

Greater Avalon Employment Precinct

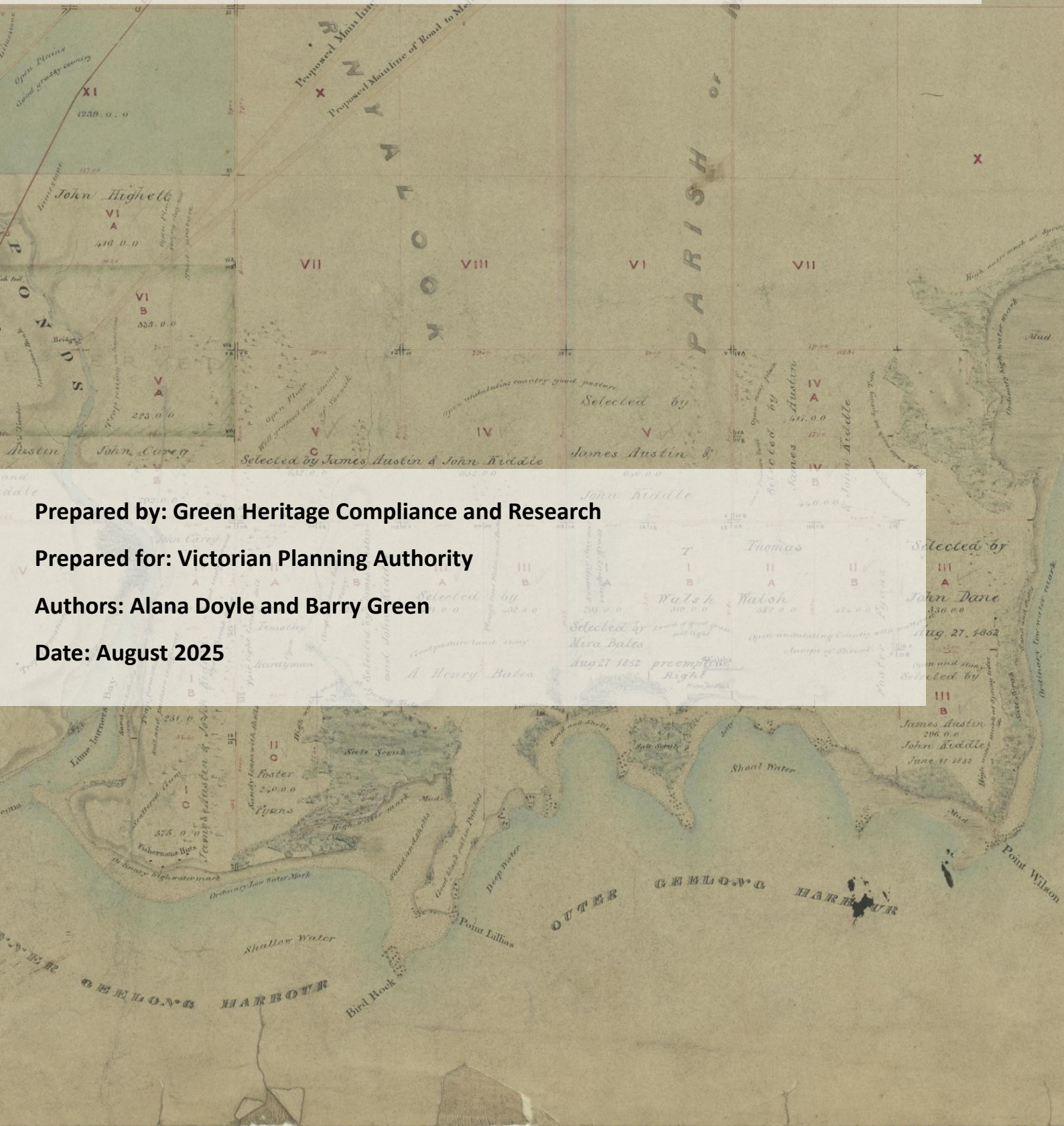
Historical Cultural Heritage Impact Assessment: Desktop Assessment, Thematic Study and Survey

Prepared by: Green Heritage Compliance and Research

Prepared for: Victorian Planning Authority

Authors: Alana Doyle and Barry Green

Date: August 2025



Executive Summary

Green Heritage Compliance and Research was engaged by the Victorian Planning Authority (VPA) to prepare a Historic Cultural Heritage Impact Assessment for the Greater Avalon Employment Precinct. This document outlines the historic cultural values identified during background research for the project and the results of the ground survey.

The aims of the Historic Cultural Heritage Impact Assessment are to:

- Identify the known cultural heritages (i.e., places and objects of cultural heritage significance at the national, state, and local levels; and cultural heritage significance means aesthetic, architectural, cultural, historical, scientific, or social significance) within the precinct area.
- Identify a local historical account and cultural and development history of the local and wider area context.
- Identify areas likely to contain historic cultural heritage including places of potential archaeological significance.
- Consider environmental features which may have influenced post-contact cultural and development history of the study area.
- Provide findings and advice with regards to the heritage values and management recommendations contained within the study area inclusive of which heritage places should be actively used, managed and conserved over the long term, which heritage places have promotional or heritage tourism potential beyond the norm that could be show-cased, which heritage places are compromised by various factors and should be allowed to grow old gracefully and ultimately recede from the landscape.

The thematic historic background identified the five main historic themes that form the basis of the framework to complete the historic archaeological assessment for the Study Area. All identified and potential places fit into one of the themes. The historic themes are:

1. Early European Exploration
2. 19th century agricultural settlement
3. The Austin Closer Settlement
4. Cheetham Saltworks
5. Avalon Airport

While an integral part of the history of Avalon, there is no detailed history, survey or recommendations regarding Avalon Airport as the land, while inside the Greater Avalon Employment Precinct, is not included in the study area.

At the commencement of the project there were two places in the Study Area listed on the Victorian Heritage Inventory (VHI), H7721-0054 Pousties Road Stone Enclosure and H7721-0096 Cheetham Salt Works. Cheetham Salt Works was removed from the VHI in January 2025. There are no places in the study area on the Victorian Heritage Register (VHR) or City of Greater Geelong Planning Scheme Heritage Overlay (HO).

A survey was undertaken on the five identified places with potential historic value or potential historic archaeological values.

1. Early explorer cairn

2. Closer Settlement Homestead 1
3. Closer Settlement Homestead 2
4. Closer settlement Homestead 3
5. Pre-1950s homestead allotment

Once the survey was completed, consultation took place with the various stakeholders including Heritage Victoria and City of Greater Geelong.

Future considerations and consultation outcomes

Theme 1: Early European Exploration: Matthew Flinders Memorial Cairn (Section 7.3)

The Matthew Flinders Memorial cairn is an artefact of commemoration, both in subject and form. The period of 20th century civic commemoration of key figures in the early British exploration and settlement of what was to become the state of Victoria has largely passed. Shifting community perceptions of the impact of 19th century British colonisation on First Nations People has created an environment where civic commemoration of people and events associated with that period would no longer be promoted or supported. The cairn is therefore representative of how local communities celebrated their cultural heritage in previous generations.

In addition to the subject, the cairn is also an artefact of commemoration in form. The cairn has ancient origins in the British Isles as burial monuments, commemorative monuments and trail markers. The choice of form is a demonstration of a British cultural heritage. The addition of the arrow identifies the cairn as both a memorial and a trail marker forming part of a sequence of similar cairns commemorating both the person of Matthew Flinders and the specific route of the 1802 survey of the district.

The memorial remains a heritage asset and if there was a need to move or removed it, Geelong Grammar School could be contacted as a potential interested party.

Consultation with City of Greater Geelong has indicated that the Council does not believe that the cairn meets the threshold for Heritage Overlay (HO) protection.

Theme 2: 19th century agricultural settlement: Pousties Road Stone Enclosure

Unfortunately, the site was inaccessible on the day of the survey. It is unclear if the structure, as described on the 1997 site card is still extant. While the property was viewed from the road reserve, the stock enclosure itself is located approximately 70m from the road and surrounded by scrub. In the absence of any evidence suggesting the site has been removed, it is assumed that it is still upstanding.

Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 1

Consultation with Heritage Victoria has indicated that they do not believe the Closer Settlement Homestead 1 meets the threshold for inclusion on the Victorian Heritage Inventory (VHI).

Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 2

Consultation with Heritage Victoria has indicated that they agree that the installation of high-pressure transmission pipelines is likely to have severely impacted archaeological values to the degree that listing on the Victorian Heritage Inventory (VHI) is not recommended.

Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 3

Closer Settlement Homestead 3 may be the last remaining inhabited and upstanding home from the Austin Closer Settlement period. The house appears largely intact from its original construction. It is a single storey weatherboard cottage, with a hipped corrugated iron roof and a single red brick chimney. The front façade is double fronted with a central door, sash windows either side and a verandah. The original verandah has been replaced by a simple mid-20th century form. A skillion extending the length of the house is located at the rear. The house is like other remnant closer settlement examples in Victoria.

Consultation with City of Greater Geelong has indicated that the Council does not believe that Closer Settlement Homestead 3 meets the threshold for Heritage Overlay (HO) protection.

Theme 4: Cheetham Saltworks

The Cheetham Saltworks was removed from the Victorian Heritage Inventory (VHI) in January 2025.

Theme 5: Avalon Airport

No further action required at this stage. While an integral part of the history of Avalon, there is no detailed history, survey or recommendations regarding Avalon Airport as the land, while inside the Greater Avalon Employment Precinct, is not included in the study area.

Contents

Executive Summary	i
Future considerations and consultation outcomes	ii
Theme 1: Early European Exploration: Matthew Flinders Memorial Cairn (Section 7.3).....	ii
Theme 2: 19 th century agricultural settlement: Pousties Road Stone Enclosure	ii
Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 1	ii
Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 2	ii
Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 3	iii
Theme 4: Cheetham Saltworks.....	iii
Theme 5: Avalon Airport	iii
1. Introduction	1
1.1 Location	1
1.2 Aims of the Study	2
2. Types of Heritage Listings	3
2.1 Victorian Heritage Register (VHR)	3
2.2 Victorian Heritage Inventory (VHI).....	3
2.3 Local Government Authority – Heritage Overlay	4
2.4 Commonwealth Heritage List.....	4
2.5 Australasian Underwater Cultural Heritage Database	5
2.6 Former Registries	5
3. Summary of Existing Listings	5
3.1 Listings within the Study Area.....	5
H7721-0054 Pousties Road Stone Enclosure	5
3.2 Listings adjacent to the Study Area	6
4. Overview of relevant reports.....	7
4.1 An Archaeological Survey of The ICI Property at Point Wilson, Victoria, P. J. Hughes & J. P. Wesson, 1978	7
4.2 Greater Geelong Outer Areas Study, David Rowe and Lorraine Huddle, 1998-2000.....	8
4.3 Maritime Infrastructure Heritage Project, Stage Two: Geelong, Brad Duncan 2004 (with updates 2006)	8
4.4 An Archaeological Survey, 210 Avalon Road, Lara, Terraculture Heritage Consultants 2007	9
4.5 Cheetham Saltworks, Avalon (H7721-0096), Heritage Insight, 2018.....	9
5. Thematic Historic Background.....	13
5.1 Theme 1: Early European Exploration	13
Murray, 1802	13
Flinders, 1802	13

Grimes, 1803	14
Tuckey, 1803	14
Buckley, 1803–1836.....	14
Hume and Hovell, 1823–24	15
Batman and the Port Phillip Association, 1835	16
Victorian Framework of Historical Themes	16
5.2 Theme 2: 19 th Century Agricultural Settlement	17
James Austin 1776-1831.....	17
James Austin 1810-1896.....	17
Victorian Framework of Historical Themes	19
5.3 Theme 3: The Austin Closer Settlement.....	22
The Austin Closer Settlement	22
Victorian Framework of Historical Themes	24
5.4 Theme 4: Cheetham Saltworks	26
Victorian Framework of Historical Themes	26
5.5 Theme 5: Avalon Airport	26
Victorian Framework of Historical Themes	27
6. Potential Heritage Places and Objects.....	28
6.1 Theme 1: Early European Exploration	28
Location	28
Potential Listings.....	28
Significance.....	28
6.2 Theme 2: 19 th Century Agricultural Settlement	28
Location	28
Potential Listings.....	29
Significance.....	29
6.3 Theme 3: Closer Settlement Scheme	29
Location	29
Potential Listings.....	29
Significance.....	29
6.4 Theme 4: Cheetham Saltworks	29
Location	29
Potential Listings.....	29
Significance.....	29
7. Survey Results.....	30
7.1 H7721-0054 – Pousties Road Stone Enclosure.....	31
Cadastral Information	31

Location	31
Description	31
History	32
Interpretation	32
7.2 Matthew Flinders Memorial Cairn	34
Cadastral Information	34
Location	34
Description	34
History	35
Interpretation	35
Victorian Framework of Historical Themes	35
7.3 Closer Settlement Homestead 1	38
Cadastral Information	38
Location	38
Description	38
History	39
Interpretation	39
Victorian Framework of Historical Themes	39
7.4 Closer Settlement Homestead 2	44
Cadastral Information	44
Location	44
Description	44
History	44
Interpretation	45
Victorian Framework of Historical Themes	45
7.5 Closer Settlement Homestead 3	47
Cadastral Information	47
Location	47
Description	47
History	48
Interpretation	49
Victorian Framework of Historical Themes	49
7.6 Pre-1950's Homestead 1	52
Cadastral Information	52
Location	52
Description	52
History	52

Interpretation	53
8. Summary of Heritage Places within the Study Area.....	55
9. Recommendations and Conclusions.....	56
Future considerations and consultation outcomes	56
Theme 1: Early European Exploration: Matthew Flinders Memorial Cairn	56
Theme 2: 19 th century agricultural settlement: Pousties Road Stone Enclosure	57
Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 1	57
Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 2	57
Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 3	57
Theme 4: Cheetham Saltworks.....	57
Theme 5: Avalon Airport	58
References	59

Figures

Figure 1: Study Area Map, VPA	1
Figure 2: 1947 Aerial image.....	11
Figure 3: 1947 Aerial image.....	12
Figure 4: Grimes 1803 survey of Port Philip Bay showing Point Wilson and Point Lillias in Corio Bay.....	14
Figure 5: Map showing track of Hume and Hovell in 1824	15
Figure 6: Colonial Times, 12 November 1839.....	17
Figure 7: 1864 Cox Plan of Geelong showing the original Avalon Homestead, jetty and bathhouse	18
Figure 8: James Austin and the Avalon Homestead, built by Frank Austin 1881	19
Figure 9: 1851 Limeburner's Bay	20
Figure 10: 1863 Parish Plan	21
Figure 11: 1910 Avalon Estate Sales	25
Figure 12: Construction of hanger at Avalon Airport 1952	27
Figure 13: Map of GAEP showing locations field survey	30
Figure 14: Location of H7721-0054	31
Figure 15: Location of Matthew Flinders Memorial Cairn.....	34
Figure 16: Weekly Times photo showing unveiling of the cairn in 1952.....	36
Figure 17: Location of Closer Settlement Homestead 1	38
Figure 18: 1910 Subdivision plan of the Avalon Estate showing group of houses on Poustie's Road near the Princes Highway.....	40
Figure 19: Location of Closer Settlement Homestead 2	44
Figure 20: 1910 Subdivision plan of the Avalon Estate showing group of houses on Pousties Road near the Princes Highway.....	46
Figure 21: Location of Closer Settlement Homestead 3	47
Figure 22: Victor Rees at Avalon, 1931. Weekly Times, Saturday 24 October 1931	49
Figure 24: Location of 20 th century homestead.....	52
Figure 24: 1947 aerial over Google Earth showing location of the pre-1950's homestead (red line is the extent of the study area)	53
Figure 25: Google Earth showing red – study area extent, yellow – pre-1950's homestead extent and blue – 1950s Cheetham Saltworks	53

Photos

Photo 1: Location of H7721-0054 Pousties Road Stone Enclosure, facing southwest showing basalt boulders.....	32
Photo 2: Location of H7721-0054 Pousties Road Stone Enclosure, facing west	33
Photo 3: Location of H7721-0054 Pousties Road Stone Enclosure, facing northwest	33
Photo 4: Matthew Flinders Memorial Cairn, facing south	36
Photo 5: Sign adjacent to Matthew Flinders Memorial Cairn	36
Photo 6: Matthew Flinders Memorial Cairn, plaque from 1974	37
Photo 7: Matthew Flinders Memorial Cairn, plaque from 1952	37
Photo 8: Rear view of Closer Settlement House 1, facing west.....	40
Photo 9: Rear view of Closer Settlement House 1 showing extant shed chimney	41
Photo 10: Closer Settlement House 1 facing southeast	41
Photo 11: Kitchen at the rear of Closer Settlement Homestead 1	42
Photo 12: Verandah at the front of Closer Settlement Homestead 1	42
Photo 13: Hallway and rooms inside Closer Settlement Homestead 1	43
Photo 14: Kitchen stove and chimney at Closer Settlement Homestead 1	43
Photo 15: Front window looking towards fireplace, Closer Settlement Homestead 1	43
Photo 16: Site of Closer Settlement Homestead 2 facing southeast.....	46
Photo 17: Front of Closer Settlement Homestead 3	50
Photo 18: Front of Closer Settlement Homestead 3	50
Photo 19: Water tank at the rear of Closer Settlement 3.....	51
Photo 20: Rear of Closer Settlement Homestead 3.....	51
Photo 21: Boundary tree line tree stumps, facing east from Avalon Road	54
Photo 23: Cheetham Saltworks earth works at the edge of the pre-1950's homestead site showing mid-20 th century ceramic and metal, facing south	54

1. Introduction

Green Heritage Compliance and Research was engaged by the Victorian Planning Authority (VPA) to prepare a Historic Cultural Heritage Impact Assessment for the Greater Avalon Employment Precinct. This document outlines preliminary historic cultural values identified during background research for the project.

1.1 Location

The study area is bound by the Princes Hwy to the north, Port Phillip Bay to the south, property boundaries and part of Pousties Road to the east and Avalon Road to the west. It is 20km from Geelong and 55km from Melbourne and includes Avalon Airport land for context. The airport land is subject to a separate master planning process, so this report does not include recommendations relating to it.

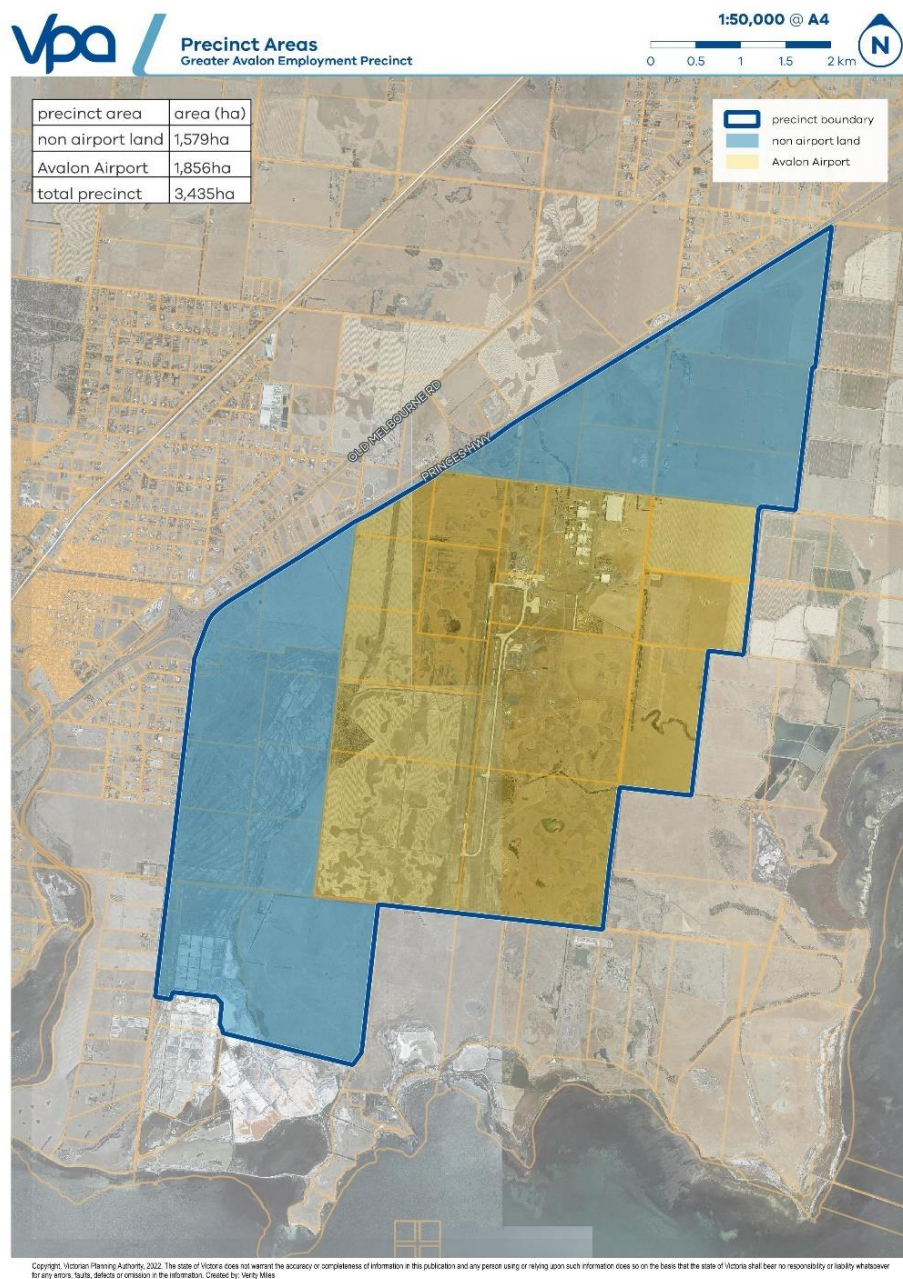


Figure 1: Study Area Map, VPA

1.2 Aims of the Study

The aims of the Historic Cultural Heritage Impact Assessment are to:

- Identify the known cultural heritages (i.e., places and objects of cultural heritage significance at the national, state, and local levels; and cultural heritage significance means aesthetic, architectural, cultural, historical, scientific, or social significance) within the precinct area.
- Identify a local historical account and cultural and development history of the local and wider area context.
- Identify areas likely to contain historic cultural heritage including places of potential archaeological significance.
- Consider environmental features which may have influenced post-contact cultural and development history of the study area.
- Provide findings and advice with regards to the heritage values and management recommendations contained within the study area inclusive of which heritage places should be actively used, managed and conserved over the long term, which heritage places have promotional or heritage tourism potential beyond the norm that could be show-cased, which heritage places are compromised by various factors and should be allowed to grow old gracefully and ultimately recede from the landscape.

2. Types of Heritage Listings

Historical cultural heritage is protected at two levels: state and local. State level protection is afforded by the Victorian Heritage Act 2017 which established the Victorian Heritage Register (VHR) and the Victorian Heritage Inventory (VHI). The VHR is for built heritage, objects, avenues of honour and archaeological sites that have been determined to be of significance to the State. The VHI is for archaeological heritage. Permits are required for certain works to VHR places and consents are required for certain works on VHI places. The responsible authority for the VHR and the VHI is Heritage Victoria (HV) at the Department of Transport and Planning.

The Victorian Heritage Act 2017 is administered by Heritage Victoria. It is the Victorian Government's key historical cultural heritage legislation.

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

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

The Act establishes the Victorian Heritage Register (places of State significance) and the Victorian Heritage Inventory.

The Act establishes a legislative framework for heritage protection in Victoria, replacing the Historic Buildings Act 1981, the Historic Shipwrecks Act 1981 and part of the Archaeological and Aboriginal Relics Preservation Act 1971.

2.1 Victorian Heritage Register (VHR)

Heritage places and objects of 'state significance' are listed on the Victorian Heritage Register (VHR). To be included in the VHR, places (including archaeological sites) and objects must meet the assessment criteria of the Heritage Council of Victoria. To be of 'state significance', a place or object must be of importance to understanding the history of Victoria.

Heritage Victoria issues heritage permits for heritage places and objects.

The VHR lists the State's most significant heritage places and objects.

- **Heritage places** can include buildings, trees, parks and gardens, streetscapes, archaeological sites, cemeteries, precincts, shipwrecks, and structures such as bandstands.
- **Heritage objects** can include furniture, relics, archaeological artefacts, equipment, transport vehicles and everyday articles that contribute to an understanding of Victoria's history.

2.2 Victorian Heritage Inventory (VHI)

Sites which meet the definition of an archaeological site under the Heritage Act are included on the Victorian Heritage Inventory (VHI), which is a listing of all known archaeological sites. The definition is a site (other than a shipwreck) which contains artefacts, deposits or features which are 75 years old or more; provides information of past activity in the State; requires archaeological methods to reveal information about the settlement, development or use of the site; and is not associated only with Aboriginal occupation of the site.

The Victorian Heritage Act 2017 provides blanket protection for sites not yet discovered. While there are over 6,800 sites listed on the VHI, it is not a comprehensive list as large parts of the State have not had an archaeological survey. For any planned subsurface works, or other activities that may affect the archaeology on a site, it may be necessary to obtain a Consent from Heritage Victoria.

2.3 Local Government Authority – Heritage Overlay

Local government level protection for Historical heritage is given under the Planning and Environment Act 1987 via the City of Greater Geelong Planning Scheme. The planning control for heritage is the Heritage Overlay. Permits are required for certain works to Heritage Overlay places. The responsible authority for Heritage Overlay places is the planning department of City of Greater Geelong.

Planning and Environment Act 1987

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 as amended in 2000. Heritage Overlays are one such planning control. Heritage Overlays include places of local heritage significance as well as heritage precincts.

City of Greater Geelong has specific planning controls to deal with individual sites and areas with identified heritage significance. Heritage planning controls in relation to Heritage Overlays are detailed in Clause 43.01 of the Greater Geelong Planning Scheme.

A Heritage Place is any place that the City of Greater Geelong considers appropriate to have statutory heritage protection under the Greater Geelong Planning Scheme. Properties affected by the Heritage Overlay are listed in the schedule in the Heritage Overlay and identified on the planning scheme maps.

A Heritage Place could include an individual site, a precinct area covering many sites, buildings, structures, archaeological sites, trees, gardens, geological formations, fossils, habitat, or other places of natural or cultural significance and its associated land. A Heritage Place cannot be moveable or portable objects (such as machinery within a factory or furniture within a house).

Heritage Precincts are areas which have been identified as having heritage significance and cover all buildings within the boundaries of the precinct identified in the Greater Geelong Planning Scheme Heritage Overlay Maps.

Most of the buildings within a precinct will be graded heritage buildings, although modern or new buildings may also be located within a heritage precinct. The requirements of the Heritage Overlay and associated planning permit triggers apply to all buildings within the precinct.

2.4 Commonwealth Heritage List

The Commonwealth Heritage List is a list of Indigenous, historic, and natural heritage places owned or controlled by the Australian Government.

These include places connected to defence, maritime safety, communications, customs, and other government activities that also reflect Australia's development as a nation.

There are 39 places in Victoria on the Commonwealth Heritage Register.

2.5 Australasian Underwater Cultural Heritage Database

The Australasian Underwater Cultural Heritage Database (AUCHD) contains historical and environmental information about shipwrecks, sunken aircraft and other types of underwater heritage sites located in the Oceania and Southeast Asian regions. This database also includes the records of artefacts that originate from these sites.

The AUCHD also serves as the register of protected underwater cultural heritage for the Underwater Cultural Heritage Act 2018 (the UCH Act) and provides a portal for the public to submit notifications and permit applications required under the UCH Act.

2.6 Former Registries

The Register of the National Estate is an obsolete register. The databases associated with the Register of the National Estate is no longer assessable. The Victorian War Heritage Inventory database has merged with the Victorian Heritage Database (VHD), it is still an active listing but is not a statutory listing.

3. Summary of Existing Listings

3.1 Listings within the Study Area

At the commencement of the project two heritage places were identified within the Study Area. Cheetham Salt Works has subsequently been removed from the VHI, it was delisted in January 2025. Most of the project was undertaken while the Cheetham Salt Works was still a registered place on the VHI.

Type of listing	Identifier	Name
VHI	H7721-0054	Pousties Road Stone Enclosure

There are no other listings within the Study Area, including the Victorian Heritage Register (VHR), local government authority Heritage Overlay, Commonwealth Heritage List, National Trust or the Australasian Underwater Cultural Heritage Database.

H7721-0054 Pousties Road Stone Enclosure

Pousties Road Stone Enclosure is in the northeast of the Study Area, west of Pousties Road near the intersection with the Princes Highway. The site was registered in 1997.

The VHD record of the site does not include a statement of significance or site history. The interpretation of the site is stated as:

The site appears to be the remains of a stock enclosure.

The original site card for the place describes the site as:

Roughly oval-shaped enclosure measuring 31m north-south by 19m east-west, defined by heaped-up basalt boulders which may be the remains of a dry-stone wall. There are gaps at several spots in the "wall" and deliberately constructed entrances are therefore difficult to define. Nowhere does the basal rise higher than 2 courses. It should be noted however, that the surrounding paddock surface

has not been cleared of natural basalt floaters, suggesting that the pushed-up rock associated with this site is not the result of field clearing.

The statement of significance states that:

Site is in a deteriorated condition and is therefore considered to be of low archaeological significance. It is probably also of low or local historical significance.

Actions required:

- Further background research to establish significance.
- Site condition survey
- Site assessed against Heritage Victoria (HV) low archaeological significance criteria.
- Update of VHI site records, including photos and plans.

3.2 Listings adjacent to the Study Area

These listings are adjacent to the study area, but not within it. No further research was conducted on these sites. These sites should be considered if any changes are made to the extent of the Study Area.

Type of listing	Identifier	Name
VHI	H7721-0090	Austin's Jetty and Baths
VHI	H7821-0007	Point Wilson 1 – Shepherd's Cottage
VHI	H7721-0004	Point Wilson 2 - Western Homestead
VHI	H7821-0008	Point Wilson 6
VHI	H7721-0093	North Channel Lightship
VHI	H7721-0004	Point Wilson Western Homestead
VHI	H7721-0008	Point Wilson Jetties
VHI	H7721-0011	Point Lillias House Site
VHI	H7721-0012	Point Lillias Breakwater
VHI	H7721-0021	Point Wilson Stone Jetty/Launch 1
VHI	H7722-0076	Austin and Phillips Ruin
VHI	H7721-0090	Cochs Boat Breaking Yards
VHI	H7721-0097	Avalon Beach Fisherman's Huts
VHI	H7821-0009	Point Wilson 7
VHI	H7821-0025	Point Wilson Stone Jetty/Launch 2
VHI	H7821-0026	Point Wilson Structural Remains
VHI	H822-0325	Wilsons Road Cottage Ruin
VHR	S1041	Shipwreck: Unidentified
VHR	S38	Shipwreck: Aneiura
HO	HO59	Bluestone Woolshed
HO	HO26	Avalon Homestead
VICTORIAN WAR HERITAGE INVENTORY	Hermes No. 126462	Point Wilson Explosives Area
COMMONWEALTH HERITAGE LIST	105276 Class: natural	Point Wilson Defence Natural Area

4. Overview of relevant reports

4.1 An Archaeological Survey of The ICI Property at Point Wilson, Victoria, P. J. Hughes & J. P. Wesson, 1978

Study Area:

Point Wilson lies about 15km northeast of Geelong and forms a promontory that separates Corio Bay to the west from Port Phillip Bay to the east. The survey area was the ICI property which extended over an area of 766 ha behind Point Wilson. Point Wilson itself is owned by the Commonwealth and is used as an explosives storage area. The study area in this report includes land within the Greater Avalon Employment Precinct study area.

Findings:

The survey identified seven sites, three homestead / homestead complexes, one shepherds hut, one quarry and two ring-shaped depressions. None of these are within the current study area.

Of the homesteads, one is currently on the VHI, Point Wilson Western Homestead H7721-0004 (referred to as the Western Homestead in the 1978 report). The other two were either never listed or have been removed from the VHI. The homestead referred to as Point Wilson Homestead in the report was still occupied at the time of the 1978 report but does not appear to be upstanding in current aerial imagery. The third homestead is recorded as Thomas Walsh's homestead however there was no evidence of the homestead in 1978.

Two ring-shaped depressions were investigated, one of them just behind the beach at the north end of the Port Phillip Bay boundary with the property and the other in the Commonwealth Explosives Area. The age, origin and function of these structures was not ascertained. The site on the ICI property lies within an area that has been subject to shell grit extraction for at least 100 years and the fact that the ring depression has survived intact suggests that it is not very old and is therefore European in origin. One of the ring-shaped depressions may be on the VHI as H7821-0009 Point Wilson 7 as it is recorded in the report as *Site No. 7* and is mapped in the same location as H7821-0009 Point Wilson 7.

Recommendations:

- That the 'shepherd's cottage' and 'western homestead' (Point Wilson Homestead H7721-0004) complexes be protected from damage or demolition unless disturbance or destruction proves inevitable, in which case the sites should be comprehensively studied, recorded in detail and archaeologically excavated.
- The Point Wilson homestead be investigated with a view to establishing its historical importance.
- Where possible the stone fences should be left undisturbed. Measures should be taken to preserve the collapsed fences to the east of Point Wilson Rd
- The stone jetties should be protected.
- The stone quarries should be archaeologically recorded before any possible destruction.

4.2 Greater Geelong Outer Areas Study, David Rowe and Lorraine Huddle, 1998-2000

Study Area:

The Greater Geelong Outer Areas Study covered a large area to the north, west and south of Geelong. It included 22 rural townships and centres and 11 suburbs. The study area encompassed the former Shire of Corio and parts of the former Shires of Bannockburn and Barrabool. The study area in this report includes land within the Greater Avalon Employment Precinct study area

Findings:

There are two places of note relevant to the current study area. Firstly, the identification of the Cheetham Saltworks which was recommended for inclusion on the Heritage Overlay (HO). The report stated that the Cheetham Saltworks was of historical and scientific significance at a local level. Secondly was the Matthew Flinders Cairn. The report stated that the cairn is of historical and social significance on a regional level.

Recommendations:

The Cheetham Saltwork was recommended for inclusion on the Heritage Overlay. The Matthew Flinders Cairn was recommended for inclusion on the Heritage Overlay (HO) and the Register of the National Estate.

4.3 Maritime Infrastructure Heritage Project, Stage Two: Geelong, Brad Duncan 2004 (with updates 2006)

Study Area:

The study area of this part of the Maritime Infrastructure Heritage Project is Walshes jetties in the east to the west side of Point Lillias in the east. The study area in this report is adjacent to the Greater Avalon Employment Precinct study area.

Findings:

The project was initiated by Heritage Victoria to identify maritime site of heritage significance along the Victorian coastline. It aimed to collate an inventory of sites to allow the location, identification, management, utilisation interpretation of these sites.

In total the project identified seven sites for the Victorian Heritage Register, 138 sites for the Victorian Heritage Inventory and proposed two Maritime Heritage Precincts. Within the Study Area for the Greater Avalon Employment Precinct, there were seven new sites added to the VHI, three of which were later removed.

Recommendations:

There are no specific recommendations outlined in the report, the executive summary suggests that:

An historian should be included in any further research phases of this project, and/ or additional time be allocated for historical research prior to the archaeological investigation phase of the project.

4.4 An Archaeological Survey, 210 Avalon Road, Lara, Terraculture Heritage Consultants 2007

Study Area:

The Avalon Road subject land is an approximately 120-hectare large open paddock located along Avalon Road between Dandos Road and Cozens Road. The study area in this report includes land within the Greater Avalon Employment Precinct study area.

Findings:

The Avalon Road subject land retains some potential for the presence of significant historical archaeological deposits. The report did not include an independent historical background on the site itself and concluded that as there were no obvious historical archaeological sites, no further historical research was required.

Recommendations:

The report recommended that there was no requirement for any further historical archaeological investigation of the Avalon Road subject land.

4.5 Cheetham Saltworks, Avalon (H7721-0096), Heritage Insight, 2018

Study Area:

The study area was 99ha of land situated on A\PS805191 & 1\PS805191, Parish of Woornyalook, County of Bourke. The property was situated on Avalon Rd, Avalon in the City of Greater Geelong. The study area was bordered by Avalon Road to the west, salt pans (Cheetham Saltworks) to the north and east, and Avalon Foreshore Road and wetlands to the south. It was located within the footprint for the Avalon saltworks site, H7721-0096. The study area in this report includes land within the Greater Avalon Employment Precinct study area.

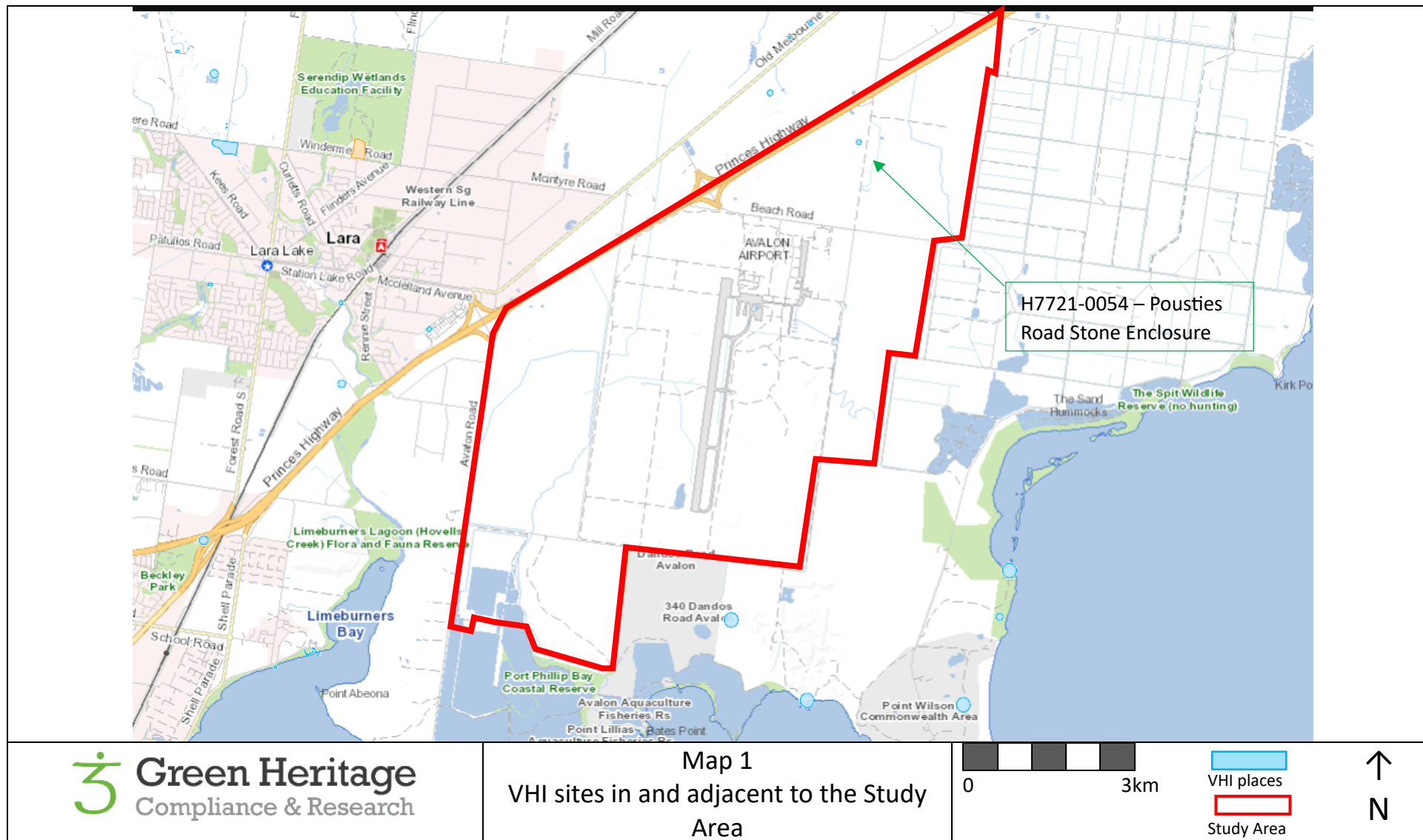
Findings:

A previous survey (Duncan 2004) recommended the Avalon saltworks to be listed on the Victorian Heritage Inventory (VHI) as H7721-0096 (Cheethams Saltworks). The site comprised a series of "large saltpans with associated timber reinforcing framework and sluice gates. Associated industrial buildings and machinery". The Avalon saltworks was assessed as being significant "as part of a network of saltworks around Port Phillip Bay and as one of the earliest and most extensive industries in the area."

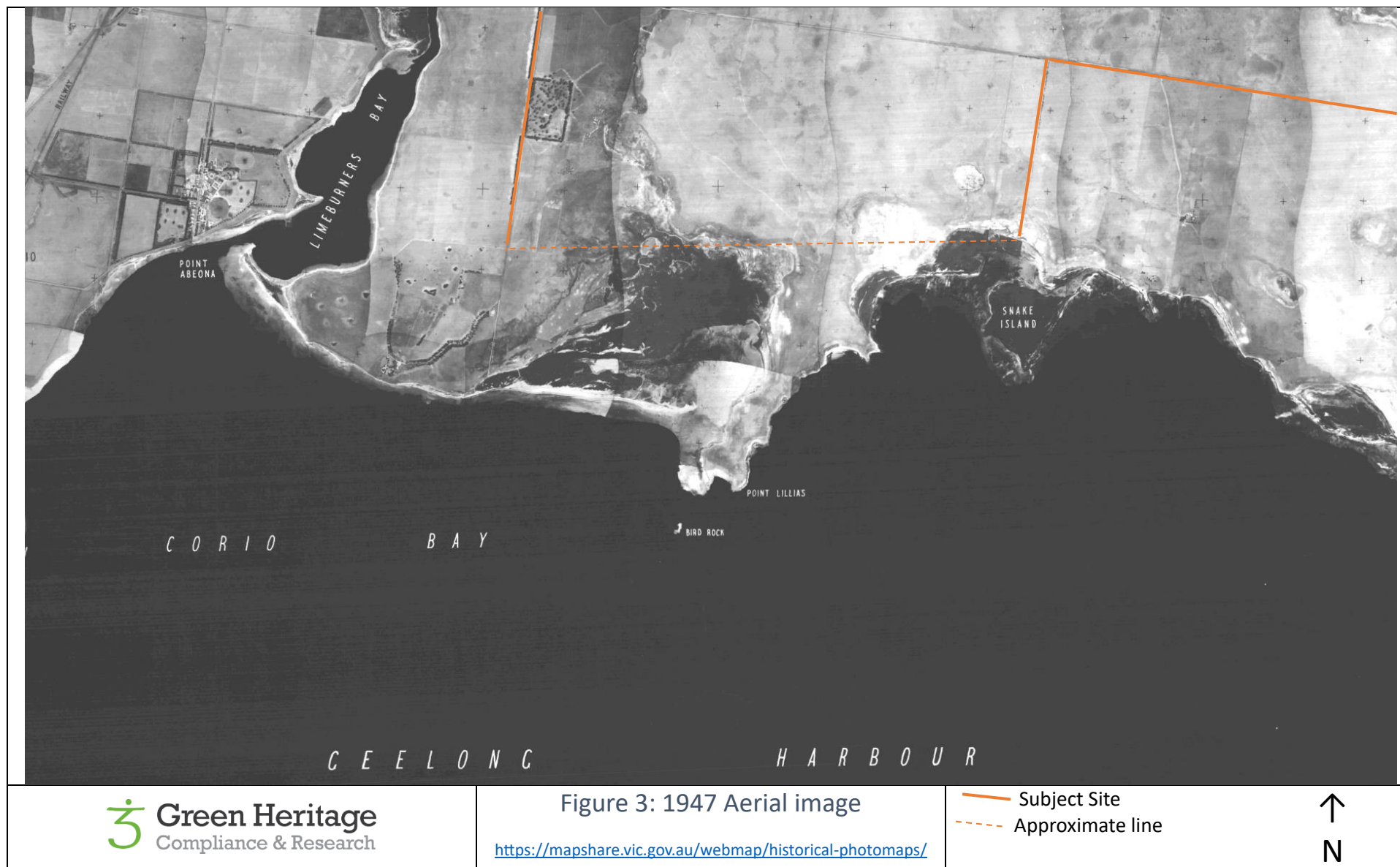
The remains of the saltworks within the study area were assessed by Heritage Insight against Heritage Victoria's "Policy for Determining Low Archaeological Value" and were found to be of low archaeological value.

Recommendations:

It was recommended, by Heritage Insight, that the VHI listing for Cheethams Saltworks Avalon be amended to remove the current study area on the basis that remains within the study area are of low archaeological value.







5. Thematic Historic Background

5.1 Theme 1: Early European Exploration

The explorations of the western coastline marked the first European recognition of the full extent of Port Phillip Bay, with successive surveys setting into motion future colonial expeditions and incursions into and around the study area. These also spelled the end to French exploration of Victoria's southern coastline in favour of what was to be a long-lasting British occupation.

Murray, 1802

In November of 1801, Governor King commissioned Acting Lieutenant John Murray to command HMS Lady Nelson. The expedition arrived at Port Phillip Heads in the last days of January 1802, but 'The Rip' prevented the party from sailing into the bay itself until February 14. They then sailed west to 'Swan Pond' (now Swan Bay), northeast (avoiding Mud Islands and sand bars) to the Northern Port Phillip coastline, reaching Arthurs Seat where they met with several Bunurong men, before following the coastline south again to return to the Heads.

Although early maps appear to show a detour away from the West Coast of Port Phillip Bay, other records document John Murray discovering the site known now as Geelong on February 21, 1802. The Wadawurrung people called the bay 'Jillong', and the land surround it 'Corayo'. Poor transliteration has resulted in the current township named Geelong and Corio Bay.

On February 15, Murray wrote in his journal: "I have named this harbour Port King in honour of Governor P. G. King under whose orders I act" (Governor King would afterwards rename the harbour Port Phillip in honour of the first Governor of New South Wales).

Flinders, 1802

Commander Mathew Flinders made a similar, unrelated trip in April 1802, and entered Port Phillip on the Investigator on April 26, to follow on from earlier expeditions by Bass from Sydney's Port Jackson to Western Port in 1797–8 and Bass and Flinders' 1798–9 expedition from Sydney to circumnavigate Van Diemen's Land. The Investigator anchored near the sandbar at the entrance to Corio Bay (likely Point Henry) where Flinders recalled peacefully interacting with Wadawurrung people on April 30:

"At noon, I landed to take an observation of the sun... my position being nearly at the northern extremity of Indented Head. Some bearings were taken from the brow of a hill a little way back; and after a dinner of which the natives partook, we left them on friendly terms, to proceed westward in our examination'.

Setting sail again, the party climbed what we named Station Peak—the most salient geographic feature of the region named 'Wilanmarnartar' in 1824 by Hamilton Hume and 'Mount Vilumnata' in 1835 by John Wedge's map, now known as the You Yangs—to survey the land below. Favourable reports encouraged further expedition, expedited by Governor King's wish to prevent any French claim along the Victorian coastline.

Grimes, 1803

Acting-Lieutenant Charles Robbins, surveyor-general Charles Grimes and gardener James Flemming sailed counter-clockwise along Port Phillip Bay from what was to become Sullivan Bay, near modern-day Sorrento, and along sections of the Maribyrnong and Yarra Rivers, identifying potential sites for future settlements (including the eventual site for Melbourne). As it traversed Port Phillip's western coast, the expedition sailed almost exactly east–west between Point Wilson and Lillias then into Corio Bay, with a brief terrestrial exploration of the northern coastline of Corio Bay.



avoiding other Europeans entirely until his meeting with John Batman's Port Phillip Association near Indented Head in July 1835.

Hume and Hovell, 1823–24

In 1824 the Governor of NSW, Thomas Brisbane, commissioned Hamilton Hume, and former Royal Navy Captain William Hovell to lead an eventually self-funded overland expedition in search of grazing land in south of the NSW colony and to find an answer to the mystery of where New South Wales's western rivers flowed.

Both explorers assigned three servants each and shared five bullocks, three horses and two carts, altogether crossing difficult terrain and several Victorian rivers in their 16-week journey south to Port Phillip Bay, which they had originally assumed was Western Port. Instead, they had ventured through the study area near Corio Bay, reaching Point Lillias on December (named after the wife and eponymous schooner of Geelong's pioneer woolbroker James Strachan) before turning back toward NSW.

A 1924 article in *The Age* detailed the planned celebrations for the one hundredth anniversary of the Hume and Hovell journey:

As the programme for the celebration of the hundredth anniversary of the discovery of the River Murray by the private expedition led by Hamilton Hume and Captain W. H. Hovell will include a pilgrimage from Albury to Lara, the residents of the latter township and of Geelong nearby are becoming interested.

The expedition camped on the northern shore of Corio Bay, near Bird Rock, on 16th December, 1824, and also ascended the highest peak of the You Yangs, which overlook Lara. A tree on the Avalon Estate marked "H" is supposed to have been a resting place of the explorers.

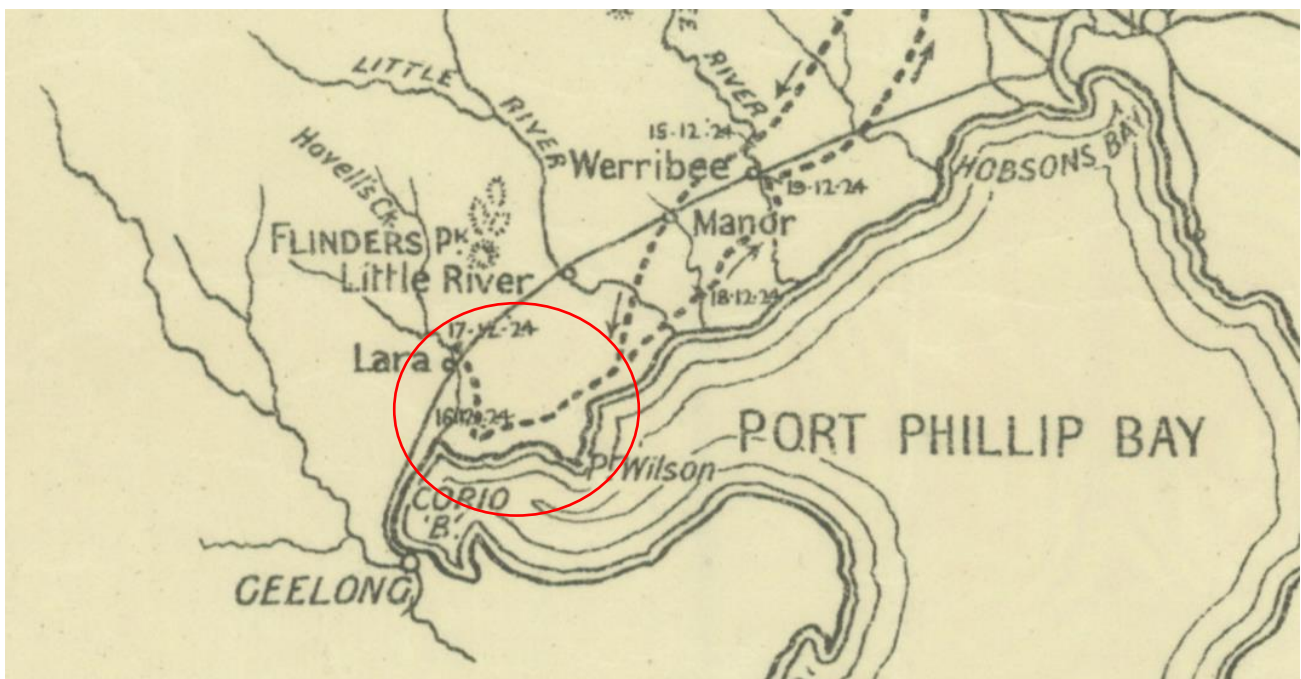


Figure 5: Map showing track of Hume and Hovell in 1824

Batman and the Port Phillip Association, 1835

The Port Phillip Association (originally the Geelong and Dutigalla Association) was a syndicate formed by fifteen of Van Diemen's Land's leading colonists sharing aspirations to secure large tracts of pastoral land from Aboriginal tribes on the southern coast of Australia.

Batman and his party set forth from Launceston on the Rebecca on the 12th of May, entering Port Phillip on the 29th and anchoring at Indented Head, encountering William Buckley.

Travelling inland from a point Batman dubbed Gellibrand's Harbour (in some records nearer Geelong, in others nearer Williamstown or between the mouths of the Werribee and Little Rivers) on May 31, 1835, one party sets a path northeast of Geelong first to the You Yangs then to Mt Iramoo (Redstone Hill near Sunbury or Mt Kororoit northeast of Melton), before heading east toward Edgars Creek, Thomastown. There he would eventually meet with men of the various Kulin Nations on June 6, forging the 'treaty' that would see Melbourne soon established along the Yarra River. Batman claims 500,000 acres north of Melbourne and Corio Bay and 100,000 acres around Geelong and Indented Head. On June 8, Batman reaches the Yarra River, declaring a point upstream from its mouth will be the site for a village, which was later to become the Melbourne of today (Batman later leaves his party at Indented Head and returns to Launceston).

Within a year, Batman's portion of land along Corio Bay was joined by several early pastoralists including James Austin; John Cowie, who was the first to land sheep in the region in March 1836; Simon Staughton; David Coghill; George Fairbairn and Robert Muirhead. Policing of the district began in 1837—with several police joined a year later by military men—violently and completely cementing the incorporation of the district as British colonial territory.

Victorian Framework of Historical Themes

Theme 1 Early European Exploration is associated with the following *Victorian Framework of Historical Themes*:

- Theme 2: Peopling Victoria's places and landscapes
 - 2.2 Exploring, surveying and mapping
 - 2.3: Adapting to diverse environments
 - 2.4: Arriving in a new land
- Theme 3: Connecting Victorians by transport and communications
 - 3.1: Establishing pathways

5.2 Theme 2: 19th Century Agricultural Settlement

The short period following the Port Phillip Association presence in the Study Area and the formal crown land secure tenure of the 1850s is characterised by opportunistic possession, the distribution of which is clearly outlined in the 1851 Skene Plan (Map 2). Although by the mid-1850s, the majority of the Study Area was to be amalgamated within the broader Austin family Avalon Estate, an approximate 15-year period prior saw multiple attempts at pastoral estate creation. The most enduring of these was just outside the study area to the south, the Walsh family holding between Point Wilson and Point Lillias. The long-standing occupation by the Austin family is the principal areas of focus within Theme 2.

James Austin 1776-1831

James Austin was born in Somerset in 1776 and was transported to Tasmania in 1804 for stealing beehives. After gaining his freedom, he was granted 30-acres on the Derwent River where he initially had 700 sheep and ran a ferry across the river. Between 1825 and 1831 James's brother John and several of his sons arrived in Tasmania. At the time of his death in 1831, James Austin owned 3000 acres of land. Although his brother John ultimately returned to England, James's wealth and generosity helped establish many of the extended family in Australia. Two of his nephews, James and Thomas came to Victoria in the late 1830s.

James Austin 1810-1896

James Austin, along with his younger brother Thomas, moved to Victoria in the late 1830s. Thomas and James established several large runs around Geelong. Thomas's estate Barwon Park was 29,000 acres. Thomas Austin is credited with the introduction of rabbits to mainland Australia. He set free 24 rabbits in his Barwon Park estate in 1859 for the purpose of hunting them.

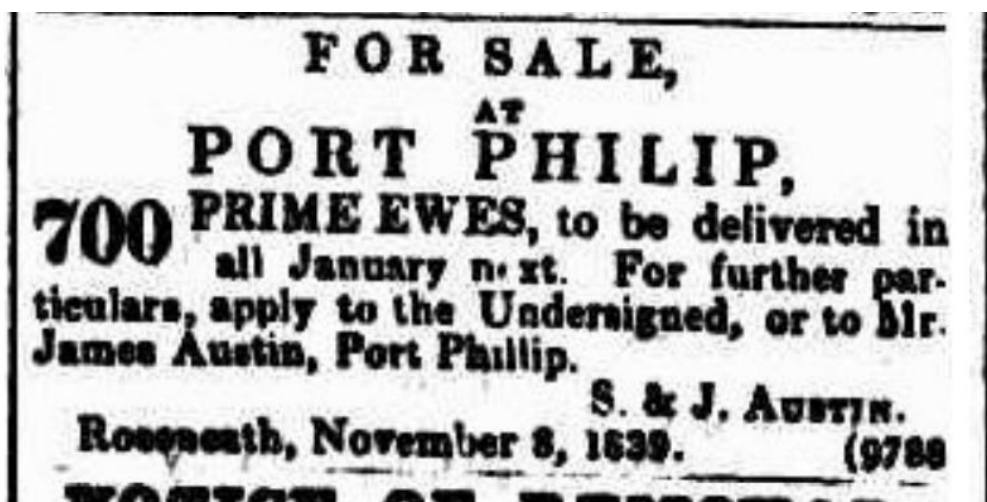


Figure 6: Colonial Times, 12 November 1839

James's was initially part owner of Barwon Park also established the Black Forest Station, and by the early 1840s he also had the freehold over what would become the Avalon Estate. Throughout the 1840's and early 1850s he also took an interest in town life, buying many buildings and businesses in Geelong. He was a town councilman and was elected the second major of Geelong. He returned to England in 1859 where he purchased the Abbey House at Glastonbury, the grounds of which contained the ruins of the Glastonbury Abbey. The name Avalon was derived from the mythical island of Avalon, associated with the site of Glastonbury Abbey.

When James Austin returned to Australia for a visit in 1889 a ball was held in his honour in Geelong. By this time, the Avalon Estate was owned and run by James's son Frank. Frank would run the estate until his death in 1914. Frank Austin was responsible for the rebuilding of the Avalon Homestead after a fire destroyed the earlier homestead. The Avalon Homestead that is today listed on the Victorian Heritage Register (VHR) is the homestead built by Frank Austin in the 1880s. Frank Austin was also responsible for the eventual Closer Settlement subdivision in the early 20th century. An article in *The Argus* in 1909 described the workforce at the estate at the turn of the century:

Four years ago, Avalon was a lonely sheep run of 23,000 acres giving employment to less than half a dozen permanent hands, and about 30 men for a couple of months in the year, at shearing time.

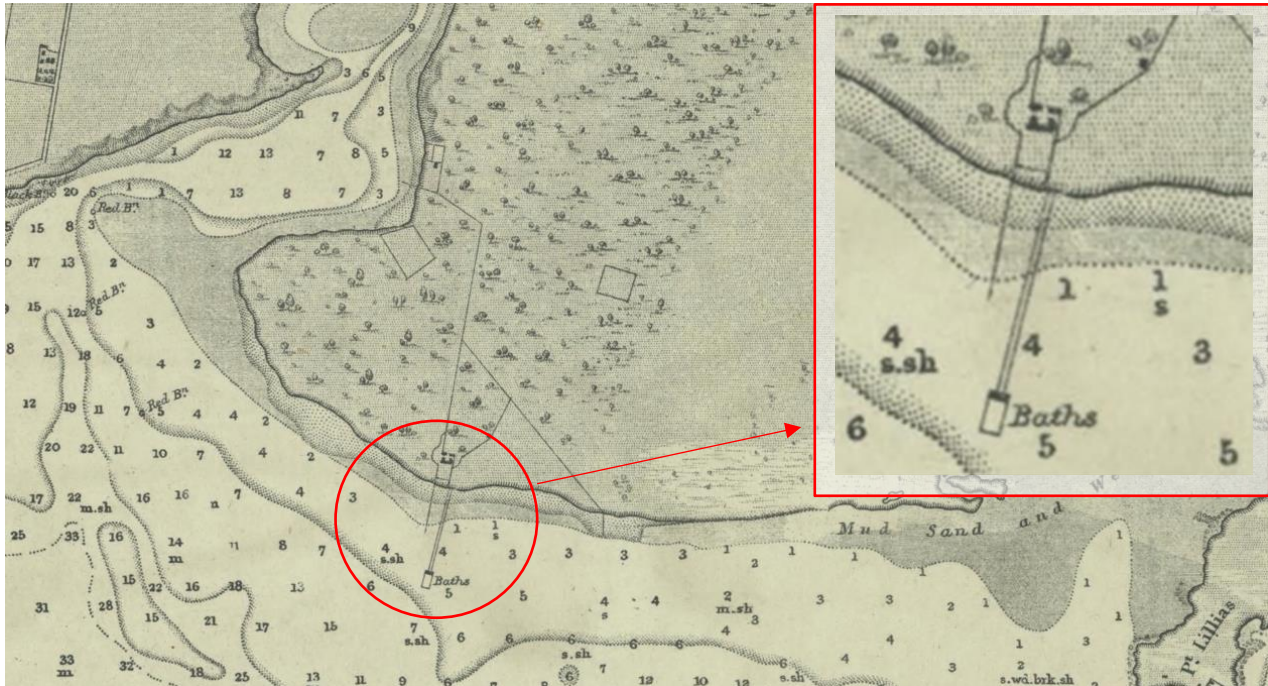


Figure 7: 1864 Cox Plan of Geelong showing the original Avalon Homestead, jetty and bathhouse

The Avalon Estate included a mansion, woolshed, jetty, boathouse, and small homestead buildings for the workers employed by the family. Throughout the 19th and early 20th centuries, the estate was well known for its merino wool productions and Arabian horse breeding. The original 23,000-acre property had, by 1908, been subdivided down to around 7,300 acres. It remained in the ownership of the Austin family until 1954 when the Commonwealth government purchased the remainder.



Figure 8: James Austin and the Avalon Homestead, built by Frank Austin 1881

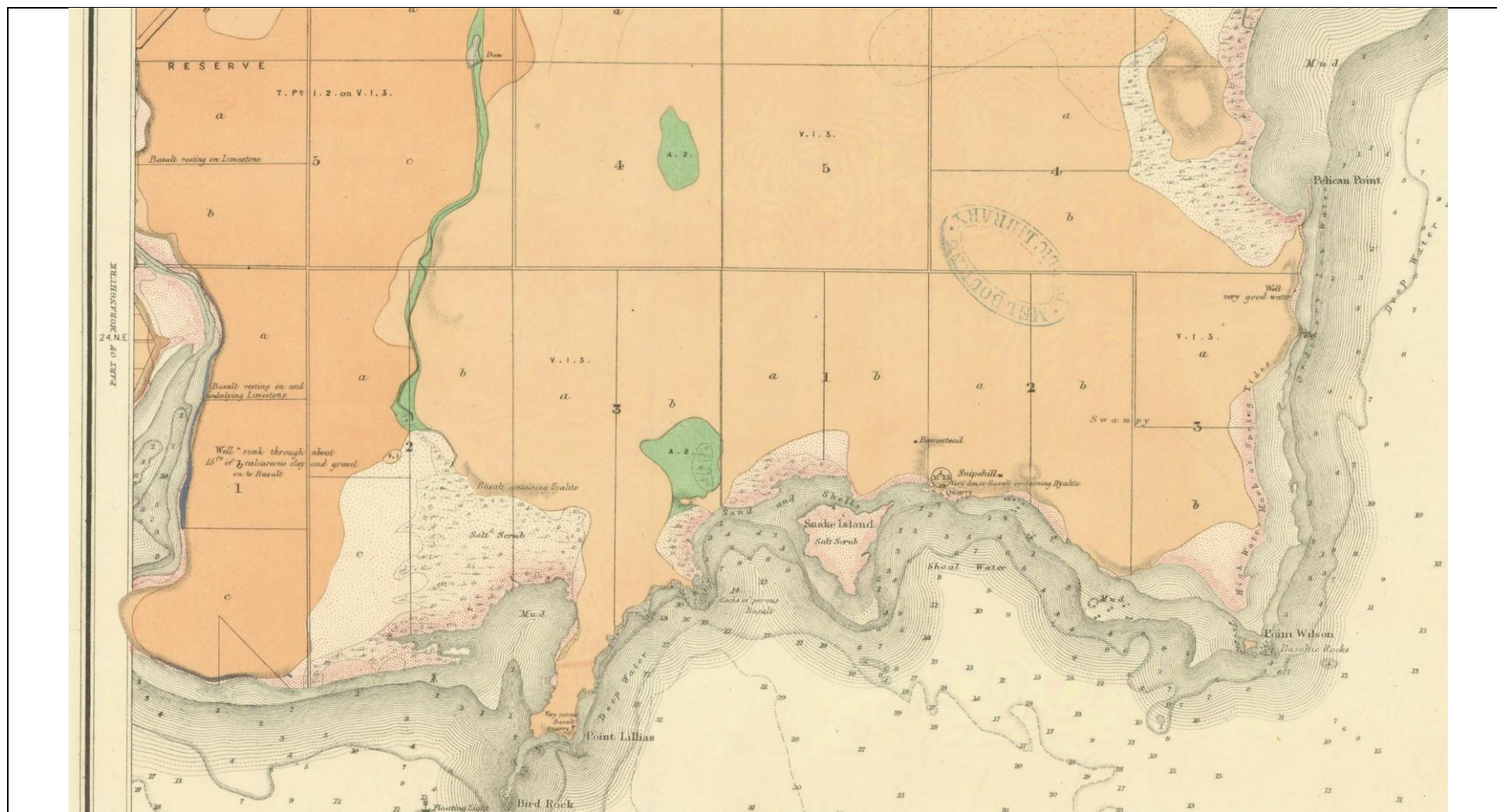
There are several sites adjacent to the Study Area that are associated with Theme 2. At least one of the Point Wilson Jetties and (H7721-0021) was built by Thomas Walsh prior to 1852. Similarly, the Austin homestead (HO26) and woolshed (HO59), jetty and bath house (H7721-0090) are all adjacent to the Study Area and have Heritage Overlay and Victorian Heritage Inventory listings.

Victorian Framework of Historical Themes

Theme 2 19th Century Agricultural Settlement is associated with the following *Victorian Framework of Historical Themes*:

- Theme 2: Peopling Victoria's places and landscapes
 - 2.3: Adapting to diverse environments
 - 2.4: Arriving in a new land
 - 2.5: Migrating and making a home
- Theme 4: Transforming and managing land and natural resources
 - 4.1: Living off the land
 - 4.3: Grazing and raising livestock
 - 4.4: Farming





5.3 Theme 3: The Austin Closer Settlement

In Australia in the late 19th century, there was a movement towards a more egalitarian system of landownership. In Victoria, this movement was driven by the recession of the 1890s and the desire of the government to get people to settle outside of the cities.

In 1904 the Closer Settlement Act was introduced. There were two types of settlements proposed, workers cottages on quarter acre blocks in suburbs then on the fringes of Melbourne like Brunswick, Footscray, Glen Huntly, Tooronga and Northcote, and larger small holdings in Mordialloc, Thornbury and Thomastown. The scheme was introduced to help those of lesser means to settle outside the inner city and encouraged self-sufficiency with the small holdings. By the mid-1910s however the scheme was thought of as a failure with Government closer settlements lagging behind the rest of the city with infrastructure such as water, sewerage, roads and schools.

The Austin Closer Settlement

At this time, the Avalon Estate was owned and run by Frank Austin, son of the original owner James Austin. Prompted by drought in 1905, Frank Austin began testing across the Avalon Estate for underground fresh water. Across most of the estate, he found a good supply at 40-50ft. From this discovery came the idea for dividing the estate into tenant farms and to develop a private version of the Closer Settlement Scheme, run by the government,

While the land purchased by the government under the Closer Settlement Scheme was strictly controlled and distributed, Frank Austin devised his own version of the scheme and in 1906 was well underway to achieving it. An article in *The Leader* from 1906 discusses the changes that had begun at Avalon:

Many are familiar with "Avalon" as a front rank name among the pure merino sheep stations of Victoria; but it is only quiet recently that the cutting up of this run for cultivation has been entered upon. It is not over 14 months ago since the first plough was put into the land, and at the date of the present visit (Wednesday 14th November) the writer inspected 10,000 acres under crop...

The quiet manner in which this work has been going on at Avalon during the past 14 months furnishes a pertinent example of the way that the private estate owners are at present engaged in cutting rings around the Government in settling the people on the land...

Under the Government system also the most valuable factor in permanent settlement, viz., family co-operation, is sternly discouraged... Under Mr Austin's system he chooses his settlers in family groups and they select their land adjoining each other... The farms aggregate from 450 acres up to 800 acres, and even 900 acres, in extent but they represent the interests of from three to five adult members of families...

What set the Austin Closer Settlement apart from the Government schemes was not only the ability of settlers to choose farms adjoining their families, but also the cooperative approach Frank Austin took to getting people settled on the estate.

Mr Austin begins by offering a short lease at a reasonable annual payment per acre as a preliminary value test, in view of future purchase...

If the settler is not prepared to plough at one, Mr Austin expedites matters by putting his engine in and doing the work for them by contract, payment to be made out of the crop...

If the settler is not immediately prepared to build a house, Mr Austin puts one up for him, and charges a moderate rate of interest on the cash expended... he puts his capital into co-operation with the labor of his settlers on the basis that as soon as they are enabled to produce they are able to both repay him and earn money for themselves.

An article three years later in 1909 described the success of the Austin Closer Settlement scheme at Avalon Estate:

One of the finest illustrations of successful closer Settlement by private enterprise in Victoria is on the Avalon Estate... a wide expanse of grain crops, with comfortable farm houses and steading Haystacks, splendidly built and thatched, can be counted by the score. These are the tenant farms on the Avalon Estate... It has been transformed into a great hive of industry by the enterprise of its owner, Mr Frank Austin. In place of the two or three homes the estate provided four years ago, when worked as a sheep station, there are now between 30 and 40. The permanent hands employed on the farms on the estate exceed 100, and the number of men at work during the months of harvest is fully 500.

The 1909 description of the success of the private closer settlement at Avalon puts it down in part to the co-operative nature of the farming and the opportunities for larger family groups and families with greater capital to take on leases.

Many of the tenants are men with capital. The Government closer settlement scheme do not cater for them. It is this class of farmers who create the exodus to New South Wales, and Queensland, and Western Australia we hear so much about. They go off because they want larger areas to fully employ their capital and their sons than they can conveniently get in Victoria.

By the early 1910s the population of the Avalon Estate was numerous enough that the residents petitioned for a primary school for their children. Frank Austin donated 3.5 acres for the school, and it was opened by Sir A J Peacock, the Minister for Education in June 1913. In his speech the Minister praised the generosity of Frank Austin and urged the parents of the estate to send their children to the school.

From 1910 onwards, many of the closer settlement allotments at the Avalon Estate were advertised for sale with Messrs. Strachan, Murray, Shannon Pty. Ltd. The small holdings at Avalon are described in a sales brochure from 1910:

The farms are all well fenced and improved with first-class nearly new homesteads, extensive stabling accommodation, etc., plantations, gardens, etc., a permanent water supply to tanks and troughs by windmills and pumps from dams, bores and wells... Avalon comprises one of the very best Agricultural, Dairying, and Grazing Lands in the State, is situate only 10 miles from Geelong, 28 miles from the City of Melbourne, and within fifteen minutes by motor of the suburban radius -Werribee.

The plan attached to the brochure (Figure 4) shows the various sizes of the small holdings and the approximate locations of homesteads.

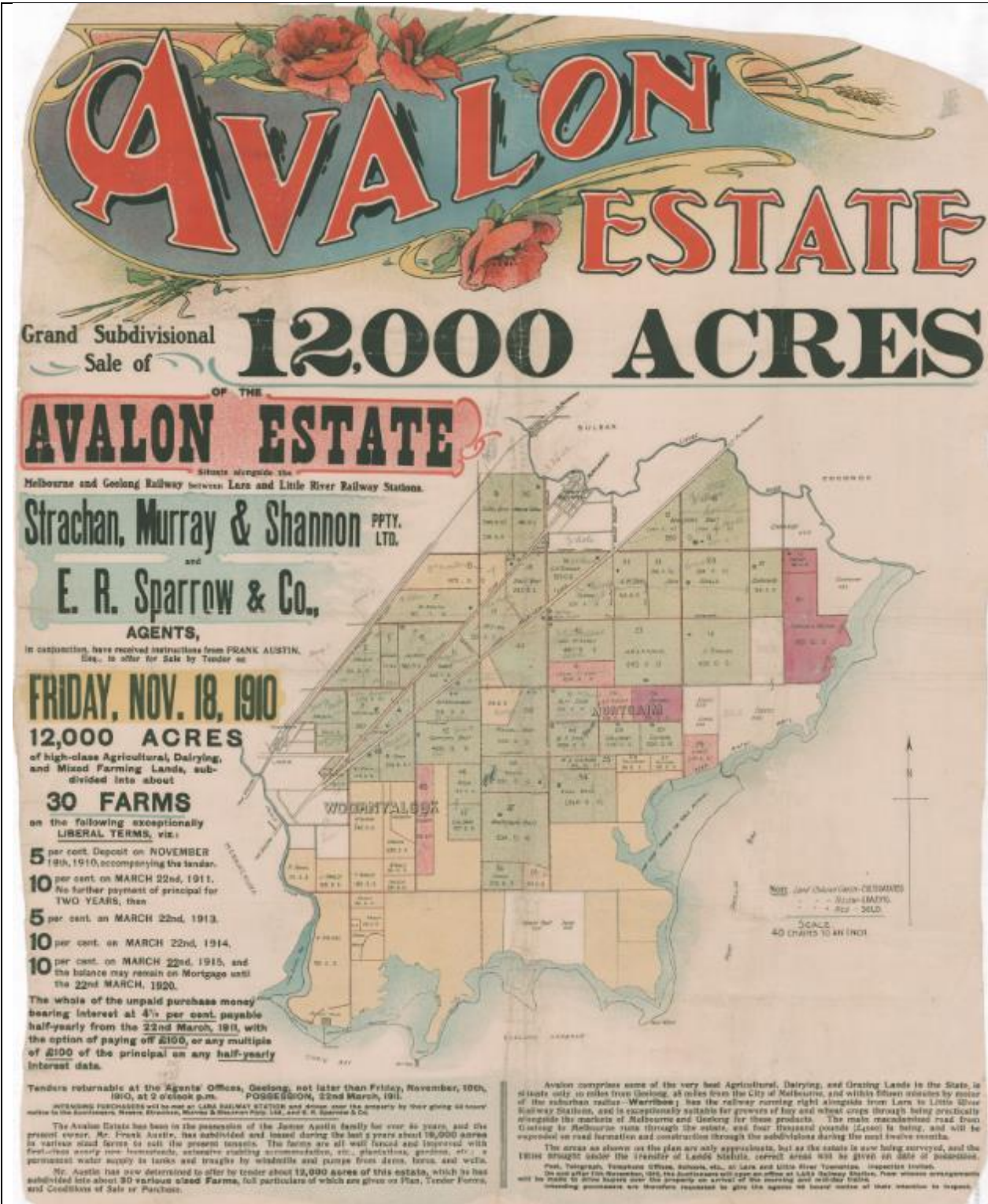
While the initial sales throughout the late 1910s and early 1920s were often for large agricultural holdings, owed by absent landowners, it appears that by the late 1920s many of the original tenant farmers were able to purchase their farms.

There are no existing listed sites associated with the Closer Settlement subdivision, however the potential presence for archaeological material associated with this theme is high.

Victorian Framework of Historical Themes

Theme 3 The Austin Closer Settlement is associated with the following *Victorian Framework of Historical Themes*:

- Theme 2: Peopling Victoria's places and landscapes
 - 2.7: Promoting settlement
- Theme 4: Transforming and managing land and natural resources
 - 4.1: Living off the land
 - 4.4: Farming
- Theme 6: Building towns, cities and the garden state
 - 6.6: Marking significant phases in development of Victoria's settlements, towns and cities
 - 6.7: Making homes for Victorians
 - 6.8: Living on the fringes



AVALON ESTATE

Grand Subdivisional Sale of 12,000 ACRES

OF THE
AVALON ESTATE

Situate alongside the Melbourne and Geelong Railway between Lons and Little River Railway Stations.

Strachan, Murray & Shannon PTY. LTD.
 and
E. R. Sparrow & Co.,
 AGENTS,

In conjunction, have received instructions from FRANK AUSTIN, Esq., to offer for Sale by Tender on

FRIDAY, NOV. 18, 1910
12,000 ACRES
 of high-class Agricultural, Dairying, and Mixed Farming Lands, subdivided into about
30 FARMS
 on the following exceptionally LIBERAL TERMS, viz.:

- 5 per cent. Deposit on NOVEMBER 18th, 1910, accompanying the tender.
- 10 per cent. on MARCH 22nd, 1911. No further payment of principal for TWO YEARS, then
- 5 per cent. on MARCH 22nd, 1913.
- 10 per cent. on MARCH 22nd, 1914.
- 10 per cent. on MARCH 22nd, 1915, and the balance may remain on Mortgage until the 22nd MARCH, 1920.

The whole of the unpaid purchase money bearing interest at 4% per cent. payable half-yearly from the 22nd March, 1911, with the option of paying off £100, or any multiple of £100 of the principal on any half-yearly interest date.

Tenders returnable at the Agents' Offices, Geelong, not later than Friday, November, 18th, 1910, at 2 o'clock p.m. POSSESSION, 22nd March, 1911.

INTENDING PURCHASERS will meet at LANS RAILWAY STATION and drive over the property by their giving 48 hours notice to the Auctioneers, Messrs Strachan, Murray & Shannon Pty. Ltd. and E. R. Sparrow & Co.

The Avalon Estate has been in the possession of the Junior Austin family for over 40 years, and the present owner, Mr. Frank Austin, has subdivided and leased during the last 5 years about 16,000 acres in various sized farms to suit the present season. The farms are all well fenced and improved with feed-crops every one home-made, extensive stabling accommodation, etc., glasshouses, gardens, etc.; a permanent water supply in tanks and troughs by windmills and pumps from dams, bora, and wells.

Mr. Austin has now determined to offer by tender about 12,000 acres of this estate, which he has subdivided into about 30 various sized Farms, full particulars of which are given on Plan, Tender Forms, and Conditions of Sale or Purchase.

Avalon comprises some of the very best Agricultural, Dairying, and Grazing Lands in the State, is situate only 10 miles from Geelong, 45 miles from the City of Melbourne, and within fifteen minutes by motor of the suburban railway—Werribee; has the railway running right alongside from Lons to Little River Railway Stations, and is exceptionally suitable for growers of hay and wheat crops through being practically alongside the markets of Melbourne and Geelong for these products. The main macadamised road from Geelong to Melbourne runs through the estate, and four thousand pounds (£4000) is being, and will be expended on road formation and construction through the subdivisions during the next twelve months.

The areas as shown on the plan are only approximations, but as the estate is now being surveyed, and the 1910 brought under the transfer of Land's Districts, correct areas will be given on date of possession.

On and after 15th November, 1910, the Auctioneers will open an office at LANS RAILWAY STATION. From various arrangements will be made to allow buyers over the property on arrival of the morning and midday trains.

Intending purchasers are therefore requested to give the Agents at least notice of their intention to inspect.

Green Heritage
 Compliance & Research

Figure 11: 1910 Avalon Estate Sales

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5.4 Theme 4: Cheetham Saltworks

The Cheetham Saltworks at Avalon were established in 1951 and in operation until 2009. The saltworks at Avalon were the third premises for the Cheetham Saltworks, with the original site opened at Malop in 1888 and the second at Laverton in 1924. There was no refinery or residential buildings built around the saltworks at Avalon. The site was used for extraction only and the raw salt taken to Malop or Laverton for refining.

A 2018 report assessed the Cheetham Saltworks at Avalon against the Heritage Victoria (HV) low archaeological significance assessment criteria and found that the site was of low archaeological significance and therefore should be removed from the Victorian Heritage Inventory (VHI).

At the commencement of this project (May 2023) the Cheetham Salt Works was identified as a heritage place in the Study Area as it was listed on the Victorian Heritage Inventory (VHI). Most of the report was carried out on this basis before the place was delisted in January 2025.

Victorian Framework of Historical Themes

Theme 4 Cheetham Saltworks is associated with the following *Victorian Framework of Historical Themes*:

- Theme 4: Transforming and managing land and natural resources
 - 4.6 Exploiting other mineral, forest and water resources
 - 4.7: Transforming the land and waterways
- Theme 5: Building Victoria's industries and workforce
 - 5.1 Processing raw material

5.5 Theme 5: Avalon Airport

Avalon Airport, formally Avalon Airfield, is the dominant non-indigenous historical complex in the Study Area. The airport has no heritage listings, however due to the historically significant use of the place for the manufacturing of Royal Australian Airforce aircraft, in particular fighter jets, from the 1950s onwards it should be considered for inclusion on multiple statutory heritage listings by the relevant authorities.

As early as the late 1910s there were plans for an aviation school at Avalon. In 1920 the Geelong Advertiser noted that:

Reports have been circulated that there was the intention of the Defence Department to renew the proposal to construct an aviation school at Avalon estate. Mr Frank Austin, when in Geelong yesterday was approached and questioned as to whether he knew anything of the proposal by the Federal Government.

By the following year, the Ballarat Star reported that three landowners at Avalon had received compensation from the Commonwealth for the air force temporary use of their agricultural land.

The airport at Avalon was built in 1952 as a sister facility of the Government Aircraft Factories (GAF) complex at Fishermans Bend, Port Melbourne. The site was chosen in part due to the specific requirements of testing jet aircraft that the Fishermans Bend site could not accommodate, in conjunction with long standing Government interest in the Avalon site for a future military aircraft facility dating back to 1919.

The first bomber landed at Avalon in April of 1953 and by June of the same year, test flights had commenced for the English Electric Canberra Bomber project. It was the first jet aircraft to be produced at Avalon. Military aircraft production, testing and disposal continued at Avalon until the airport became a civilian facility in the 1990s. The annual Avalon airshow is an ongoing expression of the military aviation heritage of the place.

Throughout the late 20th century, Avalon Airport has played a key role in Australia's aviation industry. The airport contains clear and obvious heritage features, such as the original hangers, which have a direct association with Australia's 20th century defence heritage.

Victorian Framework of Historical Themes

Theme 5 Avalon airport is associated with the following *Victorian Framework of Historical Themes*:

- Theme 3: Connecting Victorians by transport and communications
 - 3.6: Linking Victorians by air
- Theme 5: Building Victoria's industries and workforce
 - 5.2: Developing a manufacturing capacity
- Theme 7: Governing Victorians
 - 7.4: Defending Victoria and Australia



Figure 12: Construction of hangar at Avalon Airport 1952

6. Potential Heritage Places and Objects

The results of the thematic historic background have indicated the following places or types of places may be present in the Study Area.

6.1 Theme 1: Early European Exploration

Location

There are no known places directly associated with a recorded event from specific explorations. That said, there is a memorial to Matthew Flinders located off the Princes Highway in the northeast of the study area.

Potential Listings

There are no known opportunities to list specific places associated with Theme 1 due to the inability to directly associate a defined space with a recorded event from specific exploration activities. That said, opportunities may exist in the future from archaeological investigations in identifying specific places with potential associated heritage values.

Survey will not assist in identifying potential listings. The discovery of tangible archaeological values associated with this phase may possibly be identified through a dedicated archaeological research project or by chance discovery.

Any memorial to the European presence in this phase should be considered sensitively regarding the national conversation on the legacy of dispossession.

Significance

Very High – Any places or artefacts associated with this phase are highly significant as they represent the earliest European presence in the study area and consequently also represent the first acts of dispossession of the Wadawurrung from their traditional lands.

6.2 Theme 2: 19th Century Agricultural Settlement

The VHI place, Pousties Road Stone Enclosure (H7721-0054) is a listed place associated with Theme 2.

Location

Following the beginning of permanent European occupation of the region in the late 1830s onwards, a change in land use occurred which has resulted in archaeological values. The transition from Aboriginal land use to European agriculture saw the introduction of fenced boundaries, tracks, the damming of waterways, the removal of trees, altering the landscape to an approximation of its current form. The whole of the study area therefore has broad landscape archaeological values from this phase. There are no known principal homesteads or cultivation paddocks in the study area. Possible archaeological features may include, outbuildings, sheds, livestock pens and enclosures, ditches, wells and stone walls. There is also the possibility for farm workers cottages to be present.

Potential Listings

Potential Listing	Potential Presence	Archaeological Significance
Homesteads, farm worker cottages	Low	High
Outbuildings, sheds, livestock pens and enclosures	Moderate	Moderate
Stone walls, fence lines	Moderate	Moderate
Landscape features, ditches, wells	Moderate	Moderate

Significance

Moderate and High – Occupation sites from this theme have the potential to contain archaeological deposits that can inform on past lifestyles, cultural adaption, and developments in material cultural throughout the 19th century. Agricultural infrastructure has less potential to contain archaeological deposit that can answer broader research questions outside of the original intended use.

6.3 Theme 3: Closer Settlement Scheme

Location

Whole of study area.

Potential Listings

The subdivision of the Avalon Estate during the Closer Settlement period resulted in a new pattern of occupation in the study area. This new pattern of occupation has largely been maintained from the early 20th century to the present. The Avalon Estate subdivision plan shows the location of individual farmsteads that were already present by this time, in addition to new parcels available for sale.

Potential Listing	Potential Presence	Archaeological Significance
Early 20 th century farm homesteads	High	Moderate
Early 20 th century outbuildings, sheds, livestock pens and enclosures	High	Moderate

Significance

Moderate – Whereas Closer Settlement places may not meet the significance threshold for inclusion on the VHI individually, but taken as a group of places, an opportunity is created to develop a cohesive research design to examine an important period in the settlement story of Victoria.

6.4 Theme 4: Cheetham Saltworks

Location

The Cheetham Saltworks is a former Victorian Heritage Inventory (VHI) (H7721-0096) place that was partially captured in the study area. It was delisted in January 2025.

Potential Listings

No further listings are anticipated in relation to Cheetham Saltworks.

Significance

Previous assessments have determined that the Cheetham Saltworks are of low archaeological significance, and the site was delisted in January 2025.

7. Survey Results

The field survey targeted the following areas based on the results of the thematic historic background and potential heritage places:

1. VHI H7721-0054 – Pousties Road enclosure
2. Early explorer cairn
3. Closer Settlement Homestead 1
4. Closer Settlement Homestead 2
5. Closer settlement Homestead 3
6. Pre-1950s agricultural settlement homestead site



Figure 13: Map of GAEP showing locations field survey

7.1 H7721-0054 – Pousties Road Stone Enclosure

Cadastral Information

Place Name: Pousties Road Stone Enclosure	Heritage Listing: H7721-0054
Lot/Plan: 1\PS427409	Associated theme: 19 th Agricultural settlement
Address: 80 Pousties Road, Avalon	Co-ordinates: 279731E / 5790320N

Location

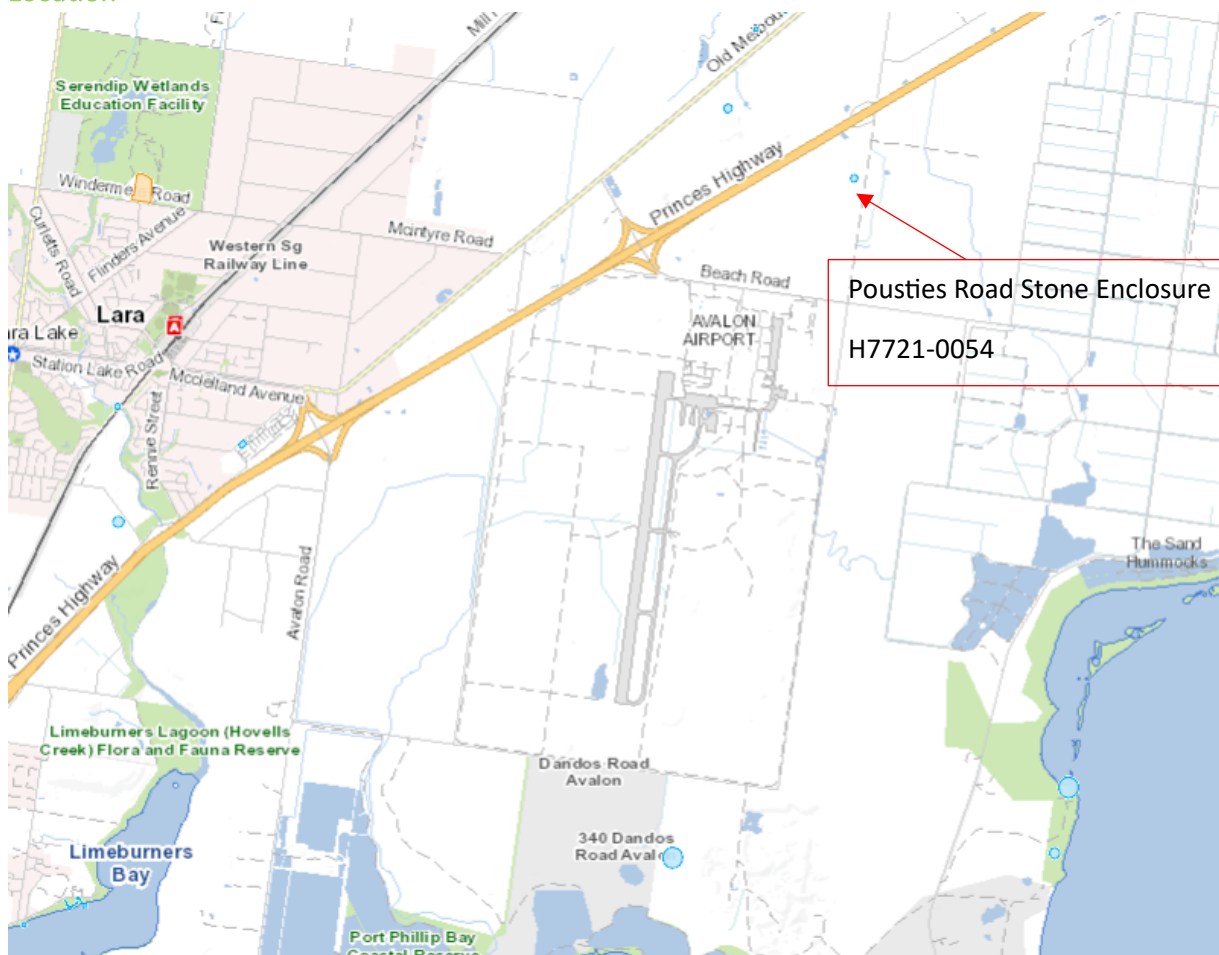


Figure 14: Location of H7721-0054

Description

The site card for H7721-0054 describes the place as follows:

Roughly oval-shaped enclosure measuring 31m north-south by 19m east-west, defined by heaped-up basalt boulders which may be the remains of a dry-stone wall. There are gaps at several spots in the “wall” and deliberately constructed entrances are therefore difficult to define. Nowhere does the basal rise higher than 2 courses. It should be noted however, that the surrounding paddock surface has not been cleared of natural basalt floaters, suggesting that the pushed-up rock associated with this site is not the result of field clearing.

The statement of significance states that:

Site is in a deteriorated condition and is therefore considered to be of low archaeological significance. It is probably also of low or local historical significance.

Unfortunately, the site was inaccessible on the day of the survey. It is unclear if the structure, as described on the 1997 site card is still extant. While the property was viewed from the street, the stock enclosure itself is located approximately 70m from the road and surrounded by scrub. In the absence of any evidence suggesting the site has been removed, it is assumed that it is still upstanding.

History

The stock enclosure is most likely related to the Austin Estate period of occupation from the mid to late 1800s.

Interpretation

The Victorian Heritage Database citation describes the place as follows: *The site appears to be the remains of a stock enclosure.* In the absence of any evidence suggesting the site has been removed, it is assumed that it is still upstanding.



Photo 1: Location of H7721-0054 Pousties Road Stone Enclosure, facing southwest showing basalt boulders



Photo 2: Location of H7721-0054 Pousties Road Stone Enclosure, facing west



Photo 3: Location of H7721-0054 Pousties Road Stone Enclosure, facing northwest

7.2 Matthew Flinders Memorial Cairn

Cadastral Information

Place Name: Matthew Flinders Memorial Cairn	Heritage Listing: None
Lot/Plan: Road reserve	Associated theme: 19 th century early explorers
Address: Princes Highway, Little River, 3211	Co-ordinate: 280013E / 5791031N

Location



Figure 15: Location of Matthew Flinders Memorial Cairn

Description

The Matthew Flinders Memorial Cairn is located adjacent to the Princes Highway. The cairn marks the route that Flinders took on his way to the You Yangs in 1802 and was placed at this location in 1974. It was originally constructed in 1952.

The plaque on the front of the cairn reads:

On 30 April, 1802 Matthew Flinders, R.N. (1774 - 1814) Commander of H.M.S. Investigator crossed by boat from Point Richards and camped ten or twelve furlongs west of Kirk's Point.

The next day with three of his men he tramped along this line to & from the You Yangs.

On 22 March, 1974 this tablet was unveiled by the Chairman of the Country Roads Board, R. E. V. Donaldson Esq.

To mark the relocation of this cairn at the Flinders Bi-Centenary

History

A 1952 article in the Weekly Times states that the cairn was made by students of Geelong Grammar.

The cairn is one of several monuments around Victoria commemorating Matthew Flinders. Various cairns and monuments were erected throughout the 20th and early 21st century including those at Mornington (1987), Flinders (1912), Indented Head (1931), Arthurs Seat (1914), Lara (1912, 1974), Portarlington (1974) and Dromana (2012).

The Little River cairn was moved to this location in 1974 as part of the larger commemoration for the bicentennial of Matthew Flinders birth which included the memorial at Portarlington (HO324) and Lara (HO1996).

Interpretation

This memorial can be considered part of a broader group of memorials celebrating Matthew Flinders and other 19th century early explorers. There are four other memorials to Matthew Flinders in the Greater Geelong area with Heritage Overlay listing. This cairn should be considered for listing on the Greater Geelong Planning Scheme.

The cairn is an artefact of commemoration, both in subject and form. The period of 20th century civic commemoration of key figures in the early British exploration and settlement of what was to become the state of Victoria has largely passed. Shifting community perceptions of the impact of 19th century British colonisation on First Nations People has created an environment where civic commemoration of people and events associated with that period would no longer be promoted or supported. The cairn is therefore representative of how local communities celebrated their cultural heritage in previous generations.

In addition to the subject, the cairn is also an artefact of commemoration in form. The cairn has ancient origins in the British Isles as burial monuments, commemorative monuments and trail markers. The choice of form is a demonstration of a British cultural heritage. The addition of the arrow identifies the cairn as both a memorial and a trail marker forming part of a sequence of similar cairns commemorating both the person of Matthew Flinders and the specific route of the 1802 survey of the district.

Victorian Framework of Historical Themes

This site is associated with the following themes:

- Theme 2: Peopling Victoria's places and landscapes
 - 2.2: Exploring, surveying and mapping
- Theme 8: Building community life
 - 8.5: Preserving traditions and commemorating



Photo 4: Matthew Flinders Memorial Cairn, facing south



Photo 5: Sign adjacent to Matthew Flinders Memorial Cairn



Figure 16: Weekly Times photo showing unveiling of the cairn in 1952



Photo 6: Matthew Flinders Memorial Cairn, plaque from 1974



Photo 7: Matthew Flinders Memorial Cairn, plaque from 1952

7.3 Closer Settlement Homestead 1

Cadastral Information

Place Name: Closer Settlement Homestead 1	Heritage Listing: None
Lot/Plan: 42\LP7173	Associated theme: Closer settlement
Address: 35 Pousties Road, Point Wilson	Co-ordinate: 279905E / 5790680N

Location

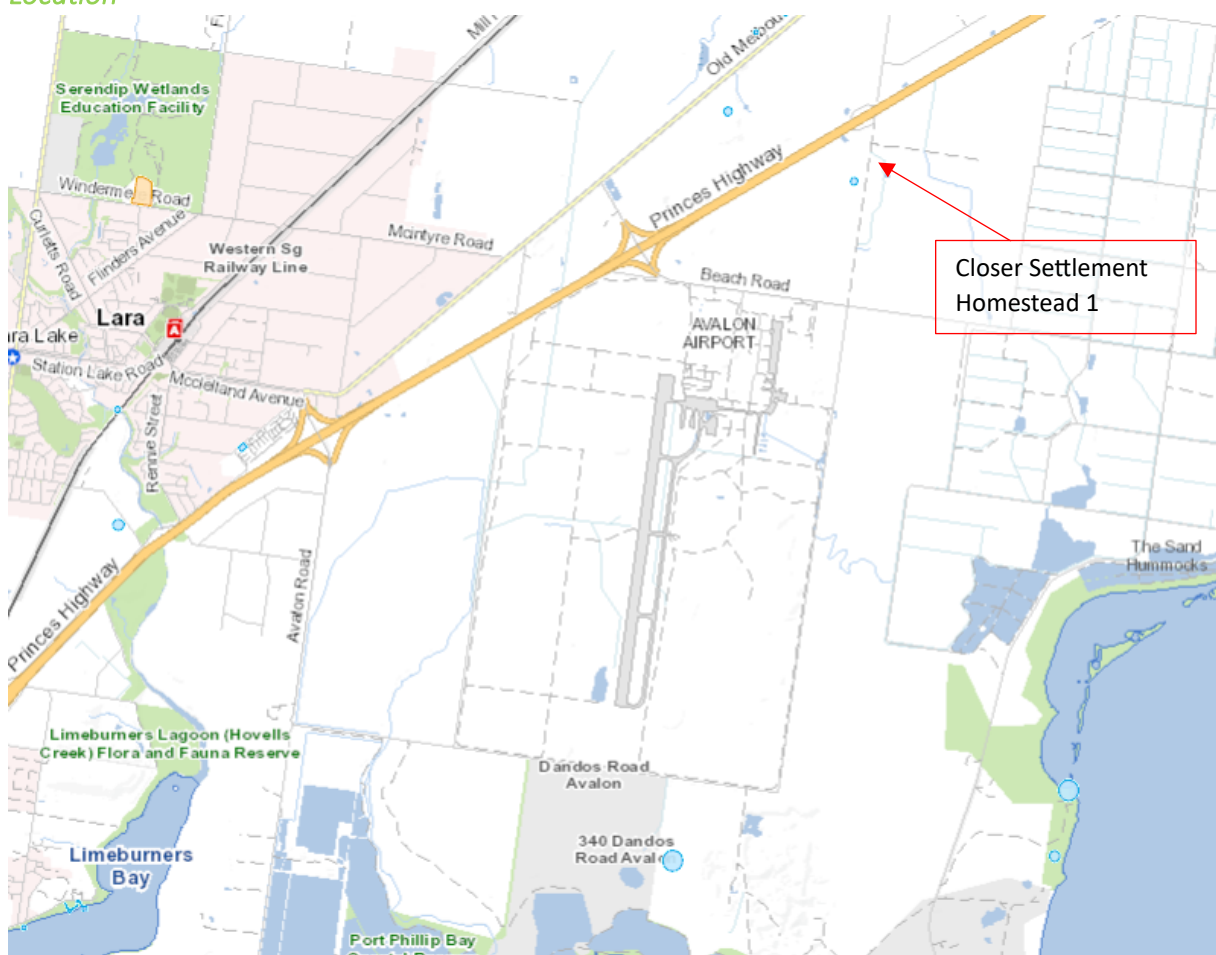


Figure 17: Location of Closer Settlement Homestead 1

Description

The site is the ruins of a house built for Frank Austin's private Closer Settlement subdivision of the Avalon Estate.

The house is in an upstanding ruinous state. Most of the weatherboards and internal fixtures have been removed. It is a single storey weatherboard cottage with a hipped corrugated iron roof and a single red brick chimney. There is a central hallway and four main rooms with a skillion at the rear running the width of the building. The front façade is double fronted with a central door, sash windows either side and partial remains of the original verandah.

There are two sheds to the rear of the house, one modern and one ruined with an extant original chimney.

The house is like other remnant closer settlement examples in Victoria. It shares a close similarity with Closer Settlement Homestead 3 within the Study Area.

History

Closer Settlement Homestead 1 was originally part of James Austin's estate, acquired by Austin in the 1840s. Throughout the mid to late 19th century there is no indication of any structures or homesteads in the area. The 1851 plan of subdivisions of the area says that the allotment is *open undulating country, good pasture*.

In the early 1900s Frank Austin began to subdivide the Avalon Estate and build the infrastructure for his closer settlement. An article in *The Argus* from 1909 describing the private closer settlement undertaken by Austin at the Avalon Estate state:

Mr William Walters, late of Coghill's Creek, farms 800 acres [William Walters allotment was north east of Closer Settlement Homestead 1]. His cottage (like the other farm homes on the estate erected by Mr Austin), is of neat design. Most of these farm homes have been constructed from the designs and plans of country homes published a few years ago in "The Australasian".

Closer Settlement Homestead 1, 2 and 3 are located adjacent to each other on Poustie's Road near the junction with the Princes Highway. It is the only example on the 1910 plan of the estate where so many houses were built together.

In 1917 the allotment containing Closer Settlement Homestead 1 was part of 5157 acres purchased by Thomas Edward Bostock and Thomas Wilson Bailey. Thomas Bostock was a wool broker who worked for the firm Messrs. Strachan, Murray, and Shannon Ltd who were also the main selling agents for the subdivision in the 1910s and 1920s. Thomas Bostock was three times the major of Geelong and is credited with starting the golf club at Barwon Heads. Thomas Wilson Bailey was a well-known horse breeder and had a long association with the Geelong Racing Club. It is likely during their tenure that the original closer settlement tenants remained at the property.

The allotment changed hands again in 1923, part of a slightly smaller 3147-acre purchase by Thomas Wilson Bailey and James Curdie MacKinnon. In 1929 the moderately sized 394-acre allotment was purchased by James Gibson Caldow. James Caldow is recorded as a farmer in Little River from as early as 1914, so it is possible he was one of the original tenant farmers as part of Frank Austin's closer settlement before becoming a landowner. The election roll show that John lived at Little River until the late 1940s when he was in his early 70s.

Interpretation

The house was built as part of the Avalon Estate subdivision in the early 1900s. It is one of the few remaining examples of these houses that were built for Frank Austins private Closer Settlement subdivision of the Austin Estate. It is likely that the house had a single-family occupancy from construction until the mid-20th century.

Victorian Framework of Historical Themes

This site is associated with the following themes:

- Theme 2: Peopling Victoria's places and landscapes

- 2.7: Promoting settlement
- Theme 4: Transforming and managing land and natural resources
 - 4.1: Living off the land
 - 4.4: Farming
- Theme 6: Building towns, cities and the garden state
 - 6.6: Marking significant phases in development of Victoria's settlements, towns and cities
 - 6.7: Making homes for Victorians
 - 6.8: Living on the fringes

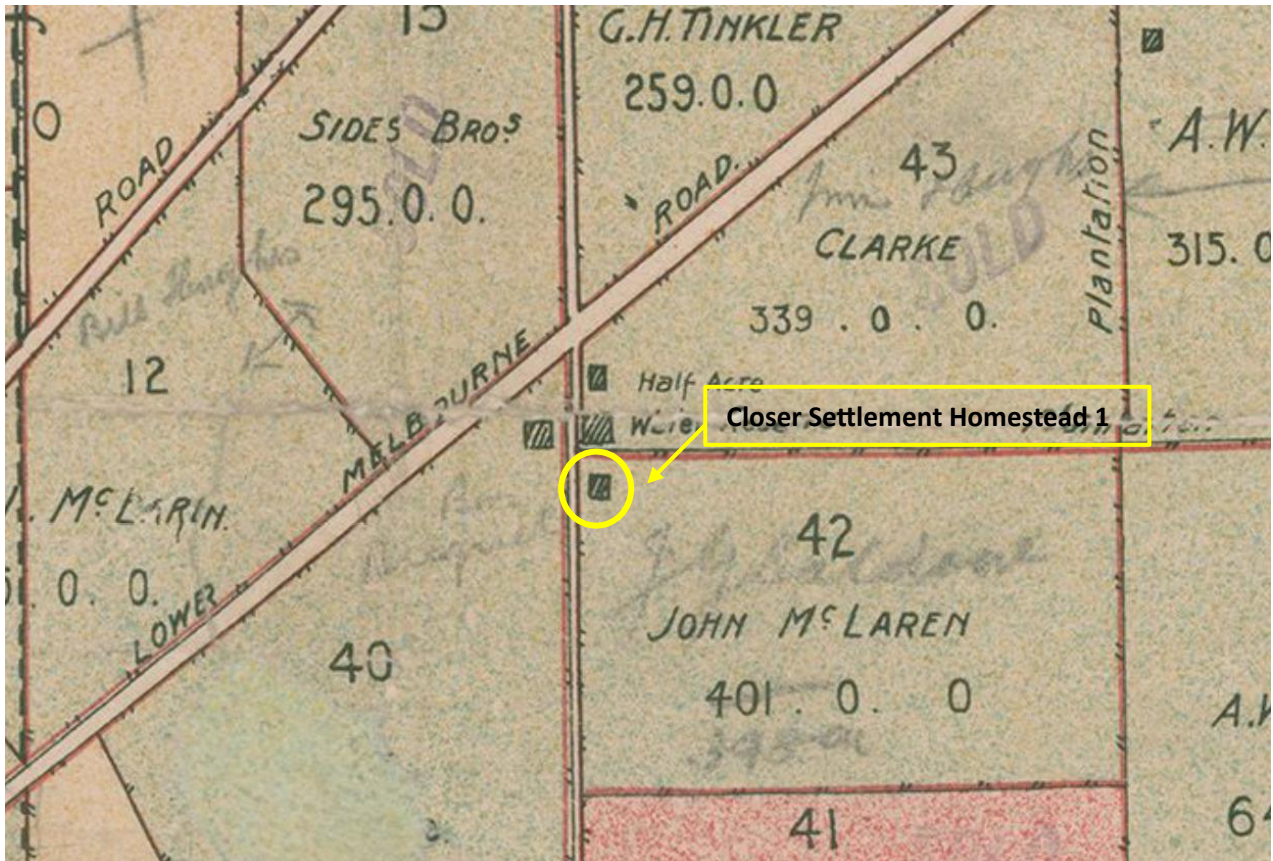


Figure 18: 1910 Subdivision plan of the Avalon Estate showing group of houses on Poustie's Road near the Princes Highway



Photo 8: Rear view of Closer Settlement House 1, facing west



Photo 9: Rear view of Closer Settlement House 1 showing extant shed chimney



Photo 10: Closer Settlement House 1 facing southeast



Photo 11: Kitchen at the rear of Closer Settlement Homestead 1



Photo 12: Verandah at the front of Closer Settlement Homestead 1



Photo 13: Hallway and rooms inside Closer Settlement Homestead 1



Photo 14: Kitchen stove and chimney at Closer Settlement Homestead 1

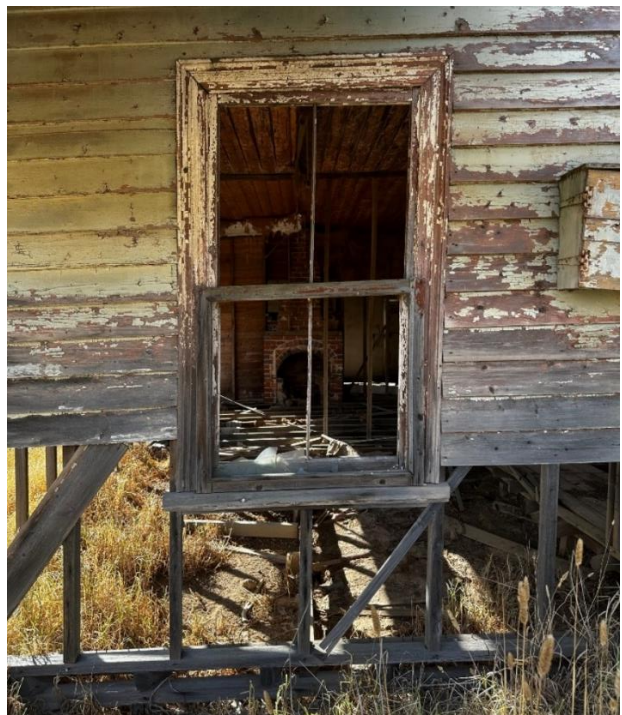


Photo 15: Front window looking towards fireplace, Closer Settlement Homestead 1

7.4 Closer Settlement Homestead 2

Cadastral Information

Place Name: Closer Settlement Homestead 2	Heritage Listing: None
Lot/Plan: 1\PS427409	Associated theme: Closer settlement
Address: Pousties Road, Point Wilson	Co-ordinate: 279910E / 5790741N

Location

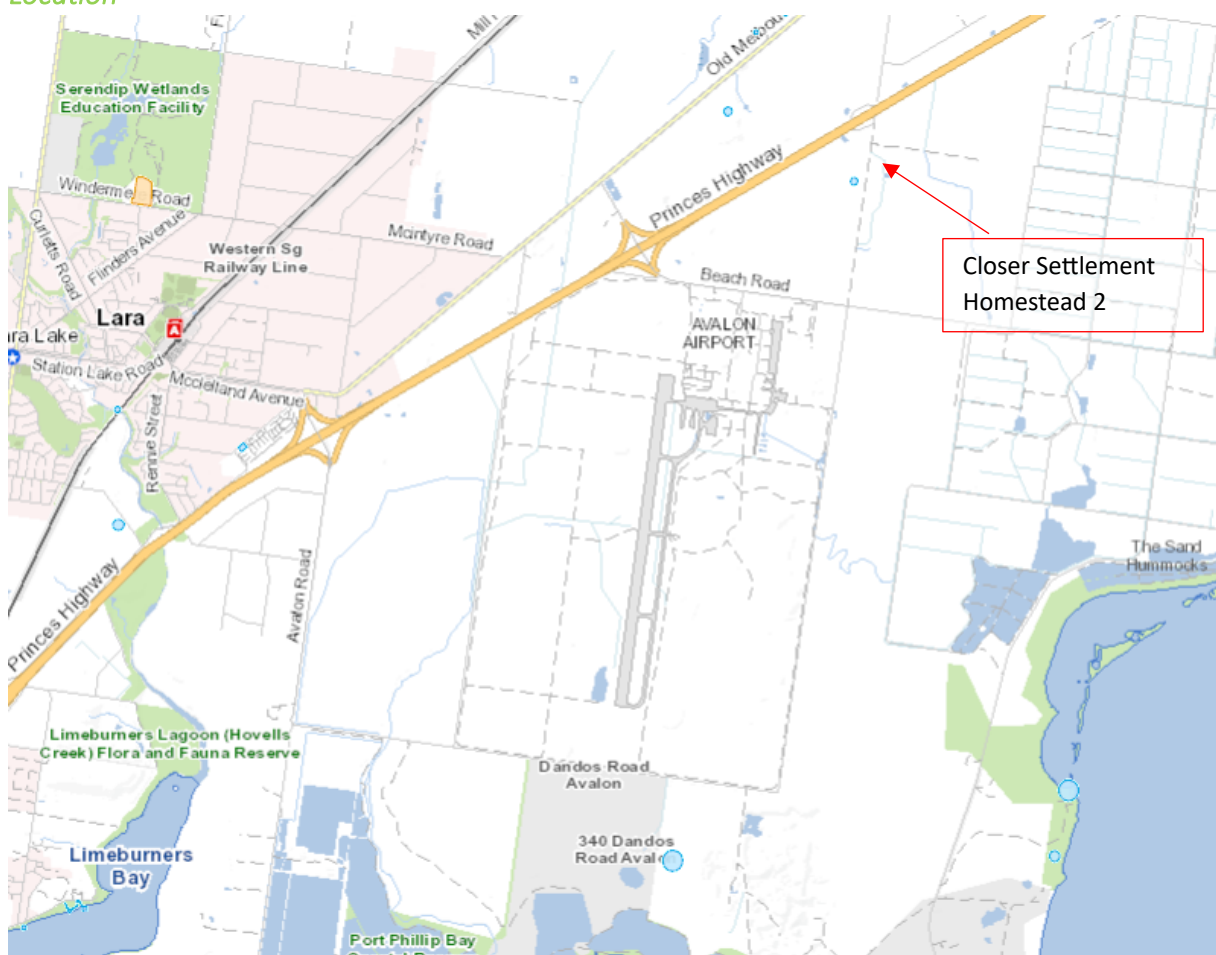


Figure 19: Location of Closer Settlement Homestead 2

Description

Closer Settlement Homestead 2 is the location of a house on the 1910 Avalon Estate sale map. The site survey showed no surface evidence of the house.

History

Closer Settlement Homestead 2 was originally part of James Austin's estate, acquired by Austin in the 1840s. Throughout the mid to late 19th century there is no indication of any structures or homesteads in the area. The 1851 plan of subdivisions of the area says that the allotment is *open undulating country, good pasture*.

In the early 1900s Frank Austin began to subdivide the Avalon Estate and build the infrastructure for his closer settlement. An article in *The Argus* from 1909 describing the private closer settlement undertaken by Austin at the Avalon Estate states:

Mr William Walters, late of Coghill's Creek, farms 800 acres [William Walters allotment was north east of Closer Settlement Homestead 2]. His cottage (like the other farm homes on the estate erected by Mr Austin), is of neat design. Most of these farm homes have been constructed from the designs and plans of country homes published a few years ago in "The Australasian".

Closer Settlement Homestead 1, 2 and 3 are located adjacent to each other on Poustie's Road near the junction with the Princes Highway.

In 1917 the allotment containing Closer Settlement Homestead 2 & 3 was part of 5157 acres purchased by Thomas Edward Bostock and Thomas Wilson Bailey. Thomas Bostock was a wool broker who worked for the firm Messrs. Strachan, Murray, and Shannon Ltd who were also the main selling agents for the subdivision in the 1910s and 1920s. Thomas Bostock was three times the major of Geelong and is credited with starting the golf club at Barwon Heads. Thomas Wilson Bailey was a well-known horse breeder and had a long association with the Geelong Racing Club. It is likely during their tenure that the original closer settlement tenants remained at the property.

The allotment changed hands again in 1923, part of a slightly smaller 3147-acre purchase by Thomas Wilson Bailey and James Curdie MacKinnon. In 1929 the moderately sized 312-acre allotment was purchased by James Albert Hughes. James Hughes is recorded as a child living at Little River with his parents, William and Mary Ann in 1913 when he is injured by chaffcutting machine. It seems reasonable that the Hughes family were amongst the first tenant farmers of Frank Austin's closer settlement before becoming a landowner. The election roll show that James lived at Little River until the late 1960s when he was in his early 70s, however it is unlikely that he was still a resident at this location as the 1947 aerial shows the homestead demolished by this time.

Interpretation

The site is the location of a former Closer Settlement homestead, built in the early 1900s when the Austin Estate was subdivided. There are no standing remains of the house or outbuildings. Installation of high pressure transmission pipelines is likely to have severely impacted archaeological values to the degree that listing on the Victorian Heritage Inventory (VHI) would not be recommended.

Victorian Framework of Historical Themes

This site is associated with the following themes:

- Theme 2: Peopling Victoria's places and landscapes
 - 2.7: Promoting settlement
- Theme 4: Transforming and managing land and natural resources
 - 4.1: Living off the land
 - 4.4: Farming
- Theme 6: Building towns, cities and the garden state
 - 6.6: Marking significant phases in development of Victoria's settlements, towns and cities
 - 6.7: Making homes for Victorians
 - 6.8: Living on the fringes

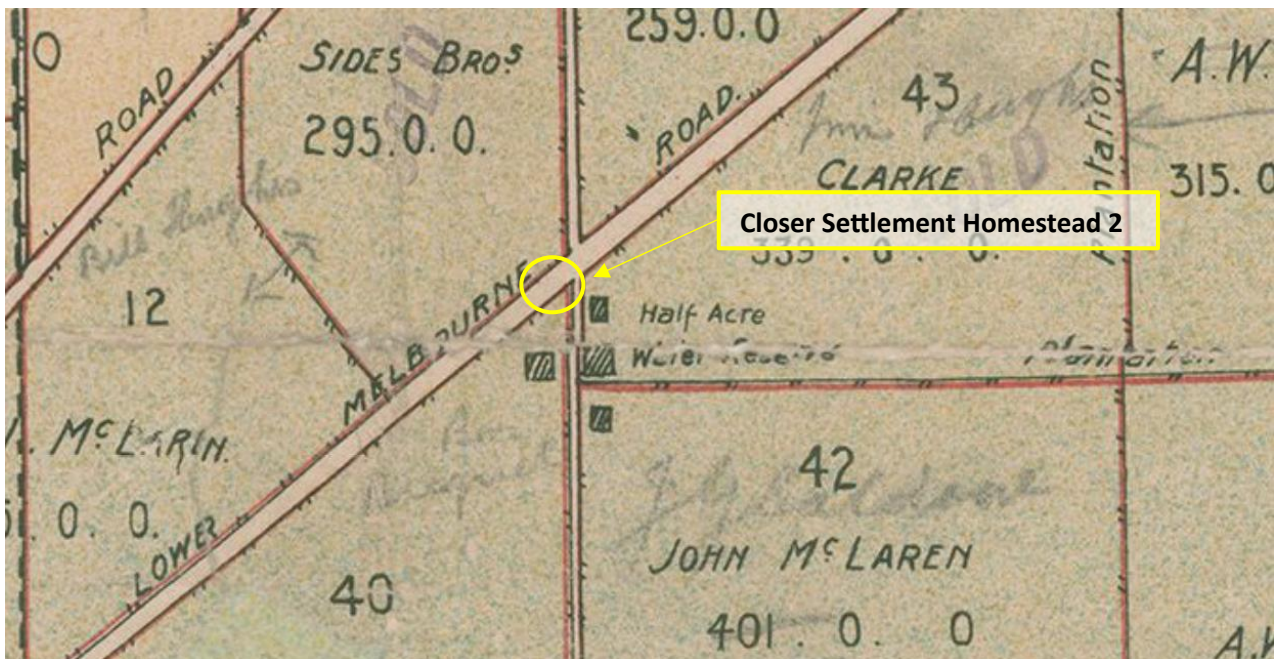


Figure 20: 1910 Subdivision plan of the Avalon Estate showing group of houses on Pousties Road near the Princes Highway



Photo 16: Site of Closer Settlement Homestead 2 facing southeast

7.5 Closer Settlement Homestead 3

Cadastral Information

Place Name: Closer Settlement Homestead 3	Heritage Listing: None
Lot/Plan: 1\PS427409	Associated theme: Closer settlement
Address: Pousties Road, Point Wilson	Co-ordinate: 279842E / 5790814N

Location

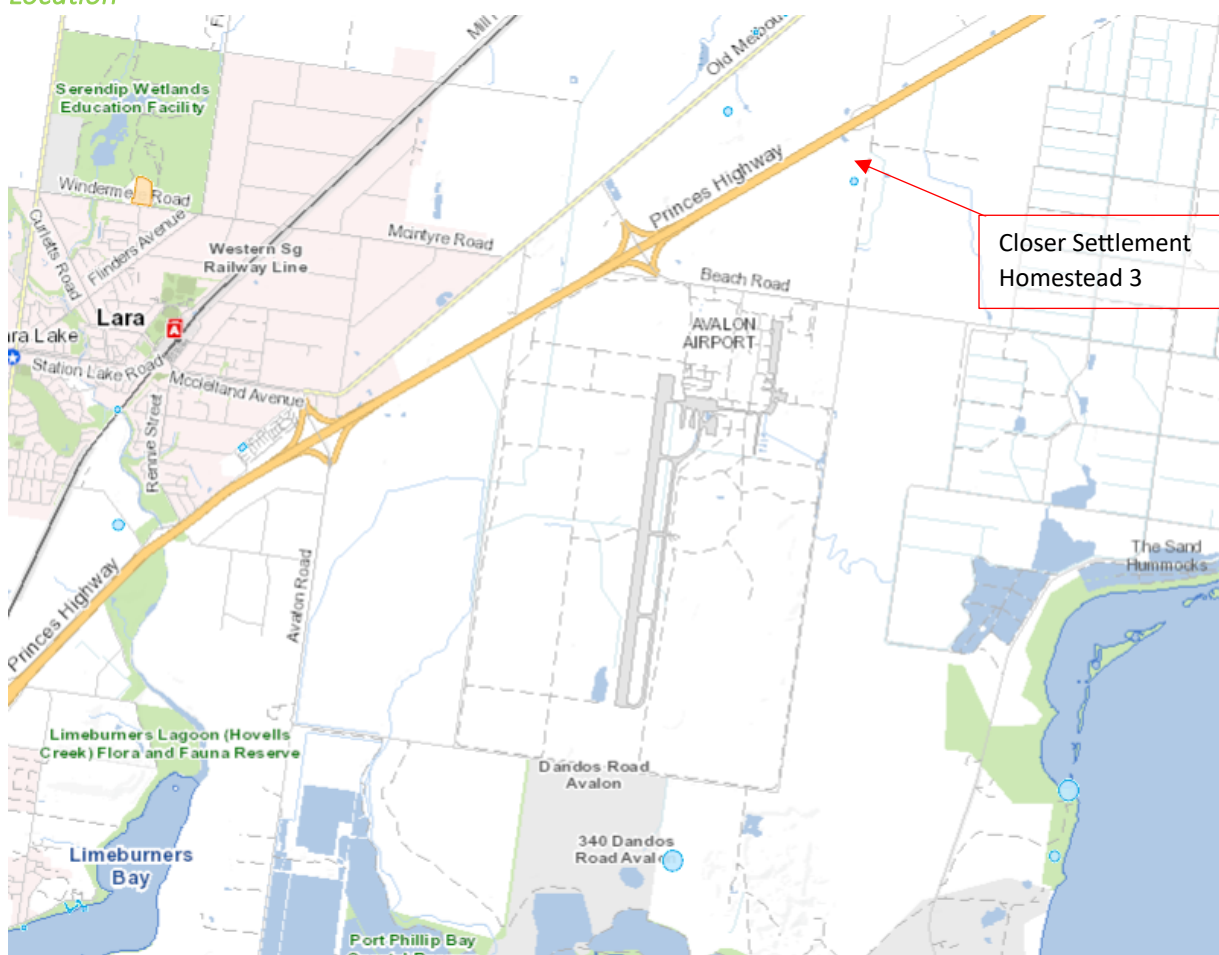


Figure 21: Location of Closer Settlement Homestead 3

Description

The Closer Settlement House 3 is an extant and currently occupied house from the Closer Settlement subdivision of the Austin Estate.

It is the only example of a continuously occupied residential allotment from the Closer Settlement period within the Study Area.

The initial inspection of the property was from the public realm which indicated that it was largely intact from the original design with minimal alterations, however views were obscured by the tree lined property boundary and the fact that the original road front access to the property was closed off and defunct.

A second inspection occurred at the request of City of Greater Geelong, which allowed access to the property itself.

The house appears largely intact from its original construction. It is a single storey weatherboard cottage, with a hipped corrugated iron roof and a single red brick chimney. The front façade is double fronted with a central door, sash windows either side and a verandah. The original verandah has been replaced by a simple mid-20th century form. A skillion extending the length of the house is located at the rear. The house is like other remnant closer settlement examples in Victoria. It shares a close similarity with Closer Settlement Homestead 1 within the Study Area.

History

Closer Settlement Homestead 3 was originally part of James Austin's estate, acquired by Austin in the 1840s. Throughout the mid to late 19th century there is no indication of any structures or homesteads in the area. The 1851 plan of subdivisions of the area says that the allotment is open undulating country, good pasture.

In the early 1900s Frank Austin began to subdivide the Avalon Estate and build the infrastructure for his closer settlement. An article in The Argus from 1909 describing the private closer settlement undertaken by Austin at the Avalon Estate state:

Mr William Walters, late of Coghill's Creek, farms 800 acres [William Walters allotment was northeast of Closer Settlement Homestead 1]. His cottage (like the other farm homes on the estate erected by Mr Austin), is of neat design. Most of these farm homes have been constructed from the designs and plans of country homes published a few years ago in "The Australasian".

Closer Settlement Homestead 1, 2 and 3 are located adjacent to each other on Poustie's Road near the junction with the Princes Highway.

In 1917 the allotment containing Closer Settlement Homestead 2 and 3 was part of 5157 acres purchased by Thomas Edward Bostock and Thomas Wilson Bailey. Thomas Bostock was a wool broker who worked for the firm Messrs. Strachan, Murray, and Shannon Ltd who were also the main selling agents for the subdivision in the 1910s and 1920s. Thomas Bostock was three times the mayor of Geelong and is credited with starting the golf club at Barwon Heads. Thomas Wilson Bailey was a well-known horse breeder and had a long association with the Geelong Racing Club. It is likely during their tenure that the original closer settlement tenants remained at the property.

The allotment changed hands again in 1923, part of a slightly smaller 3147-acre purchase by Thomas Wilson Bailey and James Curdie MacKinnon and again in 1934 before being a smaller 200-acre lot containing Closer Settlement Homestead 3 was sold to Victor and John Rees in 1939. Victor and John Rees were two sons of John Rees (1825-1917). John Rees immigrated to Melbourne in 1849 before purchasing land at Little River in the early 1850s. The original Rees farm was called Lower Knowles after the homeplace of John in Bristol, England. Victor (aged 22 at the time) is on the 1914 electoral roll as being a resident of Little River. It is unclear whether this referred to his father's farm or if, by that time he was a tenant farmer at the Avalon Estate. He is however, living at Avalon before he purchases the property from as early as 1931.

In 1977 Philip Rees, son of Victor, purchased the property, returning the property to the Rees family after a nearly 30-year hiatus.

Interpretation

The Closer Settlement House 3 is an extant and currently occupied house originally constructed as part of Frank Austin's Closer Settlement subdivision. There may be archaeological values associated with the initial phase of occupation.

Victorian Framework of Historical Themes

This site is associated with the following themes:

- Theme 2: Peopling Victoria's places and landscapes
 - 2.7: Promoting settlement
- Theme 4: Transforming and managing land and natural resources
 - 4.1: Living off the land
 - 4.4: Farming
- Theme 6: Building towns, cities and the garden state
 - 6.6: Marking significant phases in development of Victoria's settlements, towns and cities
 - 6.7: Making homes for Victorians
 - 6.8: Living on the fringes

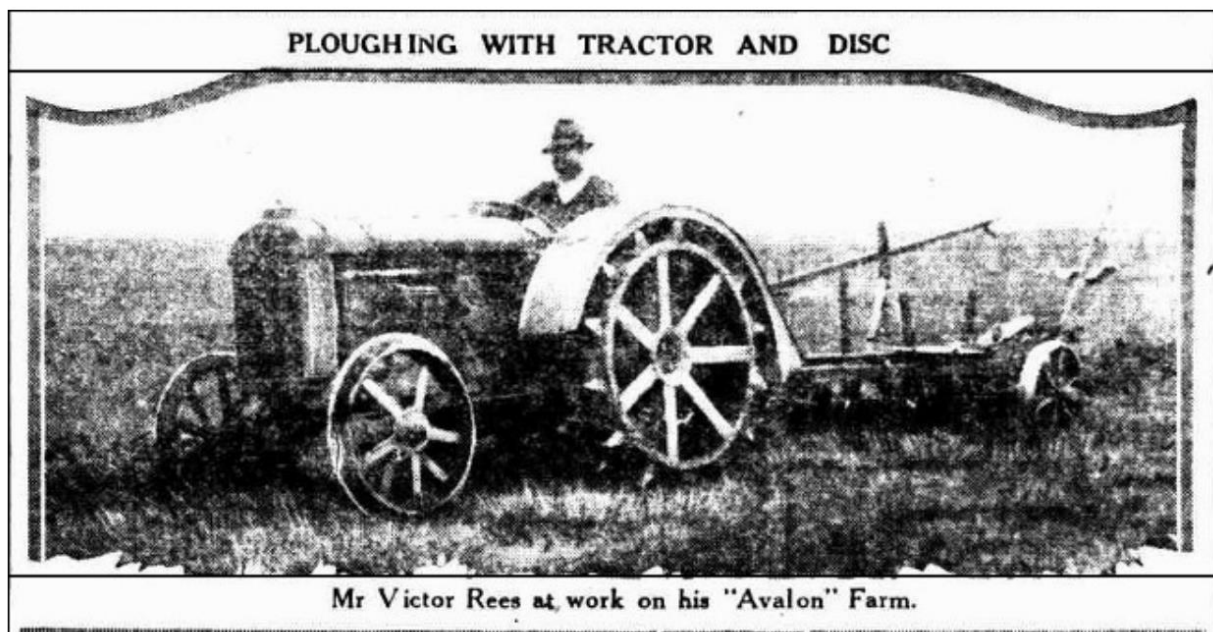


Figure 22: Victor Rees at Avalon, 1931. *Weekly Times*, Saturday 24 October 1931



Photo 17: Front of Closer Settlement Homestead 3



Photo 18: Front of Closer Settlement Homestead 3



Photo 19: Water tank at the rear of Closer Settlement 3



Photo 20: Rear of Closer Settlement Homestead 3

7.6 Pre-1950's Homestead 1

Cadastral Information

Place Name: Pre-1950's Homestead 1	Heritage Listing: None
Lot/Plan: B\PS818653	Associated theme: None
Address: Avalon Road, Avalon	Co-ordinate: 274241E / 5783969N

Location

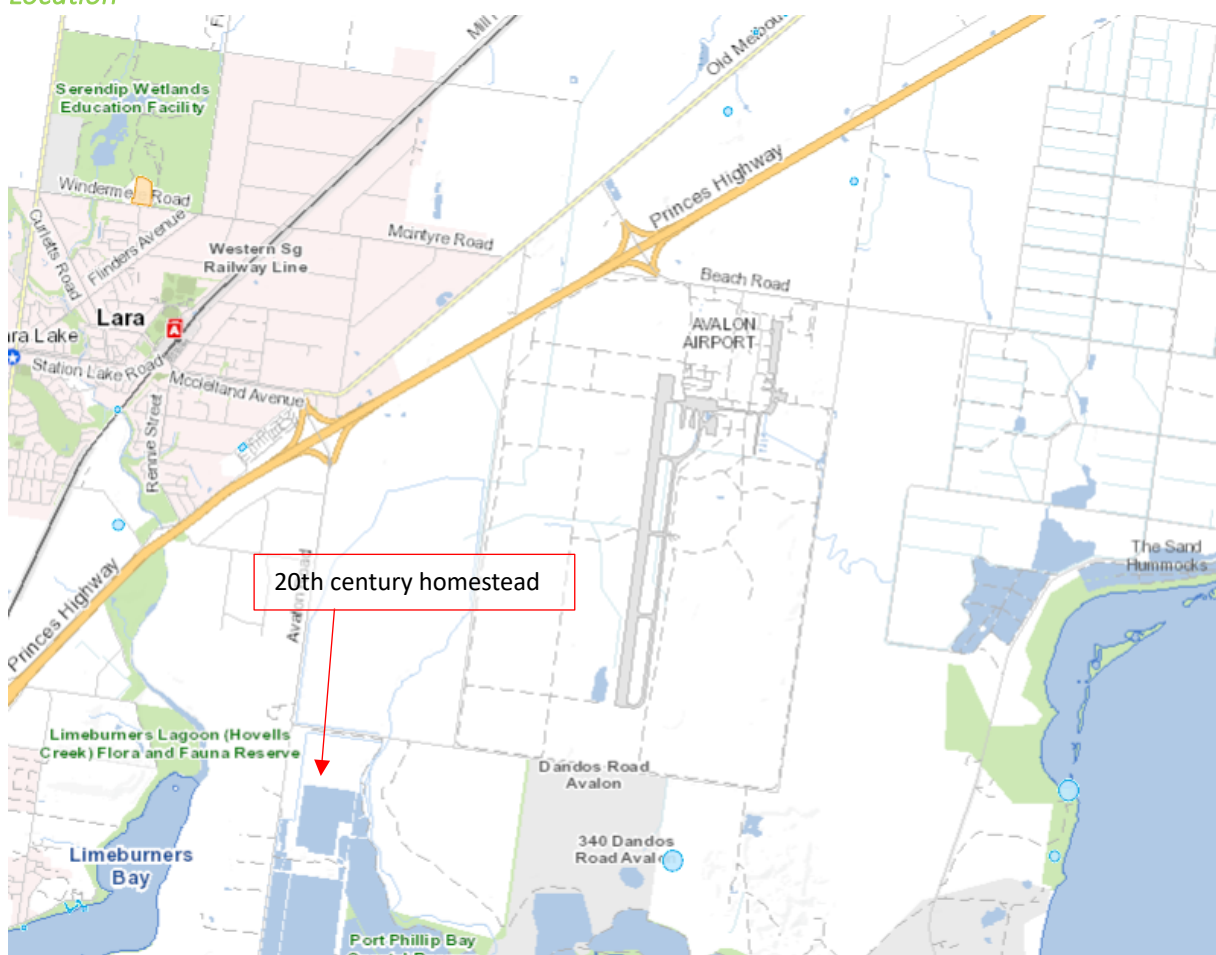


Figure 23: Location of 20th century homestead

Description

This site is the location of a pre-1950s homestead allotment. The site includes the remains of the boundary tree plantings and potential archaeological remains of the house, outbuildings and associated infrastructure. The boundary of the allotment can be seen in the 1947 aerial image and does not align with the 1910 Closer Settlement allotments, indicating that it is most likely a later subdivision.

History

No detailed historical research was conducted on this place as the site would not meet the significance threshold for inclusion on the Victorian Heritage Inventory (VHI) due to the poor physical integrity of the dwelling itself, which was removed during the construction of the Cheetham Saltworks.

Interpretation

This site, visible of the 1947 aerial, is the remains of a pre-1950s homestead allotment. The remnants of the tree planted boundary and surface artefacts from the mid-20th century were identified during the site survey. Most of the allotment was acquired as part of the 1951 Cheetham Saltworks development, giving a potential period of occupancy from the early 20th century/post Frank Austins Closer Settlement, to the late 1940s.



Figure 24: 1947 aerial over Google Earth showing location of the pre-1950's homestead (red line is the extent of the study area)



Figure 25: Google Earth showing red – study area extent, yellow – pre-1950's homestead extent and blue – 1950s Cheetham Saltworks



Photo 21: Boundary tree line tree stumps, facing east from Avalon Road



Photo 22: Cheetham Saltworks earth works at the edge of the pre-1950's homestead site showing mid-20th century ceramic and metal, facing south

8. Summary of Heritage Places within the Study Area

Place	Theme	Listing	Survey	Summary	Recommendation	Conclusion post consultation with stakeholders
VHI H7721-0054 – Pousties Road enclosure	19 th century agricultural settlement	VHI	No	VHI place is most likely still upstanding however the property was not accessible on the day of the survey.	None	VHI place is most likely still upstanding.
Early explorer cairn	Early European Exploration	None	Yes	A 1952 memorial cairn to Mathew Flinders built by students from Geelong Grammar. Relocated to current location in 1974.	Consultation with Geelong Grammar School if cairn is to be removed.	None
Closer Settlement Homestead 1	The Austin Closer Settlement	None	Yes	Closer Settlement Homestead 1 is a ruinous homestead associated with the Austin Closer Settlement.	Inclusion on VHI	Consultation with HV concluded that the site did not meet the threshold for inclusion on the VHI.
Closer Settlement Homestead 2	The Austin Closer Settlement	None	Yes	Closer Settlement Homestead 2 was a homestead in the Austin Closer Settlement. Any archaeological remains would have been removed by the installation of the high-pressure pipeline.	None	HV agreed that any archaeological remains would have been removed by the installation of the high-pressure pipeline.
Closer settlement Homestead 3	The Austin Closer Settlement	None	Yes	Closer Settlement Homestead 3 is the only example of a continuously occupied residential allotment from the Closer Settlement period within the Study Area.	Inclusion on Geelong Planning Scheme HO	Consultation with the LGA concluded that the site did not meet the threshold for inclusion on the HO.
Pre-1950s homestead allotment	None	None	Yes	The site is the location of a pre-1950s homestead allotment which was removed during the construction of the Cheetham Saltworks.	None	None

9. Recommendations and Conclusions

The thematic historic background identified the five main historic themes that form the basis of the framework to complete the historic archaeological assessment for the Study Area. The historic themes are:

1. Early European Exploration
2. 19th century agricultural settlement
3. The Austin Closer Settlement
4. Cheetham Saltworks
5. Avalon Airport

While an integral part of the history of Avalon, there is no detailed history, survey or recommendations regarding Avalon Airport as the land, while inside the Greater Avalon Employment Precinct, is not included in the study area.

At the commencement of the project there were two places in the Study Area listed on the Victorian Heritage Inventory (VHI), H7721-0054 Pousties Road Stone Enclosure and H7721-0096 Cheetham Salt Works. Cheetham Salt Works was removed from the VHI in January 2025. There are no places in the study area on the Victorian Heritage Register (VHR) or City of Greater Geelong Planning Scheme Heritage Overlay (HO).

A survey was undertaken on the five identified places with potential historic value or potential historic archaeological values.

6. Early explorer cairn
7. Closer Settlement Homestead 1
8. Closer Settlement Homestead 2
9. Closer settlement Homestead 3
10. Pre-1950s homestead allotment

Once the survey was completed, consultation took place with the various stakeholders including Heritage Victoria and City of Greater Geelong.

Future considerations and consultation outcomes

Theme 1: Early European Exploration: Matthew Flinders Memorial Cairn

The Matthew Flinders Memorial cairn is an artefact of commemoration, both in subject and form. The period of 20th century civic commemoration of key figures in the early British exploration and settlement of what was to become the state of Victoria has largely passed. Shifting community perceptions of the impact of 19th century British colonisation on First Nations People has created an environment where civic commemoration of people and events associated with that period would no longer be promoted or supported. The cairn is therefore representative of how local communities celebrated their cultural heritage in previous generations.

In addition to the subject, the cairn is also an artefact of commemoration in form. The cairn has ancient origins in the British Isles as burial monuments, commemorative monuments and trail markers. The choice

of form is a demonstration of a British cultural heritage. The addition of the arrow identifies the cairn as both a memorial and a trail marker forming part of a sequence of similar cairns commemorating both the person of Matthew Flinders and the specific route of the 1802 survey of the district.

The memorial remains a heritage asset and if there was a need to move or removed it, Geelong Grammar School could be contacted as a potential interested party.

Consultation with City of Greater Geelong has indicated that the Council does not believe that the cairn meets the threshold for Heritage Overlay (HO) protection.

Theme 2: 19th century agricultural settlement: Pousties Road Stone Enclosure

Unfortunately, the site was inaccessible on the day of the survey. It is unclear if the structure, as described on the 1997 site card is still extant. While the property was viewed from the street, the stock enclosure itself is located approximately 70m from the road and surrounded by scrub. In the absence of any evidence suggesting the site has been removed, it is assumed that it is still upstanding.

Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 1

Consultation with Heritage Victoria has indicated that they do not believe the Closer Settlement Homestead 1 meets the threshold for inclusion on the Victorian Heritage Inventory (VHI).

Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 2

Consultation with Heritage Victoria has indicated that they agree that the installation of high-pressure transmission pipelines is likely to have severely impacted archaeological values to the extent that listing on the Victorian Heritage Inventory (VHI) is not recommended.

Theme 3: The Austin Closer Settlement: Closer Settlement Homestead 3

Closer Settlement Homestead 3 may be the last remaining inhabited and upstanding home from the Austin Closer Settlement period. The house appears largely intact from its original construction. It is a single storey weatherboard cottage, with a hipped corrugated iron roof and a single red brick chimney. The front façade is double fronted with a central door, sash windows either side and a verandah. The original verandah has been replaced by a simple mid-20th century form. A skillion extending the length of the house is located at the rear. The house is like other remnant closer settlement examples in Victoria.

Consultation with City of Greater Geelong has indicated that the Council does not believe that Closer Settlement Homestead 3 meets the threshold for Heritage Overlay (HO) protection.

Theme 4: Cheetham Saltworks

The Cheetham Saltworks was removed from the Victorian Heritage Inventory (VHI) in January 2025.

Theme 5: Avalon Airport

No further action required at this stage. While an integral part of the history of Avalon, there is no detailed history, survey or recommendations regarding Avalon Airport as the land, while inside the Greater Avalon Employment Precinct, is not included in the study area.

References

Websites

Website	Year Accessed	Link
Heritage Victoria	2023	http://www.heritage.vic.gov.au/
Melbourne 1945	2023	https://1945.melbourne/
Planning Schemes Online	2023	http://planningschemes.dpcd.vic.gov.au/
Victorian Collections— Museum Victoria	2023	https://victoriancollections.net.au/items/516be9c92162ef0b7825d364
Victorian Heritage Database	2023	http://vhd.heritagecouncil.vic.gov.au/
VicPlan	2023	https://mapshare.maps.vic.gov.au/vicplan/

State Library of Victoria

Date	Author	Title
19 --	Grimes, Charles, 1772-1858.	Port Phillip http://handle.slv.vic.gov.au/10381/114204
1863	Geological Survey of Victoria	Parts of parishes of Wooraloak, Murtcaim, and Moranghurk http://handle.slv.vic.gov.au/10381/94452
1865		Australia - Victoria Port Phillip - Geelong Bay (formerly Corio) Geelong Harbour. http://handle.slv.vic.gov.au/10381/129432
1880	Victoria. Department of Crown Lands and Survey	Murtcaim, County of Grant http://handle.slv.vic.gov.au/10381/169593
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