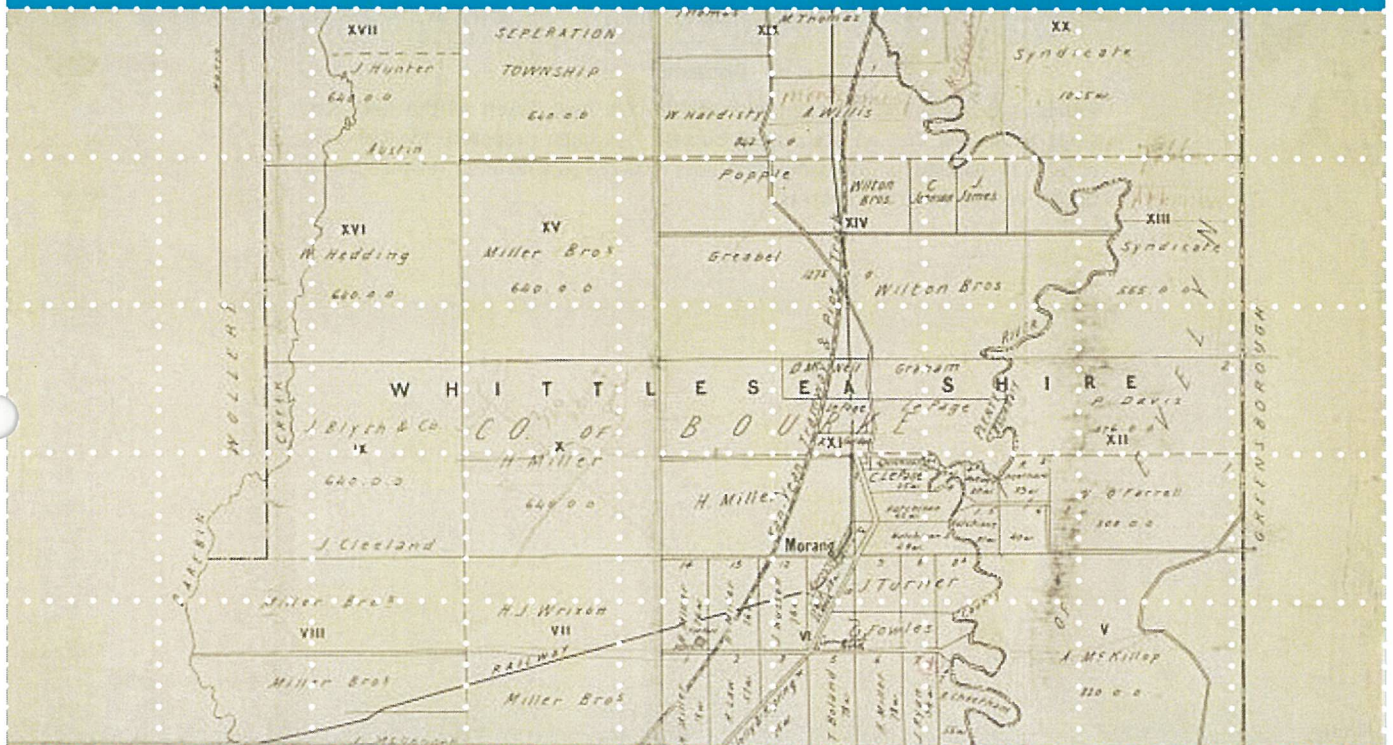


Statement of Expert Evidence in relation to 100 & 130 Bindts Road, Wollert, Victoria: Quarry Hills Precinct Structure Plan (Whittlesea Planning Scheme Amendment C188).

Prepared for:

PSCA

October 2015



Ecology and Heritage Partners Pty Ltd

Oona Nicolson

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1 AUTHOR'S EXPERTISE

Name and Address

This report has been prepared by Oona Nicolson, Director of Ecology and Heritage Partners, 292 Mt Alexander Road, Ascot Vale, Ph: (03) 9377 0100, onicolson@ehpartners.com.au.

Area of Expertise

I am a heritage specialist with over 19 years of experience in the archaeological and heritage consulting sector, working in Victoria, South Australia, New South Wales, and Tasmania. I specialise in Aboriginal and historical archaeology and heritage issues of south east Australia.

I am very familiar with the requirements of the Victorian State legislation in regard to heritage and planning matters. I regularly work with the Office of Aboriginal Affairs Victoria (OAAV), sitting on a number of steering committees, to assist them as a representative of the heritage consulting industry on matters in relation to the *Aboriginal Heritage Act 2006*.

I am also a current Member (Alternate) of the Victorian Heritage Council and sit on the Archaeological Advisory Committee for the Heritage Council and regularly apply the *Heritage Act 1995* in the course of my work.

A selection of my current memberships includes the following:

- Full Member (Past National President and Victorian State Chapter Chair) of the Australian Association of Consulting Archaeologists Inc (AACAI),
- Fellow of the Victorian Planning and Environmental Law Association (VPELA)
- Member of the Sustainability Committee for the Urban Development Institute of Australia Inc (Victorian Chapter)
- Heritage Member of the Sustainability Committee for the South Australian Chamber of Mines and Energy (SACOME);
- Member of the Legislative Advisory Committee for the Minerals Council of Australia; and
- Member of the Australasian Society for Historical Archaeology.

I am a qualified Cultural Heritage Advisor under the *Aboriginal Heritage Act 2006* and listed on the Consultants Register at Heritage Victoria. See Appendix C for full curriculum vitae.

Expertise to make the Report

I am a Director and the Principal Heritage Advisor at Ecology and Heritage Partners Pty. Ltd. I have extensive experience in over 800 projects with a wide variety of clients. My qualifications are as follows:

- Bachelor of Arts (Honours in Archaeology) (First Class), Flinders University of South Australia (1996)

- Bachelor of Arts (Australian Archaeology and Australian Studies), Flinders University of South Australia (1995)
- Maritime Archaeology Certificate: Part 1 (Part 2 pending), AIMA and NAS (U.K.)

I am also the current alternate archaeology member of the Victorian Heritage Council, serving my second three year term.

I have previously given evidence at VCAT and government panels in the areas of Aboriginal and historical heritage.

Author's Declaration

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



----- Date 28/10/2015

Author's Statement

I, Oona Nicolson of Ecology and Heritage Partners Pty Ltd, have prepared this Statement of Expert Evidence pertaining to the sites known as 100 & 130 Bindts Road, Wollert, Victoria. The proceeding statement is based on a review of all relevant background material and the results of a site inspection on 14/10/2015.

2 INTRODUCTION

2.1 Background

Ecology and Heritage Partners Pty Ltd was commissioned in October 2015 by PSCA to provide an Expert Witness Statement for the two properties known as 100 & 130 Bindts Road, Wollert, as part of Amendment C188 to the Whittlesea Planning Scheme. Amendment C188 applies to land in the Quarry Hills Precinct Structure Plan (PSP) area.

In 2013, the City of Whittlesea Heritage Study recommended the inclusion of 100 & 130 Bindts Road on the Whittlesea Heritage Overlay. Council reviewed these recommendations in November 2014 as part of Amendment C153 and resolved to adopt the Amendment. The Amendment was forwarded to the Minister for Planning for an ultimate decision and approval of the Amendment was announced in May 2015.

As a result of this, 100 & 130 Bindts Road are currently listed on the Whittlesea Heritage Overlay:

- HO161: Ewert Farmhouse (100 Bindts Road, Wollert); and
- HO162: Timm's House (130 Bindts Road, Wollert).

The purpose of this Statement of Expert Evidence is to assess the heritage values of 100 & 130 Bindts Road in order to assist future planning and development of the Quarry Hills PSP area. This report relates solely to the historical cultural heritage matters relevant to both properties.

2.2 Scope of Assessment

We were engaged by PSCA to undertake the following:

- Review all relevant available literature and reports relevant to the properties, in particular the City of Whittlesea Heritage Study (2013);
- Undertake a site inspection;
- Identify the heritage values of the properties; and
- Prepare this Expert Witness Statement.

2.3 Study Area

The study area comprises two properties located at 100 & 130 Bindts Road, Wollert Victoria – see Map 1.

HO161: Ewert Farmhouse (100 Bindts Road, Wollert)

This heritage place is located between Bindts Road and Darebin Creek and consists of a farmhouse (197 m² in size) and stable complex (379 m²). Both structures have been modified in the recent past however; they remain in a stable condition.

Ho162: Timm's House (130 Bindts Road, Wollert)

This heritage place is located to the east of Bindts Road and comprises a bluestone house, a weatherboard house, a drystone wall, outbuildings and a cellar well. The bluestone house is in structural ruins, with extensive vegetation growing throughout the building.

3 METHODS

3.1 Background Review

The following documents were taken into account as part of the preparation of this Expert Witness Statement:

- The Whittlesea Planning Scheme Amendment C188 Explanatory Report (2015);
- The City of Whittlesea Heritage Study Volume 1: Thematic Environmental History (final draft, 2013);
- The City of Whittlesea Heritage Study Volume 2: Key Findings and Recommendations (final draft, 2013);
- The City of Whittlesea Heritage Study Volume 3: Heritage Citation Report (draft, 2011);
- Panel Report: Whittlesea Planning Scheme Amendment C153 (2014);
- Quarry Hills Precinct Structure Plan (PSP No. 1094), Victoria: Aboriginal and Historical Heritage Assessment (2012); and
- Quarry Hills and Darebin Creek Regional Parklands: Urban Growth Area Integration. Cultural Heritage Assessment (2005).

3.2 Site Inspection

A site inspection of 100 & 130 Bindts Road was undertaken on 14 October 2015 by Ecology and Heritage Partners Pty Ltd Director/Cultural Heritage Advisor Oona Nicolson. Each heritage place was walked on foot and inspected from a number of vantage points.

3.3 Limitations

The historical cultural heritage information used to inform this Expert Witness Statement is limited to that obtained through desktop assessment and a site visit. The desktop assessment was limited to the available information and what was observed on site on the day.

4 DESKTOP ASSESSMENT

The desktop assessment includes research into information relating to historical cultural heritage located in or associated with 100 & 130 Bindts Road, Wollert.

4.1 Regional and Local History

The Plenty Valley was one of the first areas to be surveyed and settled, following the first permanent European settlement of the Port Phillip District in 1835. Hume and Hovell had been in the area as early as 1824, when they named Mt Disappointment in the Plenty Ranges (Hicks 1988: 6) and in 1836, Gellibrand identified the area as one “potentially attractive to pioneers” (Bell 2005: 8). The area was surveyed by Surveyor General Robert Hoddle in 1837, at which time it was divided into allotments, generally 640 acres in size.

The first group of settlers came from highly diverse backgrounds, but tended to be literate, with financial resources available to them (Hicks 1988: 7). The proximity of the Plenty area to Melbourne and demand for land by small-scale agriculturalists made land tenure of early squatters insecure (Honman *et al.* 2013:9). When the area later fell within Port Phillips ‘settled districts’, more and more squatters were squeezed out of their runs (Hicks 1988: 10). The township of Morang (South Yan Yean/Mernda) was established at the site of a road crossing over the Plenty River. From 1841, it was also the site of the Bridge Inn Hotel (Honman *et al.* 2013: 37). By the mid-1840s all of the suitable land in the Plenty district to the west of the river was in private ownership and by 1853, the original 640 acre allotments had been further subdivided.

Throughout the 1840s and early 1850s pastoral and agricultural activities formed the principal use of the land in the Plenty Valley area and local amenities were limited to roadside inns, blacksmith shops, a few stores and the occasional school (Hicks 1988: 15). The Wollert area was primarily occupied by a number of German settlers who had established several dairy farms in the region (Honman *et al.* 2013:15). In addition, much of Victoria’s early wheat production occurred in the area (Hyett 2002: 6).

A second wave of settlement began in the 1850s and large scale speculators and small scale farmers began to have a lasting impact on the land use and environment of the area (Hicks 1988: 17). With the advent of the Victorian gold rush (1851-1888), a sharp increase in population occurred and the area became an important food production region servicing the goldfields (Bell 2005: 8). The construction of the Yan Yean Reservoir also made a significant contribution to the town’s growth, with up to 1,000 men contracted to work in the building of the Reservoir between 1853 and 1857 (Honman *et al.* 2013: 37). This created a demand for other services and in 1853 a school was opened, in 1856 the Bridge Inn was rebuilt and in 1860 a Presbyterian church was constructed (Payne 1975: 113). The post office opened in 1861 and was built by Moses Thomas, who was also the operator of the Thomas’ flour mill on the Plenty River (Honman *et al.* 2010: 37-38). In the mid 1860s, there was a shift in the location of the wheat-belt to more suitable land to the north, which meant many farmers turned towards dairying, pigs and poultry as a source of income (Bell 2005: 8; Weaver 1991: 12). By 1888, the number of German settlers in the Wollert, Epping and Westgarth region was said to be over 1,000 with many of them engaged in dairy farming.

Following completion of the Yan Yean Reservoir, which was major attraction for tourists and brought a steady flow of visitors to the town, another three hotels were built in the area. In 1889, the opening of the

railway to Whittlesea gave rapid and efficient access to the Melbourne markets for produce from the area as well as providing efficient transport for tourists (Hyett 2002: 6; Weaver 1991: 10-13). It resulted in the closure of many hotels, coach houses and stables associated with the prior coach service to the area (Bell 2005: 8).

For the great part of its history, the Plenty Valley has maintained a predominantly rural characteristic and there are historic buildings within the Whittlesea Shire (variously constructed of mud, stone, timber and brick) which reflect this (Hicks 1988; Nicolson 1999: 18). While residential development is occurring throughout this growth area, until recent times vast portions of land were (and still are) being used for agriculture and pastoral purposes.

The area was examined by Ecology and Heritage Partners as part of the Quarry Hills Precinct Structure plan (Kaskadanis *et al* 2012). The broad assessment noted that neither of the properties at 100 or 130 Bindts road were on the Heritage Overlay at the time. In consultation with Heritage Victoria, it was determined that the farm complex at 100 Bindts Road, Wollert does not demonstrate significant historical archaeological values and therefore is not included in the Heritage Inventory

Subsequently, the City of Whittlesea Heritage Study was undertaken in 2013. This study included a review of the two properties and they were recommended for inclusion on the Heritage Overlay. Both were subsequently added to the Heritage Overlay.

4.2 HO 161: Ewert Farmhouse (100 Bindts Road)

According to an early map of the area, the land on which 100 Bindts Road is located was originally part of Crown Portion 16, Parish of Morang; a 640 acre parcel owned by William Hedding (Figure 1). Spreadborough and Anderson show no gazetted pastoral runs for this location, although there are two runs in close proximity; John Brocks station to the south east and J. McKillop's run directly to the west (Spreadborough and Anderson 1983).

outbuildings on the property and the site surrounding each to the property boundary or to the boundaries of the area as mapped; the mature cypress trees and other mature exotic trees and the ground surrounding each tree to the width of the drip zone or root ball (whichever is the greatest). Recent (post 1950) additions and alterations to the property (or buildings on it) are not significant.

How is it significant?

The Ewert farmhouse is historically and aesthetically significant to the City of Whittlesea.

Why is it significant?

The farmhouse is historically significant as an example of a c1870s farmhouse within the City of Whittlesea. The various outbuildings act as a reminder of the property's past as a farm and are an indication of the traditional importance of agriculture to the Whittlesea district. (Criteria A & D).

The mature trees are historically significant for their connection to the property. It was once relatively common to plant exotic trees on rural properties, either to line the driveway, to provide shelter or to introduce a familiar (European) element in to what was regarded as a harsh and alien landscape. However, relatively few such trees now survive within the City of Whittlesea (Criteria A & B).

The trees are aesthetically significant because they are large mature specimens and form a dominant feature of the local landscape (Criteria A & E).

The stone walls are historically significant as a reminder of the introduction of English style farming techniques to Australia and as an attractive and relatively rare feature of the local landscape (Criteria A & E).

4.3 HO 162: Timm's Place (130 Bindts Road)

The land encompassing 130 Bindts Road was also part of Section 16 in the Parish of Morang; first owned by William Hedding (see Figure 1). In 1854, 258 acres were purchased by German settler Fredrich Timm, who had arrived in Australia with his wife and two children in 1850 (Honman *et al.* 2011:138). It is likely that the farmhouse was built during the early 1860s.

In 1864 Timm leased 240 acres of the land to son-in-law Edward Loudon and in 1869 it was leased to Johann Froebel. By 1872, the land was occupied by his son, Friedrich Jr (Honman *et al.* 2011: 138). In 1890, the entire 258 acres passed to Timm's daughter Eliza Loudon, who sold it in 1893 to timber merchant, John Sharp. From the late 1920s onwards the property was owned by the McKie Family, in whose hands it remained until recent times (Honman *et al.* 2011: 138). The original bluestone house remains on the property, although it has been vacant for many years and has fallen into disrepair.

4.3.1 Statement of Significance

The following Statement of Significance was prepared for 130 Bindts Road as part of the City of Whittlesea Heritage Study (Honman *et al.* 2011: 140; Appendix B).

What is significant?

The 19th century bluestone house and the Federation weatherboard house and associated structures including the cellar, well, and dry stone wall, outbuildings and the surrounding site to the title boundaries.

How is it significant?

Timm's House is historically, technically and aesthetically significant to the City of Whittlesea. The Federation weatherboard house and other structures associated with Timm's House are historically significant to the City of Whittlesea.

Why is it significant?

Timm's House itself, as well as nearby 19th century elements including the cellar, well and dry stone wall, are historically significant for their capacity to demonstrate the lifestyle and domestic practices of early German settlers in the Whittlesea district (Criterion A).

Timm's House is technically significant as an example of an early residence built using available materials and vernacular construction similar to other known German houses in the area. The relative isolation of the house and its setting, on top of a hill, make it a dominant feature of the landscape (Criteria D, G, F & E).

Later structures on the site, in particular the Federation era weatherboard house and corrugated iron outbuildings are historically significant for their connection to Timm's House and because they serve as an expression of the property's development as a farm during the 20th century and, in so doing, illustrate the ongoing importance of farming within parts of the Whittlesea district (Criterion A).

5 SITE INSPECTION

A site inspection of both 100 & 130 Bindts Road, Wollert was carried out on 14 October 2015 by Ecology and Heritage Partners Pty Ltd Director/Cultural Heritage Advisor Oona Nicolson.

5.1 HO161 – Ewert Farmhouse (100 Bindts Road)

The drive leading from Bindts Road toward the house is lined to the south by a partially intact dry stone wall (Plate 1). The house is constructed of bluestone and is 197 square metres in size. It is currently occupied and appears to be in fair to good condition (Plate 2). The original front façade contains a central door with a window on either side. The rear of the house has been partially whitewashed and is currently used as the main entrance to the building (Plate 3). The roof is corrugated iron and contains two red brick chimney's (Plate 5). There is remnant bluestone cobbling in the immediate vicinity of the house (Plate 6).

A number of buildings are located approximately 15 m to the north of the house. These include the original bluestone stable (Plate 7) and a corrugated iron addition that has been attached to the western side of the bluestone structure (Plate 8 and Plate 9) comprising a total of 379 m² in size. Although the original stable building has been modified, it remains in a stable condition.

The adjacent paddock to the north east is fenced by a partially intact dry stone wall (Plate 10). However, it should be noted that during a past historical assessment of the property it was communicated by the land owner that some of the surrounding dry stone walls had been constructed by a neighbour and himself (Kaskadanis *et al.* 2012:73). The property also features a corrugated iron water tank (north of the house) and open shed to the east (Plate 11 and Plate 12).

The surrounding topographic features include undulating rises and basalt outcrops as well as Darebin Creek located within 100m east of the site. Vegetation in the area includes introduced as well as native species in a cleared landscape where pasture grass predominates.

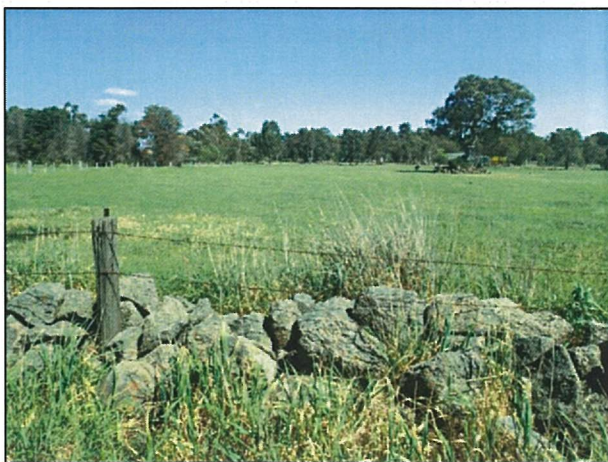


Plate 1: Dry stone wall adjacent to entrance drive, facing south

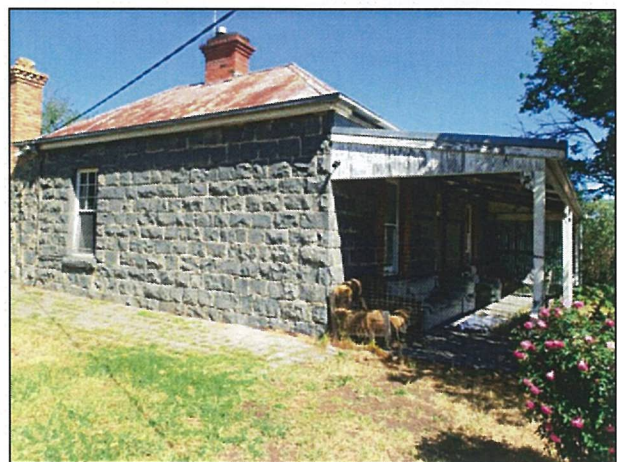


Plate 2: north western corner of house (front façade), facing south



Plate 3: North eastern corner of house (rear of house) facing south west



Plate 4: Northern wall of house showing adjacent paving, facing west

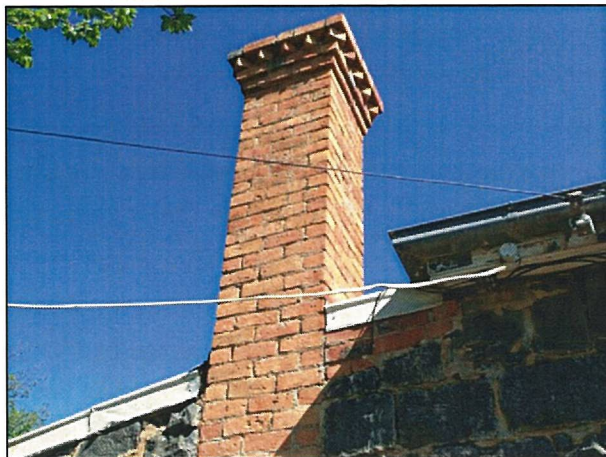


Plate 5: Chimney against northern wall of house, facing south



Plate 6: Bluestone cobbling, east of house



Plate 7: Eastern wall of stable, facing north west



Plate 8: Corrugated iron addition, facing east



Plate 9: Addition to stable complex, facing north

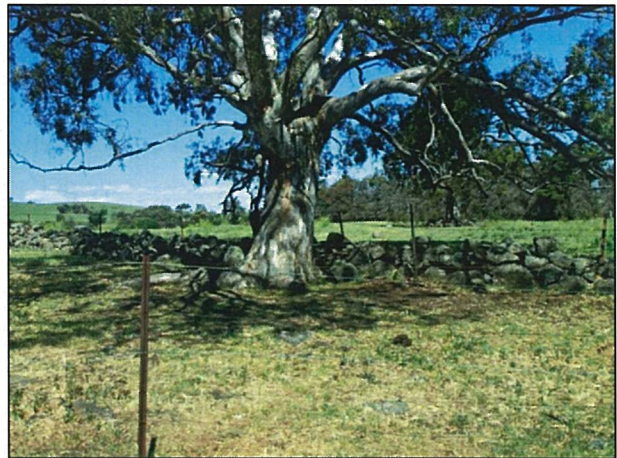


Plate 10: Dry stone wall, facing east

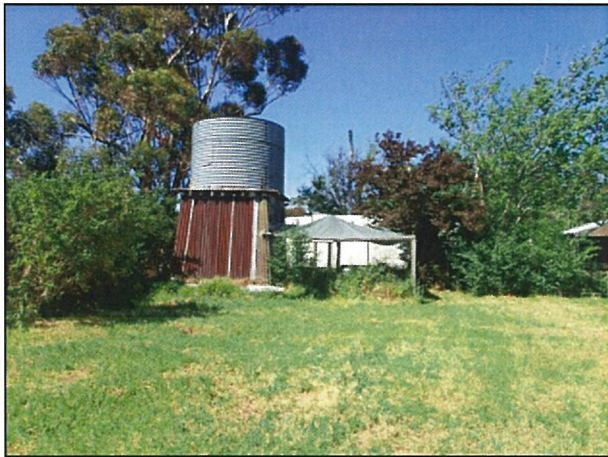


Plate 11: Water tank north of the house, facing east

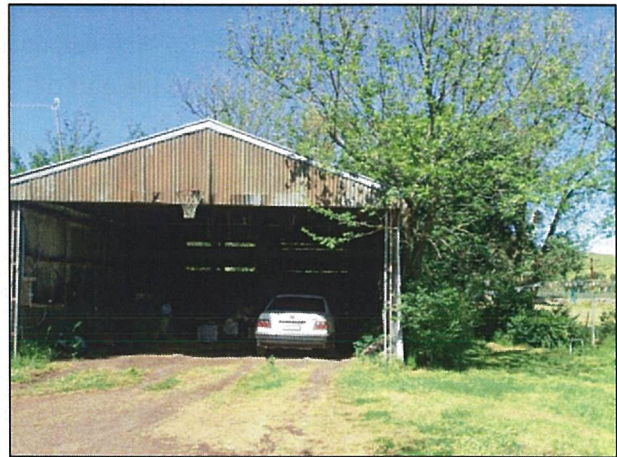


Plate 12: Open shed, east of the house, facing east

5.2 HO162 – Timm’s House (130 Bindts Road)

The drive leading from Bindts Road eastwards passes the initial small weatherboard house (on the south side) terminating at a large timber and iron farm shed (Plate 13). North east of this large shed is the original bluestone house (Plates 14 and 15). In very poor condition, the house is in an advanced state of disrepair. There are trees and multiple shrubs growing from within the building. This has contributed to damage of the structure. It was considered too dangerous to enter the building given the state of the remains of the roof and uneven walls. There are the remains of a corrugated iron extension adjacent to the house. To the south is a red brick well (Plate 16). West of the main house is an underground structure which is the remains of a large cellar (Plate 17). It is capped with a corrugated iron gabled roof. A small timber workshop is located north of the cellar (Plate 18), adjacent to the large timber and iron shed (next to the entrance driveway). To the north are the remains of a dry stone wall (Plate 19).

The weatherboard house situated to the west along the entrance driveway has a corrugated iron roof and two modern chimneys. An enclosed skillion verandah is used as a sunroom. A number of small outbuildings made of timber and iron are located to the east of the house. The house is currently occupied.

The surrounding topographic features include undulating rises and significant basalt outcrops forming part of a main rise adjacent to the bluestone house as well as Darebin Creek located within 100m east of the site. Vegetation in the area includes introduced as well as native species in a cleared landscape where pasture grass predominates (Plate 20).

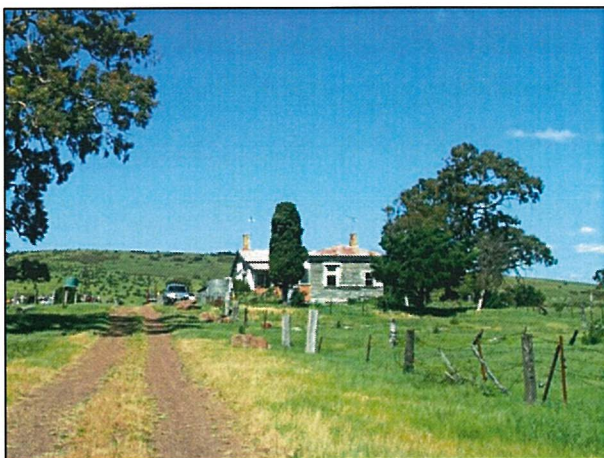


Plate 13: View north up main drive with weatherboard house to the right

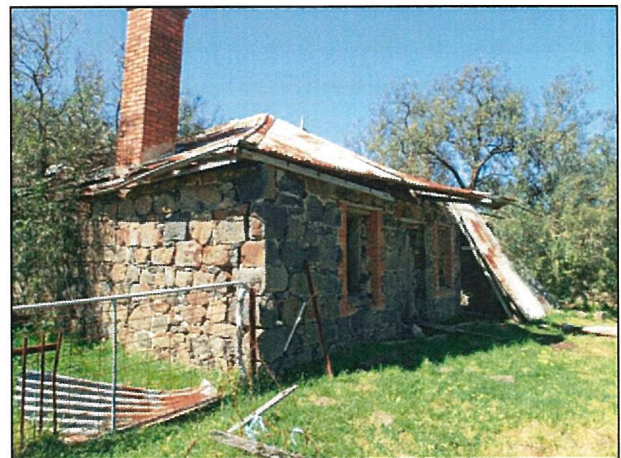


Plate 14: View of original bluestone house, facing east



Plate 15: Original bluestone house, facing north



Plate 16: Brick tank and well, facing south



Plate 17: Timber structures, west of bluestone house, facing west, cellar to left of shot

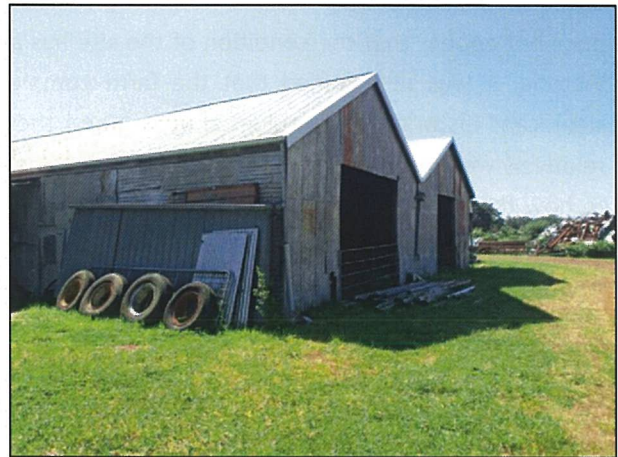


Plate 18: Large timber and iron sheds, facing north west

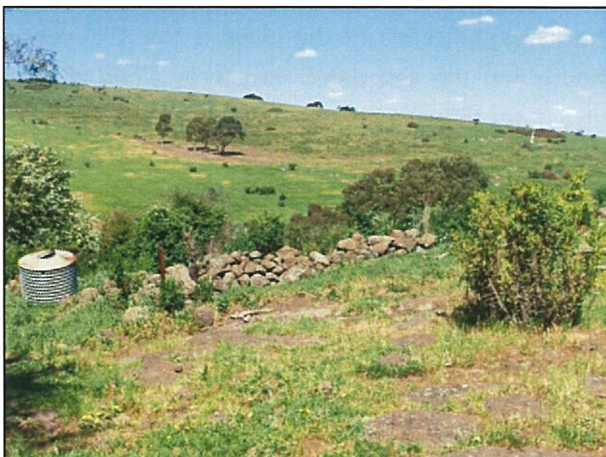


Plate 19: Dry stone wall, facing north



Plate 20: Cleared pasture with introduced vegetation

6 DISCUSSION AND INTERPRETATION

Both heritage places lie within a pastoral landscape typical of the wider northern region and in the City of Whittlesea Heritage Study were considered to be examples of places that are well represented at the local level as they fall under the category of “places representing the early agricultural settlement of Whittlesea” (Honman et al 2013: 10).

6.1 100 Bindts Road – HO 161

Based on my inspection of 100 Bindts Road (HO161) I consider the place to be of low local significance. It does not appear that the condition of the site has altered greatly since 2013. In consultation with Heritage Victoria, it was determined that the farm complex at 100 Bindts Road, Wollert does not demonstrate significant historical archaeological values and therefore is not included in the Heritage Inventory. As a relatively well represented place at the local level in relatively good condition, consideration should be given to how the key significant features of the place, being the bluestone house, some of the mature trees and sections of drystone wall could be interpreted in the context of the proposed development of the area.

6.2 130 Bindts Road – HO 162

In regard to 130 Bindts Road (HO162), it is considered to be of low local significance, given that this type of place is well represented in the city of Whittlesea.

If the entire site was to be retained, the curtilage of land currently defined in the Heritage Overlay could be significantly reduced (by at least 50%) and this would not impact on the significance of the place (see Map 1). In the Statement of Significance (Appendix B) the key significance of the place is the 19th century bluestone house and the Federation weatherboard house and the associated structures along with the surrounding site to the title boundaries. The citation also notes that the relative isolation of the house and it's setting on top of a hill, make it a dominant feature of the landscape.

The current inspection notes that the bluestone house, while located on the top of the small hill, does not necessarily constitute a dominant feature of the landscape. It is overshadowed by the other structures such as the large timber and iron shed. The condition of the main bluestone house is very poor. Reducing the curtilage would still allow for the significance of the place to be maintained, in the context of a rural landscape.

If the place were to be impacted than options could also be examined for including parts of the site in a usable space that still incorporates some significant elements e.g. the altered remains of the main bluestone house could be incorporated into usable public open space and allows for suitable interpretation of the history of this region.

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MAPS



APPENDIX A: HERITAGE CITATION – 100 BINDTS ROAD

HERITAGE CITATION REPORT

Name	EWERT FARMHOUSE	File No	Whittlesea Study 1.20
Address	Bindts Road (east side) EPPING 100 BINDTS ROAD WOLLERT 90 BINDTSROAD WOLLERT	Significance Level	Local
Place Type	ResidenceFence/Wall		
Citation Date	2009		



EWERT FARMHOUSE

Recommended VHR No HI No PS Yes
Heritage Protection

Integrity

Not clear from road

History and Historical Context

Wollert is located north of Epping and to the west of Mernda. It was originally a pastoral lease under the control of John Pike and, later, Charles Campbell (Gould et al, Whittlesea Conservation Study, iv). Robert Mason subsequently surveyed the area, dividing it into small farms. The subdivision was known as the Medlands Estate and consisted of blocks from 70 to 331 acres in size that extended "north from Boundary Road for almost two miles and from the Darebin Creek, westward to the Summerhill holding of Thomas Wilson". (Payne, *The Plenty*, 89) A school was constructed, and operated from 1853. By 1877 the township had added a post office and a church.

HERITAGE CITATION REPORT

The land on which Ewert Farmhouse stands originally formed part of Crown Portion 16, within the Parish of Morang. Section 3 of the land, consisting of 159 acres was sold to Isaac Williams in August 1854 for 750 pounds. By the 1870s the land was in the ownership of John Payne, who subdivided it into two sections 'A' and 'B', both of just over 79 acres. Section A was sold to Charles Ewert in c1876 for 550 pounds.

Ewert was originally from Westgarthtown. He appears to have run a farm on the property and also leased 160 acres of Section 4, crown portion 16 (the adjoining block) from Richard Scale from 1874.

Charles Ewert died in 1896; his wife Mary had predeceased him as a result of a buggy accident. Ewert's sons, William and Frederick inherited the farm, which they continued to run until 1911, when it was sold to Hugh Donald. Later owners included Patrick Cummins (1915-1919) and A. W. Saunders (1920- 37). By 2001, the size of the block had been reduced to 20 acres (Rental List, August 2001).

The house on the site dates from the 1870s and was probably built by (or for) Charles Ewert. The scattered outbuildings have been constructed at various times to meet the changing needs of the farm. (Information from sources indicated, additional information from John Waghorn).

Relevant Historical Australian Themes

Neighbourhoods & Townships, Dairy Industry
Victorian themes

4.4 Farming

4.7 Transforming the land and waterways

Local themes

3.1 Grazing and agriculture

Description

Physical Description

Elements

House, mature trees, outbuildings.

Physical Condition

Probably good , Occupied

Previous Statement Significance

GOULD STUDY 1990

See A.5.

HERITAGE CITATION REPORT

Physical Description

90 Bindts Road comprises a complex of farm buildings. The house on the site is a vernacular building constructed of bluestone. It has an M-hipped corrugated iron roof and two corbelled brick chimneys. The front facade of the building features a central door and window on either side with red brick reveals. The current windows and doors are not original. The rear of the building has a skillion verandah. The rear wall has been painted over in white and modern windows and doors installed.

A number of outbuildings are found within the vicinity of the house, including a bluestone structure. This building has an attached bluestone and timber cattle race, suggesting it was formerly a stables or barn. A corrugated iron addition has been made to one side. The property features a variety of other corrugated iron outbuildings, some partially constructed of concrete, and a corrugated iron water tank or silo.

The house and outbuildings overlook a paddock partially fenced by a remnant drystone wall. The drive leading to the property from the road is lined with mature Cypress trees along one side.

Comparative Analysis

A large number of places are those associated with farming and grazing from early settlement through to the first decades of the twentieth century. Early homesteads were built in the local bluestone and some such as 130 Bindts Road Epping, Stimson's House at 700 Epping Road Wollert and Euglebar Homestead 235 Bridge Inn Road Mernda represent quite extensive farm complexes with outbuildings, stone walls and homesteads. One of the most interesting is Creeds Farm 265 Harvest Home Road Epping containing a number of semi-ruinous farm buildings and other evidence of farming in a compact area.

Later farming development is represented in a range of large complexes with specific agricultural outbuildings such as cellars, tanks, silos, dairies, and stables. Glenlinton at 20 Robins Avenue Humevale and Castle Hill at 240 Dunnett's Road Yan Yean are associated with viticulture, Glenvale Park 30-50 Capstone Drive Whittlesea and Burnside at 2025 Donnybrook Road Yan Yean with dairying. Springvale at 80 Bodycoats Road Wollert contains an extensive collection of bluestone barns and dairy buildings associated with the operation of a model dairy.

Several properties have either later timber or brick additions to homesteads or later separate homesteads demonstrating the evolution of the farms such as Euglebar and Stimson' House. Properties associated with thoroughbred horses include the unusually large Redleap Stables. Hawkestone at 994-1044 Plenty Road South Morang contains a number of unusual farm outbuildings in a setting by the Plenty River, now interpreted by Parks Victoria.

Farm complexes tend toward the vernacular in architectural style and there are representative examples of early, mid and late nineteenth century design in homesteads and some early twentieth century examples displaying fairly typical features.

Statement of Significance

What is significant?

The Ewert Farmhouse and the site surrounding the farmhouse, including the remnant drystone walls, to the property boundary or otherwise to the boundaries of the area as mapped; the outbuildings on the property and the site surrounding each to the property boundary or to the boundaries of the area as mapped; the mature cypress trees and other mature exotic trees and the ground surrounding each tree to the width of the drip zone or root ball (whichever is the greatest). Recent (post 1950) additions and alterations to the property (or buildings on it) are not significant.

HERITAGE CITATION REPORT

How is it significant?

The Ewert farmhouse is historically and aesthetically significant to the City of Whittlesea.

Why is it significant?

The farmhouse is historically significant as an example of a c1870s farmhouse within the City of Whittlesea. The various outbuildings act as a reminder of the property's past as a farm and are an indication of the traditional importance of agriculture to the Whittlesea district. (Criteria A & D).

The mature trees are historically significant for their connection to the property. It was once relatively common to plant exotic trees on rural properties, either to line the driveway, to provide shelter or to introduce a familiar (European) element in to what was regarded as a harsh and alien landscape. However, relatively few such trees now survive within the City of Whittlesea (Criteria A & B). The trees are aesthetically significant because they are large mature specimens and form a dominant feature of the local landscape (Criteria A & E).

The stone walls are historically significant as a reminder of the introduction of English style farming techniques to Australia and as an attractive and relatively rare feature of the local landscape (Criteria A & E).

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

Yes Drystone walls

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

APPENDIX B: HERITAGE CITATION – 130 BINDTS ROAD

HERITAGE CITATION REPORT

Name	TIMMS HOUSE	File No	Whittlesea study 1.21
Address	130 Bindts Road (east side) EPPING	Significance Level	Local
Place Type	Homestead Complex		
Citation Date	2009		



130 Bindts Road, blustone (Timm's) house

Recommended VHR No HI No PS Yes
Heritage Protection

Integrity

Fair

History and Historical Context

Wollert is located to the west of South Morang and Mernda. The land was originally a pastoral lease under the control of John Pike and, later, Charles Campbell (Gould et al, *Whittlesea Conservation Study*, iv). Robert Mason subsequently surveyed the area, dividing it into small farms. The subdivision was known as the Medlands Estate and consisted of blocks from 70 to 331 acres in size that extended "north from Boundary Road for almost two miles and from the Darebin Creek, westward to the Summerhill holding of Thomas Wilson". (Payne, *The Plenty*, 89) A school was constructed, and operated from 1853. By 1877 the township had added a post office and a church. While initially an agricultural district, during the latter part of the 20th century, quarrying became increasingly important to the area's economy. In 1974 Apex

HERITAGE CITATION REPORT

quarries opened a \$2 million complex; which, despite several changes in ownership, continues to operate.

Timms' House was built by Friedrich Timm, a German who had arrived in Australia in 1850 aboard the 'Alfred' with his wife Maria and two children. Timm first purchased nine acres of land at Westgarthtown (now Lalor) in 1851. In 1854 he bought 258 acres in Section 16 Parish of Wollert from William Hedding and later moved there. Another 'Alfred' passenger, Christian Bindt, had bought 60 acres adjoining Timm at the same time. In 1864 Timm had leased 240 acres of his farm in Bindt's Road to his son-in-law Edward Loudon. In 1869 Johann Froebel was the tenant, but by 1872 the land was occupied by Friedrich and Maria's son Friedrich Jr.

In 1890 Maria died aged 83 and her 258 acres passed to her daughter Eliza Loudon, who sold it in 1893 to John Sharp (timber merchant). The Shire of Epping rate book for 1900 lists John Sharp as owner, the occupiers being John, Australia, and Alexander Scott Sharp, the latter two possibly being John's sons.

By the late 1920s, the property was owned by the McKie family, in whose hands it remained until recent times. The old bluestone house erected during Friedrich Timms' time remains, although it was vacant for many years (Gould Heritage Study),

Relevant Historical Australian Themes

Neighbourhoods & Townships, Dairy Industry

Victorian Themes

4.1 Living off the land

4.3 Grazing and raising livestock

4.4 Farming

6.7 Making homes for Victorians

Local Themes

3.1 Grazing and agriculture

Description

Physical Description

Timm's House at Wollert has fallen into considerable disrepair - a tree and other shrubs have grown from within the building and destroyed part of its structure.

Timm's House displays construction and design similar to other German houses in the Whittlesea area. It is a bluestone building with corrugated iron hipped roof and tall red brick chimney. Window openings in several walls have red brick architraves. Those walls unaffected by vegetation appear to be quite sturdy, though suffering some mortar deterioration. In one part of the building a wall has been replaced in redbrick with a timber doorway. The remains of a corrugated iron extension abut the house.

Parts of the interior of the building were accessible for inspection, and revealed that the interior bluestone walls have been whitewashed or plastered in some sections. The remains of timber casement windows with wide timber ledges are also visible. There is no ceiling; instead, the interior of the roof is visible, lined with timber planks.

Notable elements in the immediate vicinity of Timm's house include a dry-stone wall, red brick well, and a below ground cellar with a corrugated iron gabled roof sitting above ground. At a slightly further distance is a large corrugated iron barn with double gabled roof and large fenced openings to accommodate animals. A small timber shed or workshop

HERITAGE CITATION REPORT

stands adjacent to this.

A weatherboard house is also found on the property. Its construction date is not known, although it likely dates to the Federation period. It has a corrugated iron gabled roof with hipped wing to one side. A variety of windows are present in the facade, and two modern chimneys sit on the roof ridge. The remains of a former external chimney are evident in a section of brickwork on one wall of the house. The house also exhibits a skillion verandah, although this has been enclosed with a modern brick wall and windows to create a sunroom. Outbuildings in both timber and corrugated iron are situated to the rear of the house.

The property as a whole is set on a hill, in a sparsely vegetated landscape that contributes to its rural aesthetic.

Physical Condition

Poor

Previous Statement Significance

GOULD STUDY 1990

See attached and Item A.5.

Physical Description

Elements

Bluestone house, brick chimney, steeply pitched roof, river red gums, drystone walls.

Comparative Analysis

A large number of places are those associated with farming and grazing from early settlement through to the first decades of the twentieth century. Early homesteads were built in the local bluestone and some such as 130 Bindts Road Epping, Stimson's House at 700 Epping Road Wollert and Euglebar Homestead 235 Bridge Inn Road Mernda represent quite extensive farm complexes with outbuildings, stone walls and homesteads. One of the most interesting is Creeds Farm 265 Harvest Home Road Epping containing a number of semi-ruinous farm buildings and other evidence of farming in a compact area.

Later farming development is represented in a range of large complexes with specific agricultural outbuildings such as cellars, tanks, silos, dairies, and stables. Glenlinton at 20 Robins Avenue Humevale and Castle Hill at 240 Dunnett's Road Yan Yean are associated with viticulture, Glenvale Park 30-50 Capstone Drive Whittlesea and Burnside at 2025 Donnybrook Road Yan Yean with dairying. Springvale at 80 Bodycoats Road Wollert contains an extensive collection of bluestone barns and dairy buildings associated with the operation of a model dairy.

Several properties have either later timber or brick additions to homesteads or later separate homesteads demonstrating the evolution of the farms such as Euglebar and Stimson' House. Properties associated with thoroughbred horses include the unusually large Redleap Stables. Hawkestone at 994-1044 Plenty Road South Morang contains a number of unusual farm outbuildings in a setting by the Plenty River, now interpreted by Parks Victoria.

Farm complexes tend toward the vernacular in architectural style and there are representative examples of early, mid and late nineteenth century design in homesteads and some early twentieth century examples displaying fairly typical features.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

The 19th century bluestone house and the Federation weatherboard house and associated structures including the cellar, well, and dry stone wall, outbuildings and the surrounding site to the title boundaries.

How is it significant?

Timm's House is historically, technically and aesthetically significant to the City of Whittlesea.

- ☐ The Federation weatherboard house and other structures associated with Timm's House are historically significant to the City of Whittlesea.

Why is it significant?

Timm's House itself, as well as nearby 19th century elements including the cellar, well and dry stone wall, are historically significant for their capacity to demonstrate the lifestyle and domestic practices of early German settlers in the Whittlesea district (Criterion A). Timm's House is technically significant as an example of an early residence built using available materials and vernacular construction similar to other known German houses in the area. The relative isolation of the house and its setting, on top of a hill, make it a dominant feature of the landscape (Criteria D, G, F & E)

Later structures on the site, in particular the Federation era weatherboard house and corrugated iron outbuildings are historically significant for their connection to Timm's House and because they serve as an expression of the property's development as a farm during the 20th century and, in so doing, illustrate the ongoing importance of farming within parts of the Whittlesea district (Criterion A).

Recommendations 2009

- ☐ External Paint Controls
- ☐ Internal Alteration Controls
- Tree Controls
- Fences & Outbuildings
- Prohibited Uses May Be Permitted
- Incorporated Plan
- Aboriginal Heritage Place

No
No
No
Yes
-
-
-

APPENDIX C: OONA NICOLSON CURRICULUM VITAE

Oona Nicolson

Position Director / Principal Heritage Advisor

Qualifications Bachelor of Arts (Honours in Archaeology) (First Class), Flinders University of South Australia, 1996 • Bachelor of Arts (Honours in Archaeology) (First Class), Flinders University of South Australia, 1996 • Bachelor of Arts (Australian Archaeology and Australian Studies), Flinders University of South Australia, 1995 • Maritime Archaeology Certificate: Part 1 (Part 2 pending), AIMA and NAS (U.K.)



Years' Experience 19

Skills and Experience

Oona Nicolson is a Director and the Principal Heritage Advisor at Ecology and Heritage Partners. She is a heritage specialist with over 19 years of experience in the archaeological consulting sector, working in Victoria, South Australia, New South Wales, and Tasmania. Oona regularly appears before VCAT and independent panels as an Expert Witness in the areas of Aboriginal and historical heritage. Oona has extensive experience in over 700 projects with a wide variety of clients.

Oona's skills include project management, peer reviews, background research and due diligence assessments, archaeological survey, sub surface testing and salvage excavation, Aboriginal and non-Aboriginal site identification, recording and photography, site significance assessment, development of recommendations to mitigate the impact of development upon Aboriginal and non-Aboriginal historical heritage, flaked stone artefact and historical artefact recording and interpretation, communication and consultation with regulatory bodies (Aboriginal Affairs Victoria and Heritage Victoria), clients, landowners, Registered Aboriginal Parties (RAPs) and community representatives, preparation of conservation management plans, expert witness statements, Permits and Consents to Disturb for Heritage Victoria, Historical Heritage Assessments and desktop, standard and complex Aboriginal Cultural Heritage Management Plans.

Professional Affiliations

Accredited EnviroDevelopment Professional (UDIA)

UDIA Sustainability Sub-Committee Member

South Australian Chamber of Mines and Energy – 2013 – Member

Victorian Heritage Council (Department of Planning and Community Development) – Current Member (2010-2016)

Australian Association of Consulting Archaeologists Inc. (AACAI) – Full Member (Past National President)

Victorian Planning and Environmental Law Association – Fellow

Minerals Council of Australia Victoria Division – Member of Legislative Reform Committee

Australasian Society for Historical Archaeology – Member

Professional Environmental Women's Association – Committee Member
