritage Act 2006</i> .
DAFF	Department of Agriculture, Fisheries and Forestry (Commonwealth), formerly Department of Agriculture, Water and the Environment (DAWE)
DCCEEW	Department of Climate Change, Energy, Environment and Water . The Commonwealth Government department responsible for management of heritage places on Commonwealth land or listed on the <i>WHL, NHL</i> or <i>CHL</i> .
DEECA	Department of Energy, Environment and Climate Action . The Victorian State Government department, of which <i>HV</i> is a part, responsible for management of historical (non-Aboriginal) heritage in Victoria.
DPC	Department of the Premier and Cabinet . The Victorian State Government department, of which <i>FP - SR</i> is a part, responsible for management of Aboriginal cultural heritage in Victoria.
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth)
Fabric (Heritage)	Any physical element, feature, material or finish that is associated with the heritage values in all or part of a structure, place, object, feature or site. The original heritage fabric is any such physical element that was an integral part of the original heritage site.
Feature (Archaeological)	A collection of one or more contexts representing some human non-portable activity that generally has a vertical characteristic to it in relation to site stratigraphy.
Heritage Place	A <i>registered</i> historical site listed on a heritage planning instrument that affords statutory protection to the site.
Heritage Values	The values of a heritage site that relate to its historical, social, cultural, spiritual, architectural, archaeological or technological significance.
Historical Heritage Likelihood	An area assessed by a Heritage Advisor as having potential for containing either surface or subsurface historical archaeological deposits or fabric.
Historical Site	An historical site, whether or not recorded in the <i>VHR, VHI</i> or other historical site database (cf. <i>Heritage Place</i>).
HO	Heritage Overlay . A list of Heritage Places of local significance with statutory protection under a local government planning scheme.
HV	Heritage Victoria . A division of <i>DTPLI</i> responsible for management of historical heritage in Victoria.
NHL	National Heritage List . A register of heritage places, under the EPBC Act, of heritage places of national significance.
PCHA	Post Contact Heritage Study.
PSP	Precinct Structure Plan . A master plan to guide development in a specified section of one of Melbourne's growth areas (cf. <i>VPA</i>).

Acronym	Description
RNE	Register of the National Estate. A commonwealth-managed register of heritage assets; as of 2012 the RNE no longer provides statutory protection to heritage places.
Taphonomy	The study of the processes (both natural and cultural) which affect the deposition and preservation of both the artefacts and the site itself.
VAHR	Victorian Aboriginal Heritage Register. A register of Aboriginal places and Aboriginal historic Places maintained by OAAV .
VHI	Victorian Heritage Inventory. A register of places and objects in Victoria identified as historical archaeological sites, areas or relics, and all private collections of artefacts, maintained by HV . Sites listed on the VHI are not of State significance but are usually of regional or local significance. Listing on the VHR provides statutory protection for that a site, except in the case where a site has been “D-listed”.
VHR	Victorian Heritage Register. A register of the State’s most significant heritage places and objects, maintained by HV . Listing on the VHR provides statutory protection for that a site.
VPA	Victorian Planning Authority. Agency responsible for planning and coordinating infrastructure development in Melbourne’s growth areas: Casey, Cardinia, Hume, Melton, Mitchell, Whittlesea and Wyndham.
WHL	World Heritage List. A register of heritage places, under the EPBC Act, of heritage places of international significance.

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Images

Figure 1 - State Library of Victoria (SLV). [Victoria 1:63 360 cadastral maps]. *Cranbourne*, 1937, image no. ey000060.

Figure 2 - SLV. *Cranbourne, County of Mornington*, 1948, image no. dq000815.

Figure 3 - *The Australasian* 21 March 1986: 8

Figure 4 - SLV. *Cranbourne, County of Mornington*, 1948, image no. dq000815.

Figure 5 - Graeme Butler & Associates, 1997. *City of Casey Heritage Study Significant Places*. City of Casey, Melbourne.

Figure 6 - Gunson, N., 1968. *The Good Country: Cranbourne Shire*. F. W. Cheshire Publishing Pty Ltd, Frankston.

Figure 7 - SLV. *Victoria, Cranbourne*, 1924, image no. ey000281.

Figure 8 – SLV. *Victoria, Cranbourne*, 1938, image no. ey000059.

Figure 9 - DEECA. *CRANBOURNE_859B3*, 1939.

Newspapers

The Age, as cited.

The Argus, as cited.

The Australasian, as cited.

The Dandenong Journal, as cited.

Geelong Advertiser and Intelligencer, as cited.

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