

Historic Heritage Assessment

**Precinct Structure Plan
Areas 40 East, 42 North & 43**

**Final Report
07 October 2011**

CONTEXT

**Prepared for
Growth Areas Authority**

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Report Register

This report register documents the development and issue of the report entitled Heritage Assessment, Wyndham Vale PSP 40 East, 42 North & 43, undertaken by Context Pty Ltd in accordance with our internal quality management system.

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EXECUTIVE SUMMARY

This report outlines the results of an historical heritage (non-Aboriginal) desktop cultural heritage investigation of the Wyndham Vale Precinct Structure Plan Areas 40 East, 42 North and 43.

It was commissioned by the Growth Areas Authority (GAA) and aims to provide a useful tool to inform the design of the Precinct Structure Plans for the three specific areas within the wider Growth Area, in terms of suitability for heritage places and sites to be removed or retained.

The Wyndham Vale Precinct Structure Plan area is situated within the City of Wyndham, approximately 35 km west of Melbourne.

This report focuses on PSP 40 East, PSP42 North and PSP43, historically associated with agricultural and pastoral pursuits, but more recently included within the urban growth boundary. PSP 43 is on the south western fringe of the expanding former township of Werribee, while PSP 42 North is on the fringes of the new Suburb, Wyndham Vale. PSP 40 East is located on the north eastern edge of this suburb. This investigation and assessment is supported by limited fieldwork, and an exploration of the Victorian Historic Themes represented within the area through a Thematic Environmental History.

This report provides recommendations and justification for the retention and removal of known heritage places and archaeological sites (referred to hereafter as sites) within PSPs 40 East, 42 North and 43. Management recommendations are also provided for those places and sites which are recommended for retention.

The report recommends that there are no places considered worthy of retention in PSP 40 East or PSP 43. It recommends that one place in PSP 42 North should be retained -the timber residence in Black Forest Road.

OVERARCHING KEY FINDINGS

Places and sites to be retained

- Timber residence, 2\TP433485 Black Forest Road, Wyndham Vale (PSP 42 North)

Known Heritage Places

There were no places in PSP 40 East, 42 North or 43 which had previously been recognized as significant enough to warrant inclusion on any of the statutory registers - Victorian Heritage Register, the Heritage Overlay of the Wyndham Planning Scheme or the Victorian Heritage Inventory. Nor were any listed on non-statutory registers, including the Register of the National Estate or the National Trust of Australia Registers.

All of the known places in PSP 40 East and PSP 42 North were identified (but not assessed) in the *City of Wyndham Heritage Study* prepared by Context Pty. Ltd. 1997.

The land in Alfred Road, Werribee (PSP 43) was identified in 2006 by a desktop archaeological survey by Heritage Insight Pty. Ltd. It has not been recorded on any statutory register (such as the VHI) as no confirmed archaeology has been associated with the land.

Within the boundaries of PSP 40 East:

There is one **known** (*previously identified*) individual heritage place

- Young Family Soldier Settlement House, 180 Hobbs Road, Wyndham Vale^{*}

Within the boundaries of PSP 42 North

There are two **known** (*previously identified*) individual heritage places:

- Timber residence, 2\TP433485 Black Forest Road, Wyndham Vale^{*}
- Drystone walls, Greens Road, Wyndham Vale^{*}

Within the boundaries of PSP 43

There are two **known** (*previously identified*) individual heritage places:

- Land with historical archaeological potential at allotments 2-5/LP144800 Alfred Road, Werribee[#]
- Land historical archaeological potential at allotments 16/LP135824, 220 Geelong Road, Werribee.[#]

Other places of potential heritage significance

During the course of the study, eight additional places were identified as being of *potential* heritage significance. These places were inspected and considered. None of the above places

^{*} Identified by Context Pty. Ltd. in the *Wyndham Heritage Study*, 1997

[#] Identified by Heritage Insight Pty. Ltd., *Archaeological Desktop Assessment of Allotment 2-5 and 14-16, Alfred Road, Werribee*, 2006

were found to have sufficient heritage significance or integrity to warrant statutory protection or further investigation.

Timber residence, 46 Alfred Road, Werribee (PSP 43)

Land surrounding the tributary creek from Hobbs Road to the Werribee River (PSP 40East)

Ford across Werribee River at Hobbs Road (PSP 40 East)

Archaeological site, Woollahra Rise, Wyndham Vale (PSP 40 East)

Former Homestead site and outbuildings, 481 McGrath Road, Wyndham Vale (PSP 40 East)

Quarries, Hobbs Road, Wyndham Vale (PSP 40 East)

Residence, 220 Geelong Road, Werribee (PSP43)

Quarry, 418 Ballan Road, Wyndham Vale (PSP 40 East)

Drystone walls pre-dating 1940

There are number drystone walls located the three PSPs, particularly 40 East and 42 North. Some define the road reserve or property boundaries; others have a practical application, as domestic farm fences. The best examples are in Ballan Road (PSP 40 East) and Black Forest Road (PSP 42 North), however there are other isolated examples in other locations. Photographs of these are included in Appendix A at the end of this report.

Where possible, drystone walls should be retained. Where it is not feasible to retain the walls, it is recommended that the best examples with high integrity are retained, or the walls re-built by a master craftsman post development.

Clause 52.37 of the Wyndham Planning Scheme conserves significant dry stone walls constructed prior to 1940. The Planning Scheme states that:

A permit is required to demolish, remove or alter a dry stone wall constructed before 1940 on land specified in the schedule to this provision. This does not apply to:

Dry stone structures other than walls and fences.

The demolition or removal of a section of a dry stone wall to install a gate.

The reconstruction of damaged or collapsing walls which are undertaken to the same specifications and using the same materials as the existing walls (Wyndham Planning Scheme, Particular Provisions Clause 52.37, 2011).

Key Historic Themes

The Key Victorian Historic Themes for the three PSPs are:

2.6 Promoting Settlement

4.1 Living on the Land

4.3 Grazing and raising livestock

4.4 Farming

Field Survey

Inspections

All of the known (previously identified in some way) heritage places plus an additional number of newly identified places of *potential* significance (listed above) were inspected to assess their physical fabric, integrity and condition.

SUMMARY OF FINDINGS

The fieldwork confirmed the following:

PSP 40 East

The Harold Young Soldier Settlement house in Hobbs Road, Wyndham Vale (identified but not assessed in the *Wyndham Heritage Study* (1997)) was not able to be located. It is presumed to have been demolished to construct a modern residence, and therefore has nil significance. The site of the former house is not considered to be an area of archaeological potential.

There are a number of significant pre-1940 drystone walls within PSP 40 East. These should be retained where possible.

PSP 42 North

The timber residence in on Lot2, TP433485, Black Forest Road, Wyndham Vale (identified, assessed and recommended for protection through the Planning Scheme in the *Wyndham Heritage Study* (1997)) should be retained as a place of local significance. It is a relatively rare surviving example of an intact early Edwardian cottage, and is possibly one of the few surviving residences constructed for tenant farmers by Captain John Percy Chirside. The place was inspected from the road, and appears to have a good degree of integrity with original building form, windows, cladding, window hoods, roof form and cladding. There may have been a garden surrounding the residence, but little remains. An original drystone wall, in poor condition survives at the front of the residence on the Black Forest Road boundary.

The proposed extent of the heritage place is about 10m from the sides of the residence, extending 10m beyond the rear of the residence. This is recorded on the map of PSP 42 North in Appendix E of this report. The citation prepared in Context's 1997 *Wyndham Heritage Study* is included at Appendix F..

The drystone walls which were identified in Green's Road (but not assessed) in the *Wyndham Heritage Study* (1997) were not able to be located. It is presumed that they have been demolished or were located well beyond the boundaries of the PSP as no evidence can be found of them within the PSP. Therefore, they attributed nil significance.

Black Forest Road has significant drystone walls located along both sides, which should be retained as per Clause 52.37 of the Wyndham Planning Scheme. Other drystone walls within the PSP which were constructed pre-1940 should also be retained.

PSP 43

The land of Allotments 2, 3, 4, 5 and 16 was identified as having (non-Aboriginal) archaeological potential by Heritage Insight in 2006. The report stated that

"A number of archaeological sites have been identified and registered within 2km of the study area. No historic sites however have been recorded for the study area. There is although potential for further historic sites associated with the early settlement and/or farming activities to be located on the property."

(Heritage Insight, 2006: 21)

Context consider that there is too little physical or documentary evidence to consider these allotments as archaeologically sensitive. It is recommended that development of the land

should proceed (albeit with caution) and have regard to the requirements of the *Heritage Act* 1995 in regard to archaeological sites which are discovered in the course of land disturbance.

Archaeological site recording & investigation

Based on research, review of existing material and a limited field investigation, it is clear that there are no confirmed archaeological sites within any of the three PSPs. There is little physical or documentary evidence to indicate what, if any below archaeological fabric survives in these areas. However, due to the long history of pastoral occupation of all the areas studied, it is recommended that all development takes a 'proceed with caution' approach.

In the unlikely event that significant artefacts or footings are encountered, work should cease, and the relevant authorities be notified, and the requirements of the *Heritage Act* met.

This does not preclude development of these sites. Rather, a contingency approach should be agreed in advance of the commencement of construction works to prevent damage to cultural heritage, or delay to the construction programme, in the unlikely event that significant artefacts or footings are encountered. There are no specific areas which require archaeological survey.

If any sites are found to contain significant archaeological remains either a major salvage or a research based excavation should be undertaken to document as much as possible about the site.

1 INTRODUCTION

1.1 Purpose

The report has been prepared for the Growth Areas Authority (GAA). It seeks to provide guidance regarding the retention and possible removal of known heritage (non-Indigenous) places and sites within the Wyndham Vale PSP areas 40 East, 42 North and 43. In addition, it provides recommendations for how any significant places and sites should be managed, and where possible provides an approximate curtilage. The significance assessment and management recommendations are underpinned by a brief Thematic Environmental History, which explores the principal Victorian Historic Themes the area, and how these are expressed in the significant places and sites.

The Wyndham Vale (PSP) areas are located within the City of Wyndham, on the south side of the Werribee River; some 30km west of Melbourne. PSP 40East is located adjacent to the south bank of the Werribee River between Hobbs Road, Ballan Road and a portion of McGrath Road. PSP 42 North is located directly West of Werribee, between Greens Road and Black Forest Road. PSP43 is located on the immediate south west fringe of Werribee between the Railway line and the Old Geelong Road. This assessment was conducted over a five week period, from 15th August 2011 – 16th September 2011. The report makes an assessment of the cultural heritage significance of all known heritage places in each PSP based on desktop research and two days of fieldwork.

This report does not make an assessment or reference to Indigenous heritage places and sites.

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

Places of cultural heritage significance were assessed using the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON).

The report was prepared by Context Pty. Ltd. Research, assessment and fieldwork were undertaken by Annabel Neylon, Senior Heritage Consultant and Project Manager and Ian Travers, Senior Heritage Consultant and archaeologist. The Thematic Environmental History was prepared by Dr. Aron Paul, historian and mapping was prepared by Heritage Consultant Jessie Briggs.

1.2 Study limitations

The study is limited to the requirements outlined in the brief (Appendix G). Therefore, it provides a brief analysis of the known heritage places within each PSP. In depth research such as title searches or rate book research was not undertaken for this project. In addition, the assessment of the timber residence, Black Forest Road, Wyndham Vale was limited as access was denied to the site for Non-Aboriginal heritage assessment.

As is usual for studies of this kind, inspection of individual properties easily viewed from the public realm was limited to the front and side views of the property only. Where relevant and permitted, private land was accessed to inspect potential sites and places.

1.3 Approach & methodology

The report was prepared by Annabel Neylon, of Context. This assessment has addressed the relevant sections of the *Planning and Environment Act 1987*, *Heritage Act 1995* and *The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 1999 (The Burra Charter)* as well as local planning and Commonwealth heritage protection legislation.

The study methodology was based upon the series of tasks set out in the brief. It included the following:

- Initial consultation meeting via telephone with the GAA
- Search of the statutory registers : - Victorian Heritage Register, Victorian Heritage Inventory, Wyndham City Council's Heritage Overlay
- Search of non statutory registers : - Register of the National Estate, National Trust of Australia and others, including entries from DSE and others on HERMES database.
- Meeting with member of the Werribee Historical Society
- Preparation of a Project Management Plan.
- Review of previous heritage assessments which are relevant to the study area
- Review of local histories and conduct a search of archival sources which are relevant to the identification of heritage buildings, sites and places
- Site visits to private properties within the study area as needed to assess heritage places/elements¹
- A brief Thematic history of the study area, from the earliest period of non-Indigenous settlement to the present, identifying places or events that are significant to the locality's history
- A list of known buildings, sites and places of heritage significance within the study area and associated historic themes
- Identification of areas which may contain significant archeological sites associated with non-Indigenous heritage
- Assessment of the significance of identified heritage elements and make recommendation for important elements to be retained
- Review meeting with Dane Logan and Tim Pegg of GAA to discuss and refine draft report

Assessment & documentation

The following tasks were undertaken to assess the places and precincts:

- Historical information from various primary and secondary sources was consolidated into a single set of concise historical information.
- A brief description of the place where possible
- An assessment of significance in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999) using the HERCON criteria (See Appendix) applying the thresholds of local or State significance (Please refer to section 2.5).
- A brief statement of significance for each place which has potential significance. The Statement clearly and accurately describes:

¹ A visual inspection of all known heritage sites and places within each of the PSPs was carried out by both Annabel Neylon and Ian Travers. A number of other potentially significant sites were inspected by Annabel Neylon separately.

- *What* is important about the place – what elements contribute to its significance: buildings (including which phases of construction), trees, objects, views, etc.; and
- *How* it is important – in terms of its historic, aesthetic/architectural, social, technical, spiritual or other values; and
- *Why* it is important – What historic themes does it demonstrate? Is it a good or representative example of its type? Who is it associated with? Is it valued by the community?
- Recommendations

2 FINDINGS

2.1 Previously recorded heritage places and sites

Desktop research into a variety of secondary sources revealed that there were only four places or sites which have been previously recorded in written material within the three PSPs. These are:

- Harold Young's Soldier Settlement House, Hobbs Road, Wyndham Vale (PSP 40 East)
Identified but not assessed in the Wyndham Heritage Study 1997 as not considered significant enough to warrant inspection or assessment.
- House, north side of Black Forest Road, Wyndham Vale (PSP 42 North)
Identified but not assessed in the Wyndham Heritage Study 1997 as not considered significant enough to warrant inspection or assessment
- Dry Stone Walls, Greens Road, Wyndham Vale (PSP 42 North)
Identified but not assessed in the Wyndham Heritage Study 1997.
- Land, allotments 2-5 and 16 Alfred Road, Werribee (PSP 43)
Identified by Heritage Impact P/L in 2006 as part of a Desktop Archaeological Assessment.

The relevant citations from the *Wyndham Heritage Study 1997* and a copy of the Executive Summary from Heritage Insight's 2006 Report (relating to the land in Alfred Road) is located in Appendix F at the end of this report.

Sources

As part of this cultural heritage assessment we approached the Werribee Historical Society, as well as discussing known heritage places and historic sites with a number of property owners throughout each PSP.

In addition, a number of documentary sources were examined to determine all of the known places within the study area. These included the Victorian Heritage Register (VHR) and the Schedule to the Heritage Overlay (HO) of the Wyndham Planning Scheme, which both provide statutory protection to the places included on them. There were no sites within the study areas on the VHR or the HO.

In addition, we examined the Victorian Heritage Inventory (VHI), which lists all of the known and confirmed archaeological sites within the study area, including site information regarding the fabric of some places. Generally those places which are included on the Victorian Heritage Inventory can be considered to have statutory protection under the *Heritage Act 1995* as archaeological sites which are over fifty years old. There were no sites within the study areas on the VHI

In addition, non statutory registers including the Register of the National Estate (the Australian Heritage Database), the Register of the National Trust of Australia (Victoria) and a number of heritage studies and reviews over the past twenty five years have been reviewed to determine a list of known heritage places and sites within the study area. These include:

- *Werribee Growth Area Heritage Report* (Andrew Ward, 1990)
- *Rural Heritage Study: Western Region of Melbourne* (Chris Johnston, 1994)
- *Wyndham Heritage Study* (Context, 1997)
- *City of Wyndham Review of Sites of Local Interest* (Peter Andrew Barrett, 2004)
- *Outer Western Metro Site Reassessment Project - Melton & Wyndham* (Earth Imprints, March 2010)

- Australian Heritage Database (including Register of the National Estate)
- National Trust of Australia (Victoria) Register
- Schedule to the Heritage Overlay, City of Wyndham Planning Scheme
- HERMES database (Heritage Victoria)
- Heritage Inventory Site Cards (held by Heritage Victoria)

Most of the previously recorded (or known) places were first identified as a result of the extensive community consultation and fieldwork undertaken in the 1994 *Rural Heritage Study: Western Region of Melbourne* and subsequent *City of Wyndham Heritage Study* prepared by Context Pty Ltd. in 1997. Only two places, the timber house in Black Forest Road, Wyndham Vale and the land in Alfred Road Werribee have previously had any historical research undertaken on them.

A brief review of the archeology reports held by Heritage Victoria indicate that while recording, assessment and reporting of archaeology has been done generally in the Werribee and Wyndham Vale areas, the only site which has been specifically examined is allotments 16, 2,3,4,5 along Alfred Road in PSP 43 (Heritage Insight, 2006). This report was a desktop only review, and while it suggests some archaeological potential may exist, it is by no means complete and has no preliminary sub-surface investigation undertaken.

The proposed Werribee Growth Area was also examined in the *Werribee Growth Area Heritage Report* in 1990. Most recently, the *Outer Western Metro Site Reassessment Project - Melton & Wyndham*, an archaeological survey was undertaken in March 2010. As this study focused on reviewing **existing** VHI sites, it has been of limited value in the study areas.

2.2 Fieldwork

While undertaking fieldwork, one 'known' heritage place was confirmed as being of potential cultural heritage significance:

- Timber residence, Black Forest Rd, Wyndham Vale

A number of places which were identified as 'potentially significant' through aerial photography, discussion with local residents and the historical society and historical maps were dismissed as having little or no significance, and as a consequence have not been further assessed.

PSP 40 EAST

Summary of findings

Victorian Heritage Register

The Victorian Heritage Register lists places of cultural heritage significance to the State of Victoria, Australia. It has statutory weight under the *Heritage Act 1995* which establishes Heritage Victoria as the permit authority.

There are no places within this area included on the Victorian Heritage Register

Heritage Overlay of Wyndham Planning Scheme

Heritage Overlay places are recorded in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme and mapped on the Planning Scheme Maps, and afforded a level of statutory protection under the *Planning and Environment Act 1997*.

There are no places within this area included on the Schedule to the Heritage Overlay of the Wyndham Planning Scheme.

Victorian Heritage Inventory and other archaeological sites

PSP40 East contains no archaeological sites recorded on the Victorian Heritage Inventory.

While the inventory is a repository for recording known archaeological sites across Victoria, it does not provide specific statutory protection. Rather, the *Heritage Act 1995* provides protection to all historical archaeological sites over 50 years old in Victoria (not included on the Heritage Register) under Section 127. Under this section of the Act it is an offence to excavate, damage or disturb relics and sites whether they are included on the Heritage Inventory or not, unless a consent has been issued under Section 129.

There are no confirmed archaeological sites within PSP40 East which have not been recorded on the VHI, but are protected by the Act as specified above.

There may be sites found within this PSP in the course of development, in which case the appropriate procedures of notification and recording, as specified by the Act would need to be taken.

Additional information which is of interest

During the course of our fieldwork, a resident of the area described the footings of a large stone building west of Wollahra Road. She recalled seeing these footings last around 1970. Despite close examination of the aerial photographs and fieldwork, no footings were able to be found in the location specified (on the land between 440-530 Ballan Road, Wyndham Vale). Other consultants who have been working in the area (from Biosis Research) recently have advised that they have not seen any evidence of such remains within the area specified. Care should be taken while developing the land between Wollahra Rise and Hobbs Road in case of any extant footings or artefacts.

There may be sites found in the course of development of this PSP, in which case the appropriate procedures of notification and recording, as specified by the *Heritage Act 1995* would need to be taken.

PSP 42 NORTH FINDINGS

Summary of findings

Victorian Heritage Register

The Victorian Heritage Register lists places of cultural heritage significance to the State of Victoria, Australia. It has statutory weight under the *Heritage Act 1995* which establishes Heritage Victoria as the permit authority.

There are no places within this area included on the Victorian Heritage Register

Heritage Overlay of Wyndham Planning Scheme

Heritage Overlay places are recorded in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme and mapped on the Planning Scheme Maps, and afforded a level of statutory protection under the *Planning and Environment Act 1997*.

There are no places within this area included on the Schedule to the Heritage Overlay of the Wyndham Planning Scheme.

Further work

The timber residence in Black Forest Road should be retained as a place of local interest, as it may have sufficient cultural heritage value to warrant the application of a Heritage Overlay. The place was however inspected from the road. Further investigation, including a site inspection and more detailed historical research is required to determine whether it meets the criteria for inclusion under the Heritage Overlay.

Victorian Heritage Inventory and other archaeological sites

PSP42 North contains no archaeological sites recorded on the Victorian Heritage Inventory.

While the inventory is a repository for recording known archaeological sites across Victoria, it does not provide specific statutory protection. Rather, the *Heritage Act 1995* provides protection to all historical archaeological sites over 50 years old in Victoria (not included on the Heritage Register) under Section 127. Under this section of the Act it is an offence to excavate, damage or disturb relics and sites whether they are included on the Heritage Inventory or not, unless a consent has been issued under Section 129.

There are no confirmed archaeological sites within PSP42 North which have not been recorded on the VHI, but are protected by the Act as specified above.

There may be sites found in the course of development of this PSP, in which case the appropriate procedures of notification and recording, as specified by the *Heritage Act 1995* would need to be taken.

PSP 43 FINDINGS

Victorian Heritage Register

The Victorian Heritage Register lists places of cultural heritage significance to the State of Victoria, Australia. It has statutory weight under the *Heritage Act 1995* which establishes Heritage Victoria as the permit authority.

There are no places within this area included on the Victorian Heritage Register

Heritage Overlay of Wyndham Planning Scheme

Heritage Overlay places are recorded in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme and mapped on the Planning Scheme Maps, and afforded a level of statutory protection under the *Planning and Environment Act 1997*.

There are no places within this area included on the Schedule to the Heritage Overlay of the Wyndham Planning Scheme.

Victorian Heritage Inventory and other archaeological sites

PSP43 contains no archaeological sites recorded on the Victorian Heritage Inventory.

While the inventory is a repository for recording known archaeological sites across Victoria, it does not provide specific statutory protection. Rather, the *Heritage Act 1995* provides protection to all historical archaeological sites over 50 years old in Victoria (not included on the Heritage Register) under Section 127. Under this section of the Act it is an offence to excavate, damage or disturb relics and sites whether they are included on the Heritage Inventory or not, unless a consent has been issued under Section 129.

There are no confirmed archaeological sites within PSP43 which have not been recorded on the VHI, but are protected by the Act as specified above.

There may be sites found in the course of development, in which case the appropriate procedures of notification and recording, as specified by the *Heritage Act 1995* would need to be taken.

3 THEMATIC HISTORY

The thematic context of an individual PSP is difficult to separate from its immediate neighbouring areas. When the PSPs are divided into smaller portions, as is the case for PSP40 (East) and PSP 42 (North) the issue is amplified. The boundary of the Precinct Structure Plan area is an artificial one, and themes tend to flow between areas. In this case the themes of Wyndham Vale and Mambourin and Werribee South are similar, as vast tracts privately owned pastoral runs and later, smaller selections spanned areas which are now defined as 2, 3 or 4 different PSP areas. The Thematic history for all three PSPs should be read in conjunction, as neither should be considered individually without reference to the other (and inter-connecting PSPs). More broadly, it should be considered in relation to the Thematic History prepared as part of the *Outer Western Metro Reassessment Project – Melton and Wyndham*, Prepared for Heritage Vic by Earth Imprints in 2010.

3.1 Context of the Werribee Plains and Township

What is now the City of Wyndham began to be colonised by European colonists in the 1840s. The era of Pastoralism began with squatters who began flooding into the Port Phillip District after 1834. The earliest tracks dated to this period and subsequent roads often followed their course. By 1838, two tracks crossed the Werribee River connecting Melbourne and Geelong via the Werribee plains. In 1836, squatting was legalized and this encouraged a 'further wave of fortune hunters', and by 1850 all but the most uninviting or inaccessible areas of Victoria such as the northern Wimmera, Mallee and parts of Gippsland had been occupied (Context, 2004 Vol. 1:9, cites Dingle, *The Victorians. Settling*, pp.28, 68). In the 1850s, as traffic surged towards the goldfields, more services based at inns and wayside places came to service the needs of travellers.

In 1849 the first colonial township in the area was surveyed on the site of Werribee township. Thus the chief settlement within the district started in 1850 as the village of Wyndham. On 25 February 1861 the village became the township of Wyndham and lasted as such until 25 January 1884 when it became the township of Werribee. KN James' *Werribee: The First One Hundred Years* (1985) offers a good summary of the chief stages of historical development in the district that included the study areas in Wyndham Vale. The principal theme in the history of this district has been concerned with pastoral life and agriculture, but its history was also one marked by sharp and sometimes rancorous division. In the 1870s the whole district was known as 'Wyndham and the Plains'. People however considered themselves either 'townspeople' or 'people of the plains'. Other divisions were between the pastoralists and the small farmers (See Section 3.2 below), and the divide between those whose primary interests lay in trade with Geelong and those whose interests were more connected with Melbourne. The latter divide was embodied in the local dispute over the establishment of a Roads Board, and whether sections of Wyndham would be annexed to the Corio District with many farmers arguing they only used the roads to Geelong rather than to trade with the townspeople of Wyndham (James & Pritchard 1985:32).

In PSP 40 East Ballan Road lies within the historic boundary of the area known as Wyndham Vale. Wyndham Vale was bounded in the northeast by the Werribee River, in the west by Cobbledick Ford Road, and in the south by Argoona and Black Forest roads (City of Werribee, 1993:27). The area of Wyndham Vale derives its name from the former name of the Shire of Werribee. It has been suggested that Wyndham was suggested as a name to the surveyor by publican Elliot Armstrong, whose former army officer was named Wyndham (Blake, 1977; City of Werribee, 1993:7). PSP 42 lies astraddle the boundaries of Wyndham Vale and Mambourin, and PSP 43 is located within the historic area of Werribee (City of Werribee, 1993:2).

The three study areas are very small portions of the larger histories of these areas, and are historically connected to the historical development of Werribee, in particular the agricultural development of the Werribee Plains, and to a lesser extent the development of the nearby town of Werribee (Wyndham). By 1837 the Werribee Plains were dominated by sheep husbandry,

which occupied most of the area's agricultural land into the 1890s. The transport routes across these plains were an important factor in shaping the development of the area. Besides the key roadways between Melbourne and Geelong and Melbourne and the western districts, there were also fords higher on the Werribee River, such as the Cobbledicks Ford between land owned by William Highett and Thomas Chirnside (Du Cross & Watt, 1993:17).

3.2 Pastoralism and the Chirnside Family

The first graziers came to the Port Phillip District (Victoria) from Van Diemen's Land (Tasmania) seeking pastures for their flocks and herds. The first such pastoralists on the Werribee Plains were John Wedge and James Simpson of the Port Phillip Association who established the Wedge Station in 1836 (Gardiner 2010:16). Wedge, like the Chirnside's after him, promoted horse racing in the area as one of the popular pastimes of the pastoral 'squattocracy'. Thomas Chirnside purchased Wedge Station in 1851, and thereafter the Chirnside family were the preeminent pastoralists of the area, owning land in both Werribee, Wyndham Vale and in Mambourin, which encompasses most of PSP40 East and PSP42 North.

Altogether, in the 1850s Crown Lands sales, three individuals – Thomas Chirnside, WJT Clarke and Simon Staughton bought between a third to half of the land in the divisions of Sunbury and Werribee (Peel 1974:59). This dominance of large landholdings by a few pastoralists meant that pastoralism continued as the primary economic activity in the Werribee Plains even into the late nineteenth century, with only 2% of Werribee cultivated in 1860 and only 4% cultivated in 1880 (Peel, 1974:93). Other pastoralists of the time included the Scott family, who owned the Ballan Road farm from 1857 into the early twentieth century, though records indicate they leased the property to tenant farmers, as was common in the area.

It has been noted that the intensive farming and agriculture within the area occurred primarily in the Tarneit, Truganina and Werribee South areas, while the areas known as Wyndham Vale and Mambourin were devoted more to broad scale agriculture and devoted to large sheep runs for much of the nineteenth century. Outside of the great 'runs' nineteenth century settlement on the south side of the Werribee River was limited to isolated small selector's farms and shepherd huts, none of which have been found to exist within the study areas.

More intensive land use practice and settlement began to occur (on a fairly limited scale) in the area from around 1890, when the Chirnside lands were broken up into two main parts in the early 1890s by Andrew Chirnside's sons, Percy John and George T. Chirnside. Under the estate names of Manor Park and Werribee Park, the lands were further subdivided into small parcels of land which were (in some cases first developed with a residence and outbuildings) leased to tenant farmers for varying periods of time.

3.3 Main periods of historical development

Squatting

The period 1835-38 was one of unauthorised occupation by the squatters who ran livestock, particularly sheep.

Pastoral leases

The second period 1838-50 was the occupation of now officially sanctioned pastoral leases.

Survival of the large pastoral holdings

The third period 1850-1890 saw Werribee's history diverge from Victoria generally, as the wider state underwent agricultural development and closer settlement; Werribee retained its pastoral pattern of development and occupation by large pastoral holdings. In 1875 the Chirnside estate alone constituted 34,425 hectares and 80,000 sheep. (James & Pritchard, 1985:1) During this time, in Wyndham Shire 'there were many sheep, but, relative to the size of the shire, few people.' (James & Pritchard, 1985:1).

Tenant farming

The fourth period in the historical development of the area came in 1890s-1912, with the leasing of parts of the Werribee Park estate to tenant farmers on one hand and the selling of land to the Board of Works for the Metropolitan sewage farm. The land of PSP 40 East and PSP42 North was used for tenant farming. Much of the land included in PSP 42 North was part of the tenant farm established by Captain John Percy Chirnside in the 1890s, represented by the surviving timber residence (established as part of the tenancy) on the north side of Black Forest Road, Wyndham Vale.

3.4 Melbourne and closer settlement***Building urban infrastructure***

In the twentieth century, the Werribee area became increasingly connected to the broader development of Melbourne. This was particularly the case through the construction of the sewer line from Melbourne to Werribee in 1898 and the ongoing work of the sewage farms and state research farms. The expanding involvement of the state authorities in public works in the area cemented this trend.

Promoting settlement

Besides the ongoing development of public works in the southern section of Werribee, in the north and west there were already pressures for urban development in the 1890s, with one such proposal being the proposed town of Chirnside and an 'irrigation colony' planned by the Chaffey Brothers on the east bank of the Werribee River. The project was disbanded in 1897 (James & Pritchard, 1985:58-60).

Closer settlement schemes included soldier settlement programs facilitated by the state, which sought to create a class of yeoman farmers out of returned soldiers. One property in the Study Area, was settled as part of such a program by Harold Young, a soldier immediately after World War Two (*Wyndham Heritage Study* 1997).

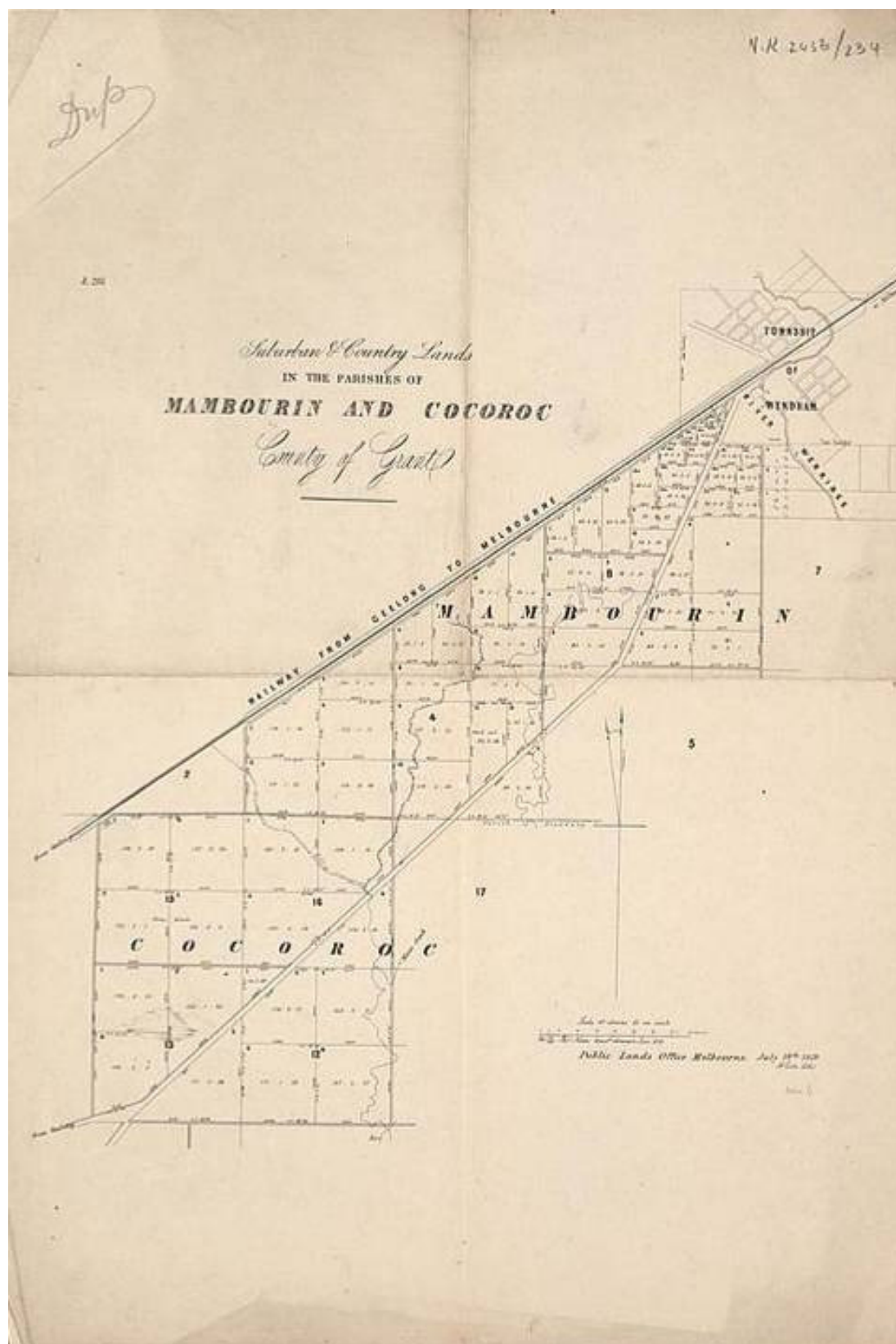


Figure 1. Suburban and country lands in the Parishes of Mambourin and Cocorac Country of Grant (adjoining township of Wyndham), 1859.

PSP 43 is located at the junction of the railway line and the (Old) Geelong Road. (Source: National Library of Australia, Digital Collections Maps, <http://catalogue.nla.gov.au/Record/684863>, accessed 01/09/2011).

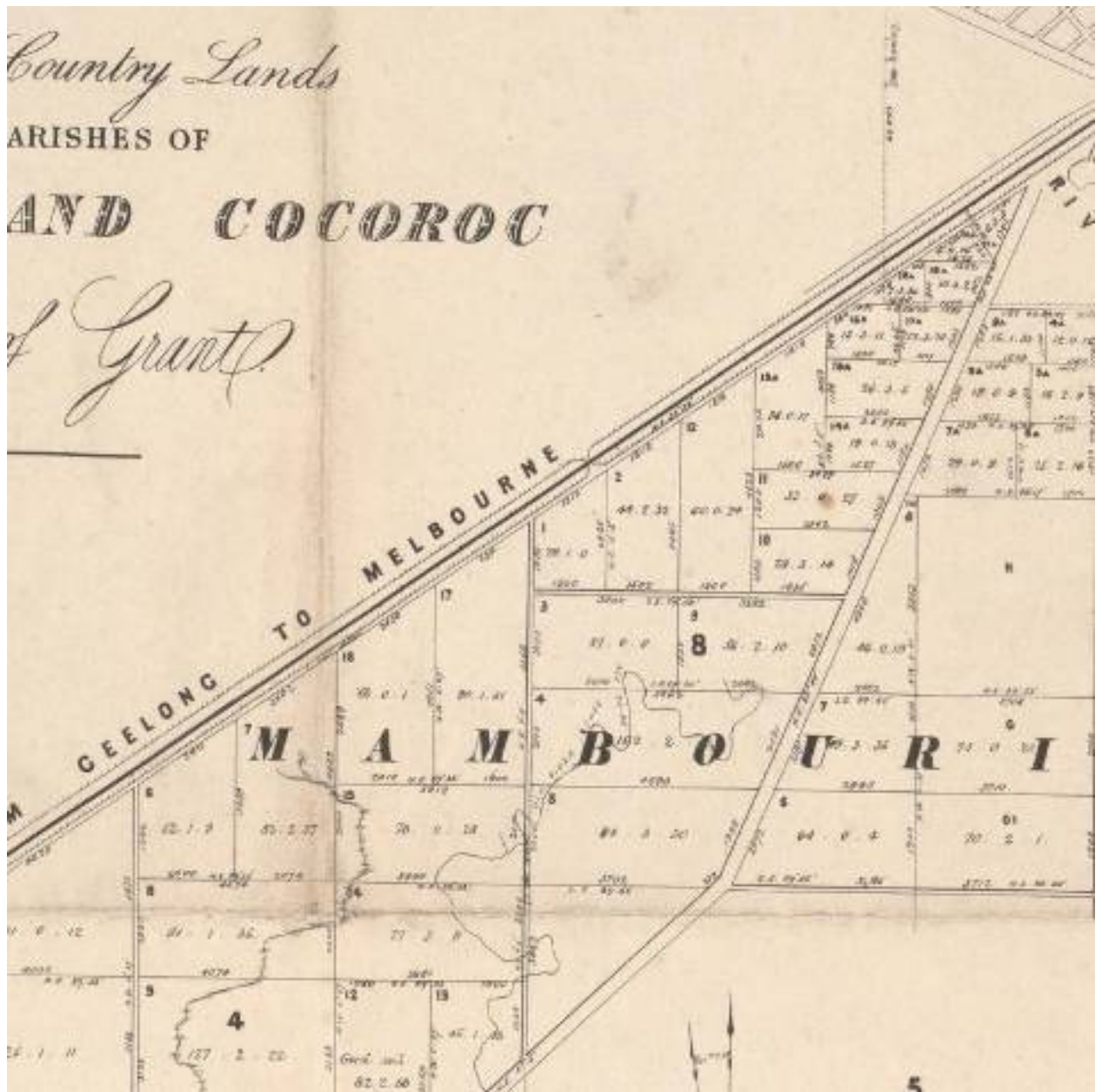


Figure 2. Detail of PSP Area in 1959. Suburban and country lands in the Parishes of Mambourin and Cocorac County of Grant (adjoining township of Wyndham), 1859). (Source: National Library of Australia, Digital Collections Maps, <http://catalogue.nla.gov.au/Record/684863>, accessed 01/09/2011)

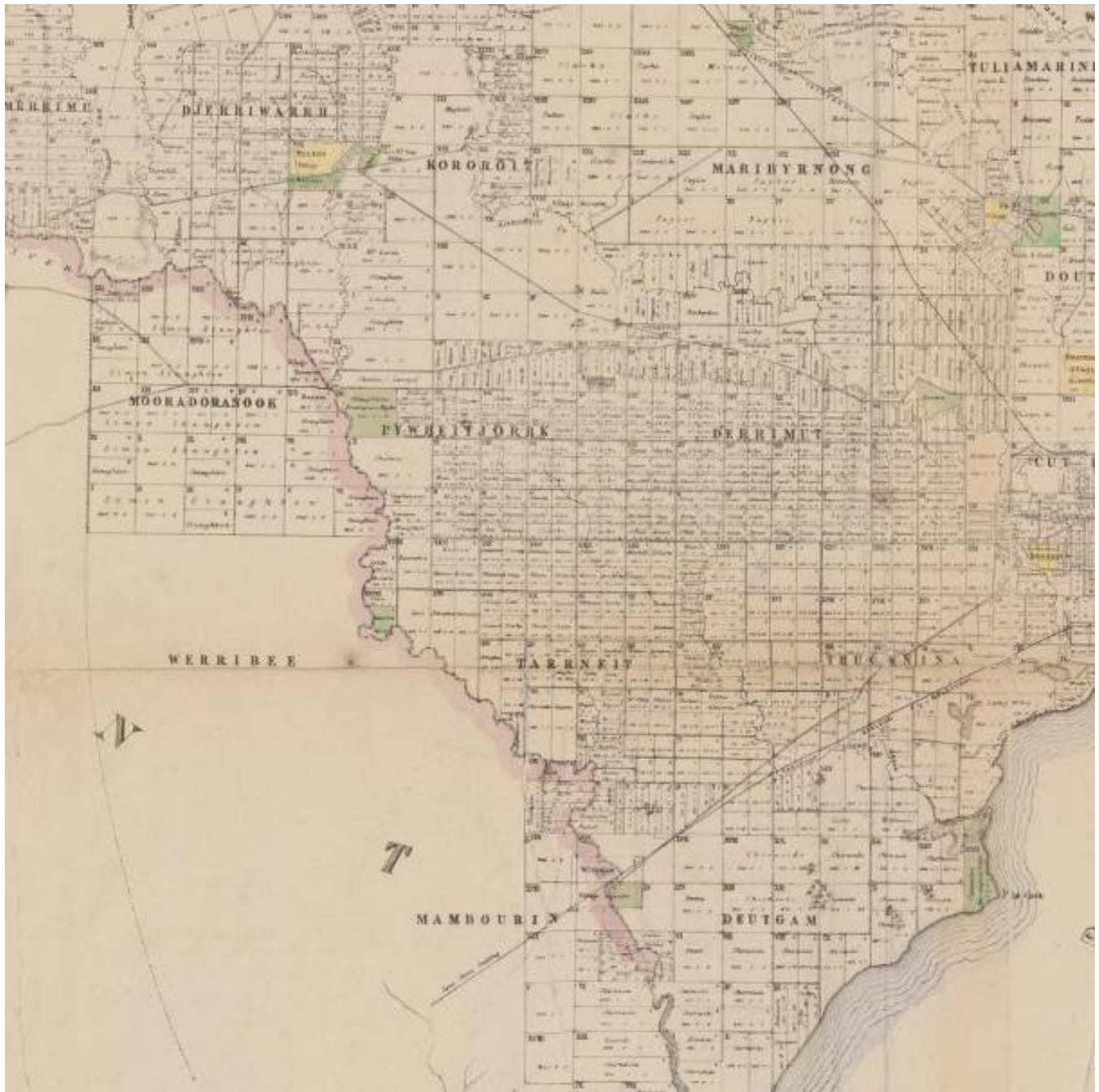


Figure 3. County of Bourke. (Source: Bailliere's Victorian atlas [cartographic material], 'showing all the counties, boroughs, towns, villages, rivers, mining division, &c, in the colony / under the supervision of the Mining and Survey Departments, and by the authority of the Surveyor-General of Victoria, 1866').

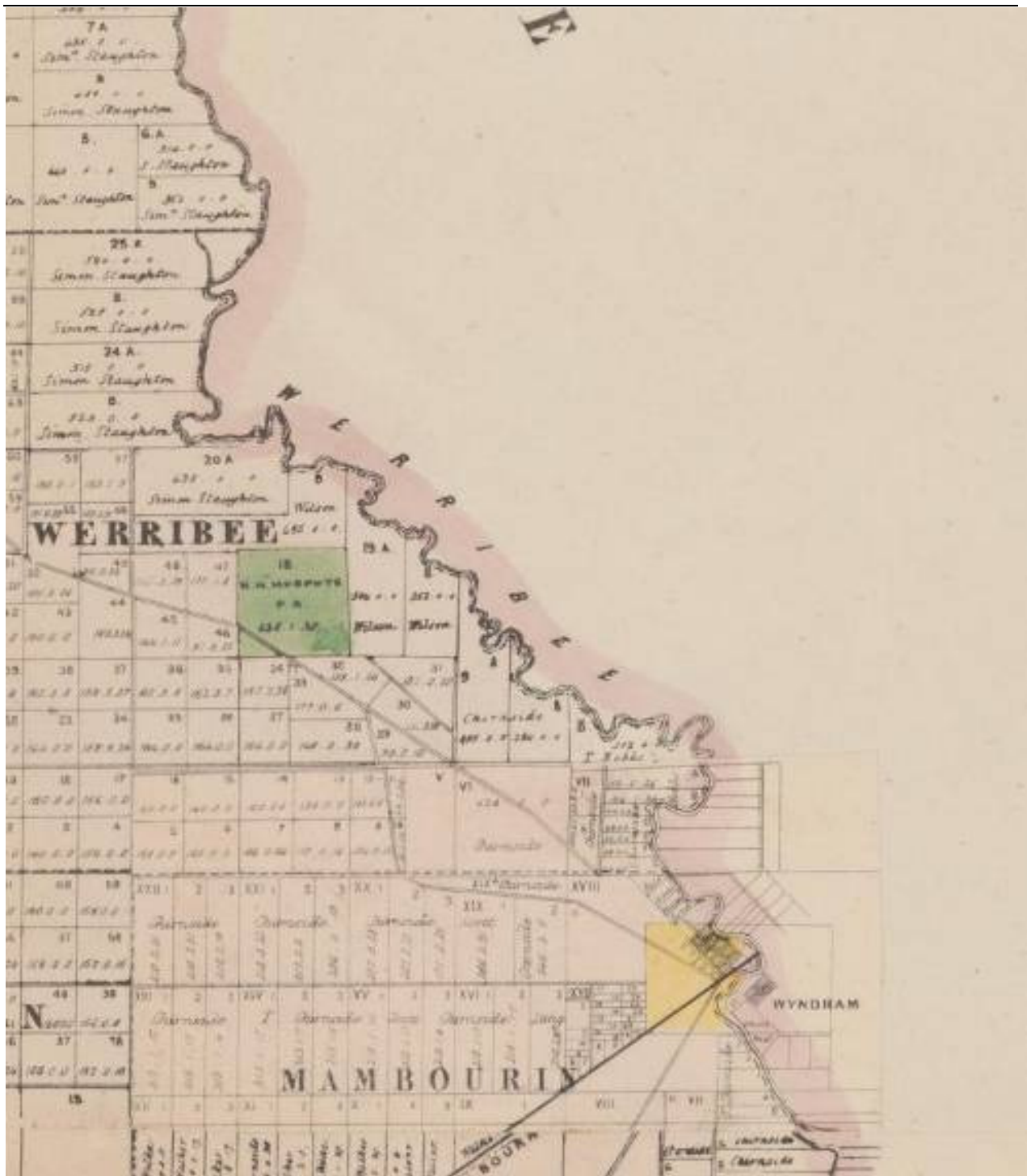


Figure 4. County of Bourke, showing the area in which PSP 40 East, 42 North and 43 are now situated. .
(Source: Bailliere's Victorian atlas [cartographic material], 'showing all the counties, boroughs, towns, villages, rivers, mining division, &c, in the colony / under the supervision of the Mining and Survey Departments, and by the authority of the Surveyor-General of Victoria, 1866').

Note: The area shown includes land of PSP 40 East along the Werribee River, Hobbs and Ballan Road as well as PSP42 North between Black Forest Road and Greens Road (roads are not named, but follow very similar route as present day)



Figure 5. Parish of Mambourin (part of) in 1890.

Note the development around the township of Werribee. (Source: Trove online, Departments of Lands and Survey, Melbourne, 'County of Grant', <http://trove.nla.gov.au/work/12865280?q=mambourin&c=map>, accessed 01/09/2011)



Figure 6. Parish of Mambourin (Source: Trove online, Departments of Lands and Survey, Melbourne, 'County of Grant', <http://trove.nla.gov.au/work/12865280?q=mambourin&c=map>, accessed 01/09/2011)

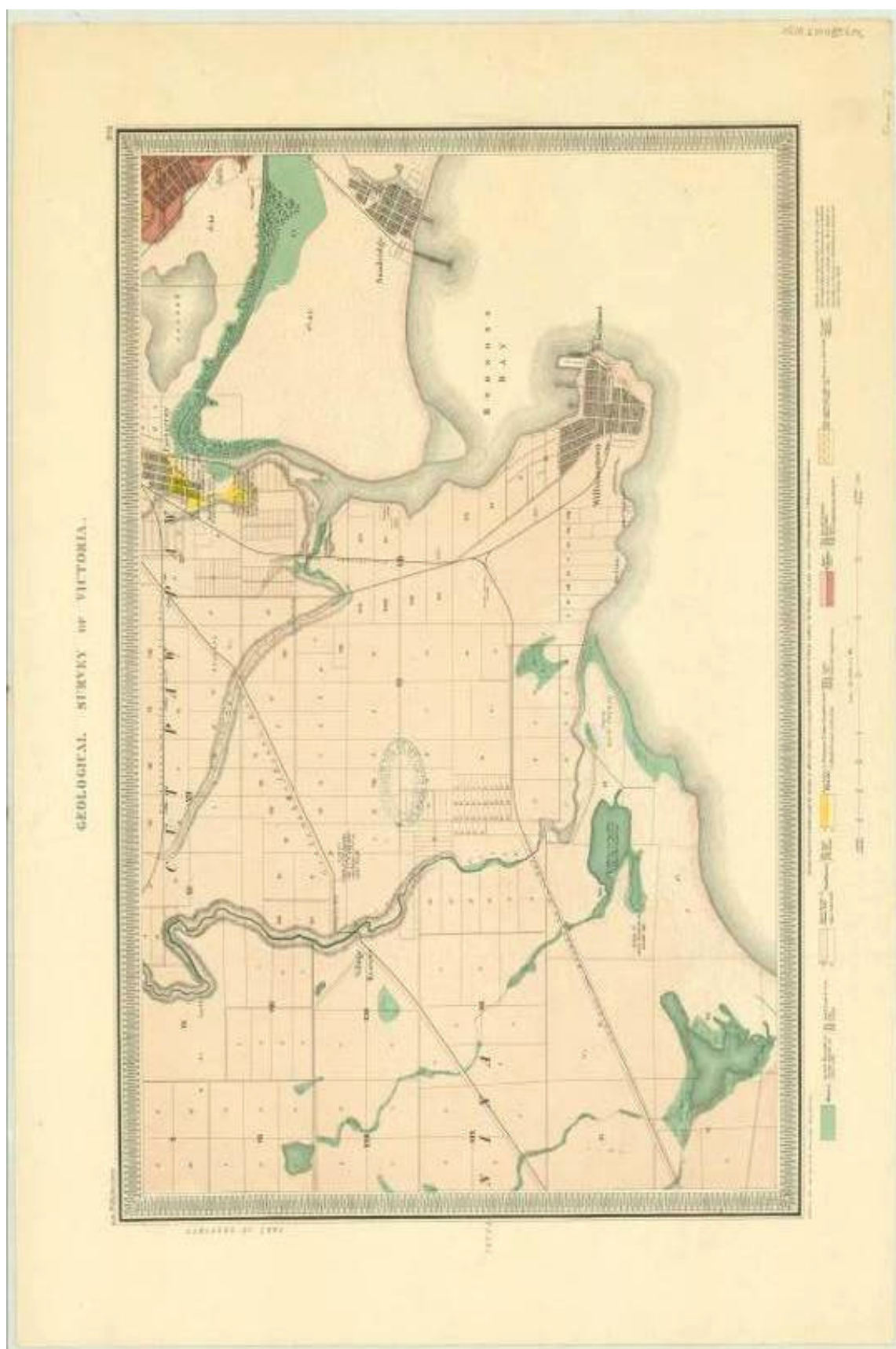


Figure 7. Geological survey of Victoria, showing the Parishes of Cut Paw Paw and Truganina

REVIEW OF SIGNIFICANCE FOR PSP 40 EAST, PSP 42 NORTH & PSP 43

This section provides a review of the cultural heritage significance of the known places and sites on the basis of the limited investigations carried out for this report. As noted in Section 1, the purpose of this assessment is to provide clear direction and advice on what is and what is not significant within the places, and to recommend appropriate curtilage requirements and management policies.

4.1 Basis of Assessment

The Burra Charter defines ‘cultural significance’ as:

aesthetic, historic, scientific, social or spiritual value for past, present or future generations

The Burra Charter further clarifies that:

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

In accordance with Heritage Victoria guidelines, this report provides an assessment using the Hercon² criteria and concludes with a statement of cultural heritage significance.

4.2 Establishing threshold for local significance

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

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- The place may be rare within the municipality or to a township or locality. It may be a very early place, or one that is under-represented within Wyndham City (Criterion B).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to a township or locality (Criterion G) or to an individual or organization (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.

² ‘Hercon’ is the name given to the standard National heritage assessment criteria that were recently adopted by Heritage Victoria

- The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

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

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

4.3 Assessment of archaeological potential

As a means of prioritising potential archaeological sites identified for further investigation (including research and field survey) a rating system was used to provide a preliminary assessment of archaeological potential and significance.

Sites were rated on a gradient from high to none, where high indicates sites that are known to have substantial architectural features or intact remains and primary archaeological deposits. Sites lacking in known extant remains and devoid of these features are graded as low. Sites that are highly disturbed or lacking physical fabric are graded as being none. As well as these criteria, additional measures used to rank sites for priority assessment included age, rarity, availability of historical records and research potential, potential for interpretation, and site integrity and intactness. A further measure considered was threat of disturbance or destruction. Considering that these sites are located in the Urban Grown Area.

4.4 Citations

Each of the known places and sites within the precinct has had a brief citation prepared, which describes the place, gives a brief Site History (which should be read in conjunction with the Thematic Environmental History) and provides an assessment of significance, based on the thresholds set out in Section 3.2.

For those places which are considered not to meet the thresholds required for local significance, these are set out.

The citations are included in Appendix A

BIBLIOGRAPHY

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- Public Lands Office, 1859, *Suburban & country lands in the Parishes of Mambourin and Cocoroc County of Grant (adjoining township of Wyndham)*.

Secondary Sources

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- Ken James & Lance Pritchard, (1985) *Werribee, the first 100 years*, Werribee and District Historical Society.
- Hilary du Cros & Phillippa Watts, (1993) *An archaeological study of the Werribee River Bridge North West Link*, City of Werribee.

APPENDIX A – CITATIONS

Harold Young's (Solider Settlement House)

Land Description/Address: Hobbs Road (approximately 180), Wyndham Vale

LLG Co-ordinates: unknown

MGA Co-ordinates: unknown

Listing: None

Inspection date **not able to inspect as demolished to construct new residence**

Recommended for Retention No

No photograph of this site is available

1.0 Site Description

The Harold Young's was not able to be discovered during fieldwork. A map produced as part of the 1997 *Wyndham Heritage Study* shows the location of the Young Solider Settlement residence as being in the approximate location of the modern house at 180 Hobbs Road, Wyndham Vale. As the Young Solider settlement house was not viewed or researched as part of the 1997 Heritage Study, little information has been recorded. It is unlikely however that the residence was of particular heritage value, as it was not included within the study.

It is likely that the residence was demolished in the past 10 years to construct a new house. Therefore, this place has nil cultural heritage significance.

2.0 Site History

There is very little history recorded about this place. It was originally part of the substantial Chirnside holdings which took up large tracts of land around Werribee, Wyndham Vale, Tarneit and surrounding areas. The descendants of Andrew Chirnside gradually dispersed the estate, predominantly used for sheep grazing, first by having tenant farmers and later by freehold sales. There is no physical evidence of nineteenth century tenant farms in the immediate vicinity. The land was variously part of the early nineteenth century closer settlement lands. The *Wyndham Heritage Study* (1997) states that Harold Young, a soldier settler purchased available farm land immediately post World War Two. In 1997, the land was owned by Noel Evans. No further information regarding the place is known.

3.0 Key Victorian Historic Themes

4.3 Grazing and raising livestock

4.4 Farming

4.0 Key site features

None identified

5.0 Significance

The *Wyndham Heritage Study* 1997 has recommended that this site requires no heritage protection, and requires no further investigation. This report concurs with that advice, and would do so even if the residence was found to survive.

The site of Harold Young's soldier settlement house is not considered to have cultural heritage significance.

Statement of Significance

Not required as site has no cultural heritage significance

Level of Significance

None

6.0 Management Recommendations

No specific recommendations

7.0 Sources

Context Pty Ltd. *City of Wyndham Heritage Study*, 1997. Wyndham City Council (106).

Earth Imprints, Outer Western Metro Reassessment Project – Melton and Wyndham 2010.

Land

Land Description/Address:	Lot 2, 3, 4, 5 & 16 Alfred Road, Werribee (timber residence at 46 Alfred Road [Lot 4])
LLG Co-ordinates:	unable to provide specific
MGA Co-ordinates:	unable to provide specific
Listing:	None
Inspection date:	Inspected 05/09/11
Recommended for Retention	No



Looking toward Alfred Road from Galvin Road, Werribee (allotments 2-5) (Source: Context 2011)

1.0 Site Description

The land associated with Allotments 2-5 & 16 Alfred Road, Werribee is located between the Old Geelong Road and the Geelong-Werribee Railway Line with an irregular shape. The landscape is generally flat, with few trees, open paddocks (originally grasslands) with some areas of low lying land, believed to be a seasonal drain from Lollypop Creek flood periods. The land has been subdivided into relatively small semi-rural lots, and supports a number of small residences, some associated with limited agricultural pursuits. Two 1940s dairy buildings are located on opposite sides of Alfred Road (on land associated with numbers 55 and 70 Alfred Road). Both dairies have been significantly altered over time, and are in very poor condition. They are of some limited historical interest as they represent an era of intensive farming within the area. There are also concrete footings and structures located in the vicinity of the dairy buildings which date from the same period. The dairy at 55 Alfred Street has extended its size by the use of a small symmetrical two roomed residence from the interwar period attached to the west wall of the dairy.

On both sides of Alfred Road, there are a number of modern residences, and one Edwardian timber residence which has been relocated to the site in around 1970. None of these buildings are considered to have cultural heritage significance.

2.0 Site History

The study area has been part of the agricultural district of Greater Werribee, and may have supported agricultural and pastoral pursuits from as early as the 1840s. A report prepared on the archaeological significance of the PSP by Heritage Insight Pty. Ltd. (2006: 19) prepared a non-Indigenous site history for the area as follows:

Following European settlement during the mid 1830s, the western plains were amongst the first areas to be taken up for grazing. The first land sales occurred in the 1850s when the extensive pastoral runs were subdivided into smaller allotments to promote closer settlement and agriculture.

The 1859 Parish Plan of Mambourin shows detail of the ownership of the current study area. Section 8 contains allotments that were sold off to T. Chirnside, J. Farmer, P. McDonald and A. Martin.

In 1893 the Melbourne Metropolitan Board of Works purchased 3580 hectares from the Chirnside's, who were a wealthy family who had purchased much of the public land through the auctions held between 1838 and 1854. The land surrounding the study area was primarily used for farming activities, although the establishment of water treatment systems and the of the Melbourne Water Discovery Centre in the 1940s show relevant land use history.

Notably, during the Second World War, sections of land to the north of the study area where [sic] utilised, namely a satellite airfield was established, and post war time; the area was used as a disposal site for surplus aircraft. For a short period preceding the land reverting back to agricultural use, this area was also used to house Migrants in the 1950s.

East of the study area, large aircraft hangars reflect the Second World War aviation history of the area. There are no known structures within the study area which relate to the aviation history of surrounding land.

The area has had a long history of small scale farming, and small farms were taken up by returned servicemen. Two former dairies, located on either side of Alfred Road at number 70 and 55 Alfred Road (Lots 2 and 5) express this post war history. These buildings are not significant. Development from second and third generation migrants consolidated in the immediate study area from the 1960s, which is represented by a number of small outer suburban minor agricultural holdings along Alfred Road.

3.0 Key Victorian Historic Themes,

4.1 Living on the land

4.3 Grazing and raising livestock

4.4 Farming

4.0 Key site features

None known

5.0 Significance

Neither the land nor any places or sites within the precinct have been previously identified in heritage studies. In 2006, Heritage Insight concluded that there was the potential for non-Indigenous historical archaeology sites to be located within the study area, associated with early settlement or farming activities.

Context believe that there is too little physical or documentary evidence to support the conclusion that there may be archaeological potential within the area.

Statement of Significance

Not considered significant

Level of Significance

None

6.0 Management Recommendations

Land can be developed, but caution should be taken to follow the requirements of the *Heritage Act* 1995 in the unlikely event of an archaeological deposit or site being uncovered.

7.0 Sources

Context Pty Ltd. *City of Wyndham Heritage Study*, 1997. Wyndham City Council (p. 132).

Heritage Insight Pty. Ltd, *Archaeological Desktop Survey of Allotments 2-5 and 14-16 Alfred Road Werribee*, 2006 – prepared for ITST Pty. Ltd.

Timber Residence

Land Description/Address: 2\TP433485, Black Forest Road, Wyndham Vale

LLG Co-ordinates: 37.89788S, 144.59752E

MGA Co-ordinates: 288762, 5802794 (55)

Listing: None

Inspection date 01/09/2011

Recommended for Retention Yes



Timber residence, Black Forest Road, Wyndham Vale (Context 2011)

1.0 Site Description

A preliminary inspection was undertaken of this site on Monday 1st September, 2011 from the public realm as access to the site was denied. During the brief inspection from the road, the front and sides of the residence were examined. The rear of the building and the surrounding landscape was not visible.

The house has been previously recorded by Context as a “simple timber house, with a high, hipped roof and verandah across the main façade. There are drystone walls along both sides of this section of Black Forest Road...” (Context, 1997:201). This description is consistent with the current fabric of the residence. In addition, the residence appears to date from between 1900-1910, and retains features characteristic of that period including a symmetrical form, simple double hung sash windows (symmetrically arranged either side of a panelled timber door) skillion addition at the rear, and straight timber and corrugated iron verandah, with simple square timber posts across the front. The high pitched pyramidal roof dates the building as post 1900, while the general layout and form of the structure could date from as early as 1890s.

Significant drystone walls line both sides of Black Forest Road on the approach to the residence. Black Forest Road terminates in an area of swampland immediately west of the residence. The house is located close to the boundary of Black Forest Road, and has little remaining of what appears to have been an attractive garden setting. The garden is not considered to be significant. The residence is in poor condition, but retains a high degree of integrity.

2.0 Site History

The land on which the timber residence stands was originally part of the large Chirnside family pastoral estate, which began in the 1850s by Thomas Chirnside, followed by his son, Andrew,

and in the 1890s, Andrew's sons Captain John Percy and George T. Chirnside (Parish of Mambourin plan, 1890)..

The third generation of the Chirnside family (John Percy and George T. Chirnside) were responsible for breaking up the family estate into small farms for closer settlement in the 1890s (James, 1985: 48). The farms were leased at first to tenant farmers. The Chirnside's paid for the erection of substantial farmhouses and making other permanent improvements such as fences and farm buildings for their tenant farmers (James, 1985:49).

Captain John Percy Chirnside leased a parcel of 348 acres (including the land on which the residence sits) and a dwelling to John W. Hanley in 1910. At that time the property was valued at 143 pounds (Shire of Werribee Rate book 1910-11, South Riding No. 4434). This confirms that date of the residence as pre 1910. The land remained in the ownership of Chirnside until the early 1920s, when it was purchased by R. Rodgers, who then leased the land [and dwelling] to Michael Galvin. It is possible to conclude that the residence may have been constructed as one of the tenant farmhouses established by the Chirnside brothers between 1890-1910 (Shire of Werribee Rate Book 1920-21. No. 5880).

The rate books show that the cottage was constructed prior to 1910, which is supported by the design, materials and integrity of the surviving building. The land remained part of one of John Percy Chirnside's tenant farms until the early 1920s. Based on this evidence, it is possible to conclude that the cottage was constructed as a tenant farmer's residence, either by Chirnside, or his tenant farmer, John Hanley.

In 1927, the property was purchased as Allotments 1, 2 and 3 by Leslie Francis Munckton, a farmer of 'Spring Park' Werribee (Certificate of Title, Vol. 5244 Folio 1048653). Munckton retained the property until the mid 1940s, after which it changed hands numerous times until the present owners purchased the property in 1989..

The property appears to have been left in a relatively intact condition through long decades of neglect. It is currently occupied, but in poor condition.

3.0 Key Victorian Historic Themes

- 4.1 Living on the land
- 4.3 Grazing and raising livestock
- 4.4 Farming

4.0 Key site features

Timber residence

5.0 Significance

The Wyndham Heritage Study (1997) identified and partially assessed this site as being of local significance "as an example of the small farm properties sold to tenant farmers in about 1910, illustrating the results of the process of subdividing the large pastoral estates...for closer settlement" (Context, 1997:202).

It recommended that it be protected under the Planning Scheme and Heritage List (Heritage Overlay).

It further recommended that further research should be undertaken prior to any changes being made to this place.

Statement of Significance

What is significant?

The timber house located at the termination of Black Forest Road, on the north side is a simple timber Edwardian farm cottage dating from between 1900 and 1910. The residence is located on the land of one of John Percy Chirnside's tenant farms. The Chirnside Brothers, John Percy and George established tenant farms across most of the Werribee Park and Manor Park estates between 1890 and 1910 to encourage closer settlement across the vast tracts of land owned by

the Chirnside family in this area. Unusually, the Chirnside's often constructed substantial residences and permanent features such as fencing and farm outbuildings for their tenant farms. It is almost certain that this residence was constructed as a tenant residence, either by Chirnside or his tenant, John Hanley. The house is symmetrical in form with features characteristic of the 1900-1910 period including a symmetrical form, simple double hung sash windows (symmetrically arranged either side of a panelled timber door) skillion addition at the rear, and straight timber and corrugated iron verandah, with simple square timber posts across the front. The high pitched pyramid shape of the roof dates the building as post 1900, while the general layout and form of the structure could date from as early as 1890. The residence is in poor condition but retains a high degree of integrity externally. Drystone walls are located on both sides of Black Forest Road, leading up to the residence. These are in varying condition, but are important to the setting of the residence.

How is it significant?

The timber residence on the north side of Black Forest Road, Wyndham Vale is of historical significance to the City of Wyndham.

Why is it Significant?

The timber residence in Black Forest Road Wyndham Vale is a good representative example of the modest farm dwellings constructed on the Chirnside tenant farms in this area in the early twentieth century. It is of further historical significance as a relatively rare surviving example of a timber residence associated with a tenant farm within the municipality. It expresses various characteristics typical of the period including a symmetrical timber form with windows flanking a central door, a simple timber verandah, timber sash windows, corrugated iron hipped roof with skillion addition and the early twentieth century window hoods as well as the high pitched roof form which places it firmly in the early twentieth century. It also appears to have a good degree of integrity to the period externally. The drystone walls which are on both sides of Black Forest Road leading to the residence enhance its rural setting, and provide information about the agricultural intent of the farm house and the land surrounding it. (Criterion A and B and Criterion D)

Level of Significance

Local Significance

6.0 Management Recommendations

Retain timber residence

Retain the drystone walls on both sides of Black Forest Road, both leading the house and in front of the residence itself.

Prepare detailed citation to test the application of the Heritage Overlay

7.0 Sources

Context Pty Ltd. *City of Wyndham Heritage Study*, 1997. Wyndham City Council (p. 134).

City of Werribee Rate Books (various)

Title Plan for Land – Vol. 5211 Fol. 653

Certificate of Title - Vol. 5211 Fol. 1048653

Ken James & Lance Pritchard, (1985) *Werribee, the first 100 years*, Werribee and District Historical Society.

APPENDIX A – DRYSTONE WALL IMAGES



Drystone walls, Ballan Road (west of Woollahra Rise intersection)



Drystone walls, Ballan Road (between Hobbs Road and Woollahra Rise)



Drystone wall, 525 -595 McGraths Road, Wyndham Vale



Drystone wall, 525 -595 McGraths Road, Wyndham Vale



Drystone wall, Black Forest Road (north side), Wyndham Vale

APPENDIX B PLACE RECOMMENDATIONS

Potential Heritage Places within PSP40 East, 42 North, 43

Place name	Street No	Street name	Locality	LLG Co-ordinates	MGA Co-ordinates	HO #	VHI 7822	Significance	Retain ?	Comments
Young Residence (soldier settlement house)		Hobbs Road	Wyndham Vale	Unable to locate	Unable to locate	No	No	Nil	No	Place believed to have been demolished in order to construct one of the new residences on Hobbs Road.
Land	Lot 2/LP14800	Alfred Road	Werribee	37.91738S, 144.63645E (general, not specific)	292240, 5800720 (55) (general, not specific)	No	No	Nil	No	
Land	Lot 3/LP14800	Alfred Road	Werribee	37.91927S, 144.63370E (general, not specific)	292005, 5800505 (55) (general, not specific)	No	No	Nil	No	
Land	46 (Lot 4//LP14800)	Alfred Road	Werribee	37.91904S, 144.63026E (general, not specific)	291700, 5800520 (55) (general, not specific)	No	No	Nil	No	
Land	70 (Lot 5//LP14800)	Alfred Road	Werribee	37.91893S, 144.62771E (general, not specific)	291480, 5800530 (55) (general, not specific)	No	No	Nil	No	

Place name	Street No	Street name	Locality	LLG Co-ordinates	MGA Co-ordinates	HO #	VHI 7822 -	Significance	Retain ?	Comments
Land	220 (Lot 16/LP13 5824)	Geelong Road	Werribee	37.92266S, 144.63026E (general, not specific)	291715, 5800120 (55) (general, not specific)	No	No	Nil	No	
Timber Residence	2VTP433 485	Black Forest Road	Wyndham Vale	37.89788S, 144.59752E	288762, 5802794 (55)	No	No	Historical Interest – to be further assessed	Yes	Retain, of local interest. Investigate further for inclusion on Wyndham Heritage Overlay.

APPENDIX C - MAPPING HERITAGE PLACES AND CURTILAGES

Mapping heritage places and curtilages

Source: Heritage Victoria Model Consultants Brief for Heritage Studies

What is a curtilage?

The New South Wales Heritage Office publication *Heritage Curtilages* (1996) defines a curtilage as:

... the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance ...

What does the Burra Charter say?

The *Australia ICOMOS Burra Charter, 1999* doesn't mention the word "curtilage" but refers to the term "setting".

Article 1.2 states in part:

"Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects."

Article 1.12 states in part:

"Setting means the area around a place, which may include the visual catchment."

Article 8 ("Setting") states:

"Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place."

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate."

Why is a curtilage critical?

- To retain the setting or context of a significant building, element or place.
- To regulate demolition of significant elements associated with the heritage place (e.g. a homestead and its outbuildings, structures, trees and private cemetery etc)
- To regulate subdivision of a significant building or place.
- To regulate new buildings and works in close proximity to the significant building or element.

What does the Victoria Planning Provision Practice note – Applying the Heritage Overlay – state?

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

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

However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

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

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

How do you establish a curtilage?

1. Consider each place on its merits and apply common sense.
2. Review the heritage study documentation and ask the question “What is significant?” The polygon should capture those elements of the place that are significant.
3. In addition to capturing the elements that are significant, it is almost always necessary to include some surrounding land in order to:
 - retain the setting or context of a significant building, feature, element or place.
 - regulate development (including subdivision) in close proximity to the significant building, feature or element.
4. Where possible, adopt the whole of the property or follow existing surveyed lines such as lot boundaries.
5. If it is not possible to achieve above point 4, uncomplicated and easily recognised boundary lines work best. Uncomplicated and easily recognised boundary lines leave little room for dispute in terms of the land affected by any Overlay.
6. Use aerial photos where they exist to assist in identifying a reduced curtilage.
7. If adopting a reduced curtilage, explain the basis for the polygon in the heritage study documentation.
8. Ground ‘truthing’ may be of assistance.
9. Where questions might arise in the future as to the extent of the polygon shown on the planning scheme map, use the entry in the Schedule to the Heritage Overlay (eg column two) to specify the area covered by the polygon. For example:

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

APPENDIX D – ADDITIONS TO EXISTING HERITAGE OVERLAY

Recommended additions to the **existing** Heritage Overlay

- Timber residence at 2\TP433485, Black Forest Road, Wyndham Vale

APPENDIX E– MAPPING



KEY

Study area



Wyndham Vale PSP boundary



Property boundary



Existing HO



0 200 400 m

Plan 1A PSP 40 East (North portion)

Client Growth Areas Authority
Project Heritage assessment for precinct structure plan areas

Date 4/10/2011 JB

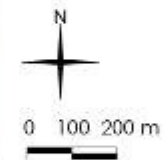
people place heritage
CONTEXT

22 Merri Street Brunswick, Victoria 3056
T: 03 9380 6933 F: 03 9380 4066
www.contextpl.com.au

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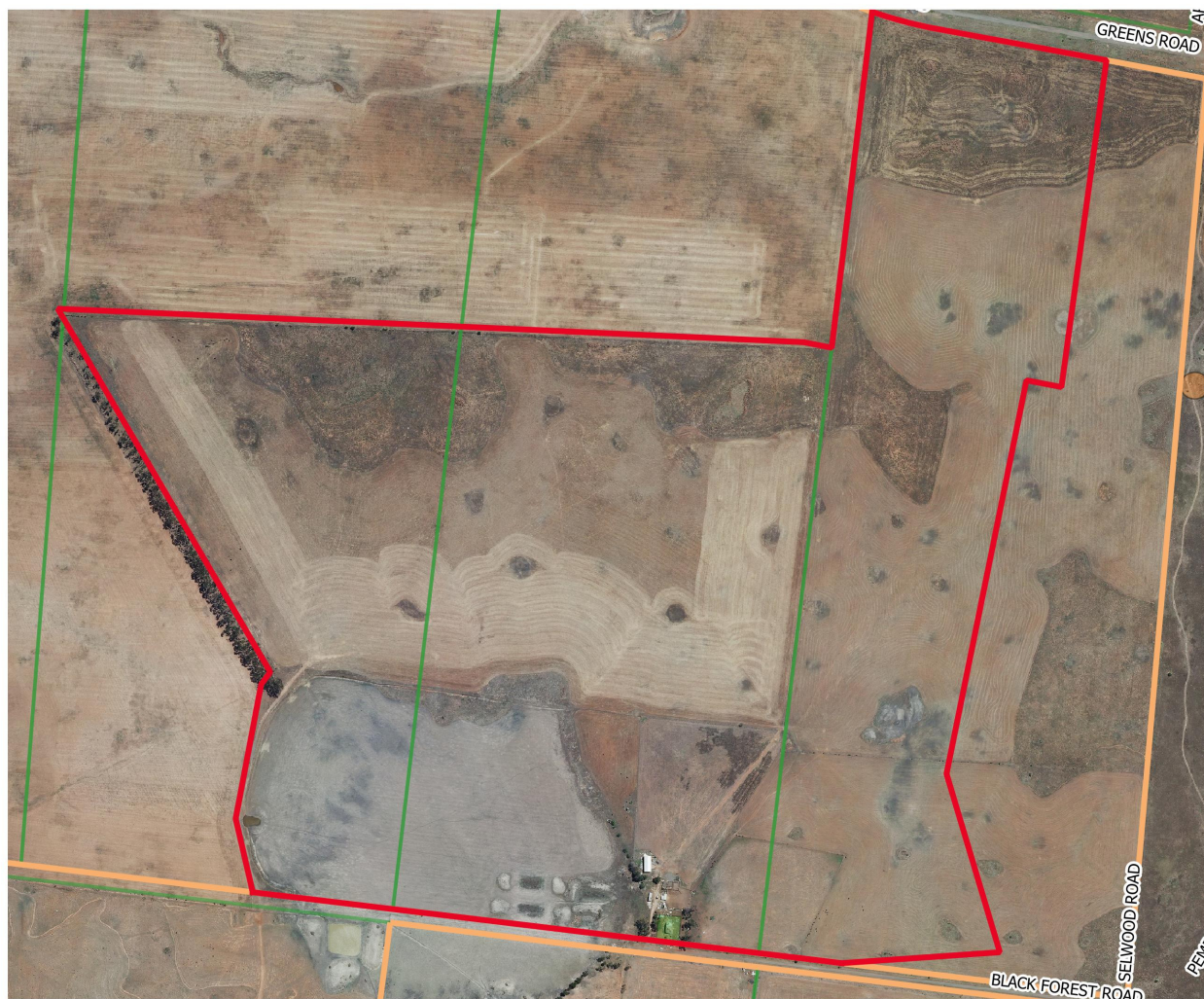
- KEY**
- Study area
 - Wyndham Vale PSP boundary
 - Property boundary



**Plan 1B
PSP 40 East
(South portion)**

Client Growth Areas Authority
Project Heritage assessment for precinct structure plan areas
Date 13/9/2011 JB

people place heritage
CONTEXT
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T: 03 9380 6933 F: 03 9380 4066
www.contextpl.com.au



KEY

Proposed heritage overlay



Existing VHI



Study area



Wyndham Vale PSP boundary



Property boundary



0 100 200 m


Plan 2
PSP 42 North

Client Growth Areas Authority
 Project Heritage assessment for precinct structure plan areas

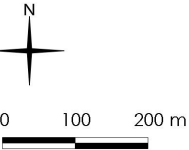
Date 4/10/2011 JB

people place heritage
CONTEXT

22 Merri Street Brunswick, Victoria 3056
 T: 03 9380 6933 F: 03 9380 4066
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- KEY
- Require further research
 - Study area
 - Wyndham Vale PSP boundary
 - Property boundary



Plan 3
PSP 43

Client Growth Areas Authority
Project Heritage assessment for precinct structure plan areas
Date 4/10/2011 JB

people place heritage
CONTEXT
22 Merri Street Brunswick, Victoria 3056
T: 03 9380 6933 F: 03 9380 4066
www.contextpl.com.au

APPENDIX F –SUPPORTING DOCUMENTATION

Citations from the 1997 *Wyndham Heritage Study*, prepared by Context Pty. Ltd.

Executive Summary - taken from *Archaeological Desktop Assessment of Allotments 2-5 and 14-16, Alfred Road, Werribee*, unpublished report prepared for ISPT Pty. Ltd by Heritage Insight Pty. Ltd., 2006.

Timber Residence, Black Forest Road

House

Black Forest Rd (north side), Werribee

Significance	Local significance	Date	c1910	Place No.	NS (W33)	Photo No.	RHS 2/08
Ownership	Private	AMG	Easting	Northing		Slide No.	-
Current heritage protection	None						



Description

A simple timber house, symmetrical, with a high, hipped roof and verandah across the main facade. There are drystone walls along both sides of this section of Black Forest Road, which are probably under threat with impending subdivision development.

This property was not reinspected during the present study; it was last seen during the 1994 Rural Heritage Study.

Themes

2.5 Creating smaller rural holdings

2.1 Pastoralists

History

The site of this early 20th century farm house was originally part of the large Chirside family pastoral estate. The Chirside empire began in the 1850s with Thomas Chirside, followed in the late 1880s by his son, Andrew, and then, from the 1890s, by Andrew's sons, Captain John Percy and George T. Chirside.[1] The Black Forest Road farm house site was owned at first by Thomas Chirside followed by Captain John Percy Chirside.[2]

The Chirside sons were responsible for breaking-up the family estate into small farms for closer settlement, leasing them at first to tenant farmers. The Chirside often erected substantial farm houses for their tenants and put up other farm buildings. By 1902 G. T. Chirside had 80 tenant farmers and the Captain had about a dozen.[3]

Werribee Shire records confirm that in 1910 Captain Chirside leased 348 acres of land in Allotments 2 and 3 of Section XX in the Parish of Mambourine (the site of this house) and a dwelling to John W. Hanley,

farmer.[4] The valuation of this property was 143 pounds. Captain Chirnside retained Allotment 1 and part of 2.[5] By this time, 1910, it has been estimated that the whole of Percy Chirnside's property "was let to tenant farmers or sold in farm lots." [6]

In the early 1920s Percy Chirnside moved to Brandon Park near Oakleigh, where he founded a stud of Jersey cattle.[7] By this decade the Black Forest Road farm was owned by R. Rodgers and leased by Michael Galvin. Its valuation had altered little, declining slightly to 140 pounds.[8] Dr. Herman Laurence, a Collins Street medical man, became the owner and occupier of the farm house about 1926, with additional land in Allotment 3 in Section XX1 added to the original Allotment 2. in Section XX.[9] A farmer, Leslie F. Monckton, of Upper Glenaraue, was the owner and occupier in the 1930s.[10]

Statement of Significance

The early 20th century farm house has local significance as an example of the small farm properties sold to tenant farmers in about 1910, illustrating the results of the process of subdividing the large pastoral estates - in this instance the Chirnside pastoral estate - for closer settlement.

Area of Significance

House and immediate setting, plus nearby stone walls on Black Forest Road.

Preferred method of heritage protection

Wyndham Heritage List

Planning Scheme

Further Investigation?

Further research should be undertaken prior to any changes being made to this place.

References

[1] Werribee. The First Hundred Years.ed.K. N. James,pp.25-31.

[2] Parish of Mambourin Parish Plan; Shire of Werribee rate records.

[3] James, pp.57-59.

[4] Shire of Werribee RB 1910-11 South Riding No.4434.

[5] Shire of Werribee RB 1910-11 South Riding No.4406.

[6] James, p.61.

[7] James, p.106.

[8] Shire of Werribee RB 1920-21 No.5880.

[9] Shire of Werribee RB 1926-27 No.170.

[10] Shire of Werribee RB 1932-33 No.400.

NOTE: First identified by Andrew Ward, Werribee Growth Area Heritage Report, 1990.

Previous Studies / Reference Nos.

Rural Heritage Study: Western Region of Melbourne (1994) - W33

Dry stone walls, Greens Road

Stone walls

Greens Road, Wyndham Vale

Significance	Local interest	Date	-	Place No.	NS	Photo No.	-
Ownership	Not known	AMG	<i>Easting</i>	<i>Northing</i>		Slide No.	-
Current heritage protection	None						

Photograph not available.

Description

Stone walls along Greens Road are under threat. (1)

Themes

Insufficient information to determine

History

Not researched.

Statement of Significance

Not assessed, but of probable local interest.

Area of Significance

Not assessed.

Preferred method of heritage protection

Wyndham Heritage Inventory

Further Investigation?

Field survey.

References

[1] Bronwen Hickman; Place identified at Wyndham Heritage Study meeting on 21/12/95.

Previous Studies / Reference Nos.

Harold Young House

Harold Young house

Hobbs Road, Wyndham Vale

Significance	Not Assessed	Date	c1940s/50s	Place No.	NS	Photo No.	-
Ownership	Private	AMG	<i>Easting</i>	<i>Northing</i>		Slide No.	-
Current heritage protection	None						

Photograph not available.

Description

Not inspected.

Themes

2.5 Creating smaller rural holdings

History

Harold Young was a soldier settler after the Second World War. He established a farm here that is now owned by Noel Evans.[1]

Statement of Significance

Not assessed.

Area of Significance

Not assessed.

Preferred method of heritage protection

None

Further Investigation?

None.

References

[1] Place listed and mapped on Sites of European Heritage Significance by John Todd and Frances Overmars, Truganina meeting (29/3/96), Site no. T35A

Previous Studies / Reference Nos.

Land, Alfred Road (Executive Summary)

Heritage Insight Pty. Ltd.

Executive Summary

This report contains the results of an archaeological desktop assessment of allotments 2-5 and 14-16, Alfred Road, Werribee. The general location of the study area is shown in Figure 1. The subject land is comprised of allotments 2-5 and 14-16 in the Parish of Mambourin. The archaeological assessment was carried out for ISPT Pty Ltd, as part of a due diligence study, intended to identify any known or potential heritage issues on these allotments.

An aerial image of the study area, sourced from Google Earth (Figure 3), indicates that most of the study area is open grassland, which has been used for grazing in the recent past. Part of the channel of Lollypop Creek is situated within Allotments 11, 12 and 13, adjoining the study area. An 1859 Parish Plan (Figure 2) shows that part of the course of Lollypop Creek once flowed through the southern section of the study area.

The study area has not previously been the subject of archaeological investigation, although much of the surrounding properties have been assessed for their cultural heritage values.

No indigenous archaeological sites have previously been registered for the property. However, a total of 27 indigenous archaeological sites have been recorded within a 2km radius of the study area. These archaeological sites consist mostly of artefact scatters with a number of scarred trees also being identified. The majority of these sites occur within 500 metres of the Werribee River and in association with smaller water courses and former swampland.

The distribution of Aboriginal archaeological sites within the local area indicates that there is potential for Indigenous archaeological sites to occur adjacent to existing and former watercourses (Figure 4). As the study area is situated near Werribee River, Lollypop Creek and a former wetland, it is the assessment of the consultants that there is some potential for Indigenous archaeological sites to be found. Archaeological site types are most likely to comprise of surface scatters of stone artefacts, isolated finds and scarred trees.

However, as the study area is situated on Pleistocene Aeolian (wind formed) sands, rather than the adjoining volcanic plain, there is also some potential for more deeply buried sites to occur. Archaeological sites, which are situated on or near the surface, are likely to have been disturbed by past land use, but if there are more deeply buried archaeological sites, they are likely to remain unaffected by recent farming activities.

Although no non-indigenous historic sites have previously been registered for the subject land, there are 12 historic sites that are listed within the general locality of the subject land. These sites have been identified and are considered significant, and thus are listed either on the Heritage Victoria Inventory, Wyndham's Heritage Overlay and/or the Victorian Heritage Register.

There is potential for further historic sites associated with farming activities to be located on the property, this would be consistent with the particular land use history for the study area, predominately that being the farming and agricultural land use (Figure 4).

Heritage Insight Pty. Ltd.

Management Issues and Recommendations

Although no Indigenous or historic archaeological sites have previously been recorded within the study area, it is the assessment of the consultants that there is some potential for:

- Surface and deeply buried Indigenous archaeological sites; and
- Historic archaeological sites associated with past agricultural land use.

These sites may potentially occur across the study area, including Allotments 5 and 15, in which ISPT Pty Ltd have a potential interest.

At present, Indigenous archaeological sites in Victoria are protected by the Commonwealth *Aboriginal and Torres Strait Islander Heritage Protection Act (1984)* and the Victorian *Archaeological and Aboriginal Relics Preservation Act (1972)*. Both pieces of legislation will be replaced, during 2007, by the new Victorian *Aboriginal Heritage Act (2006)*.

Non-Indigenous historic archaeological sites are protected by the Victorian *Heritage Act (1995)*. Further details of this legislation are contained in Section 6.0 of the report.

No consultation has yet occurred with Indigenous communities regarding the archaeological assessment of the study area. The relevant Indigenous community with statutory responsibility for management of land within the study area is the Wathaurong Aboriginal Co-operative. The Wathaurong Co-operative may know of cultural values in the study area which are of significance to Indigenous people and which have not been identified in the current desktop assessment.

It is recommended that further assessment, in the form of an archaeological field survey, is required to fully assess the Indigenous and non-Indigenous heritage values of the study area. As the land is situated on Aeolian sand deposits which have some potential to contain deeply buried archaeological sites, it would also be useful to consider the results of any geotechnical testing of soils, within the scope of a future archaeological assessment. This may assist with determining whether there is any potential for deeply buried archaeological sites to occur within the study area.

The archaeological survey should be carried out by a qualified archaeologist, in association with a representative from the Wathaurong Aboriginal Co-operative.

Prior to conducting the field survey, the archaeologist should notify Aboriginal Affairs Victoria and Heritage Victoria of their intent to conduct an archaeological survey by completing and lodging standard survey notification forms.

Any Indigenous or non-Indigenous historic archaeological sites which are located in the field should be recorded in detail, including field plans, technical descriptions of cultural materials present and GPS co-ordinates.

The archaeologist should produce a technical report on the results of the survey. The report should contain a detailed description and maps of all sites located, an assessment of the cultural significance of the archaeological sites and recommendations for mitigation of any proposed development impacts on the archaeological sites and/or advice regarding application to statutory approvals to disturb archaeological sites if this cannot be avoided.

APPENDIX G THE BRIEF

PART A - SERVICES SOUGHT - PROJECT BRIEF

1. INTRODUCTION

The Growth Areas Authority (GAA) is seeking the services of an appropriately qualified consultant to prepare Post-Contact Heritage Assessments for areas of the Wyndham Vale Precinct Structure Plan area.

2. BACKGROUND

Work is currently being undertaken to prepare Precinct Structure Plans (PSPs) for the Wyndham Vale area in the City of Wyndham, as shown in Attachment 1. The study area for this contract is PSP areas 40 East, 42 North-east, and 43. The survey is to only include those parts of the PSP areas outlined in Attachment 1.

The assessments will inform the design of the precinct structure plans for the Wyndham Vale area, in terms of suitability of heritage places to be retained and removed.

3. PROJECT TIMING

This contract is expected to commence on Monday 15 August 2011. The timing of deliverables is set out in Section 4.2.

4. PROJECT SCOPE AND DELIVERABLES

4.1 Project Scope

The Heritage Assessments must include:

- An initial consultation meeting with GAA and Council;
- A search of the Victorian Heritage Register, the Victorian Heritage Inventory and Wyndham City Council's heritage overlay to identify buildings, places or sites of heritage significance within the precincts;
- Review of any previous heritage assessments which are relevant to the study area;
- Review of local histories and conduct a search of archival sources (e.g. historic maps and aerial photos), which are relevant to the identification of heritage buildings, sites and places;
- Site visits to private properties within the study area as needed to assess heritage places / elements;
- A brief thematic history of the study area, from the earliest period of non-indigenous settlement to the present, identifying places or events that are significant to the locality's history.
- A list of known buildings, sites and places of heritage significance within the study area and associated historic themes;
- Identification of areas which may contain significant archaeological sites associated with non-indigenous heritage;
- Assessment of the significance of identified heritage elements and make recommendation for important elements to be retained; and
- Management recommendations for those heritage elements recommended to be retained.

- Mapping clearly depicting the location of identified heritage items and associated recommendations such as buffer zones.

Tenders should demonstrate efficiencies gained by undertaking three surveys simultaneously.

4.2 Deliverables & timing

Deliverables for this project shall include:

- 1 x Draft report
- 1 x Final report

Reporting should include individual chapters addressing the outcomes of the assessment in each PSP area.

All deliverables shall be provided in both hard and soft format. Typewritten deliverables shall be provided as PDF and MS Word documents. Mapping should be provided in GIS or CAD format.

Deliverable		Delivery Date
	Commence work	8 August 2011
1	Draft reports	16 September 2011
2	Final reports	One week after receiving feedback.*

*Feedback will be in the form of one consolidated list of comments. The successful consultant will be required to make all changes, or provide an explanation as to why changes were unable to be made.

5. REPORTING REQUIREMENTS

Any matters which arise that may be deemed to materially affect the development of the project should be communicated to the Project Manager within twenty-four (24) hours of the matter being known to the Contractor.

6. INSURANCE AND RISK MANAGEMENT

Insurance and Risk Management have previously been addressed as part of Panel process.

7. PRICING

The prices offered for this service need to be in the form of Table 1 - Project Fees attached, detailing the estimated hours, and the fee against each deliverable, GST Inclusive.

The proposed pricing should make further allowance for one two-hour meeting - in addition to the initial consultation meeting - with the GAA should it become required during the assessment process.

8. CONTRACT MANAGEMENT

As a member of the GAA Consultancy Panel 2008 the Contractor has executed the Authority's standard contract for the purchase of services and signed a confidentiality agreement. Any

proposed departures from these standard conditions are to be agreed prior to the submission of the Contractor's proposal.

9. OTHER EXPENSES

The Contractor is to detail proposed travel and related expenses in Table 2 - Travel and Other Expenses attached.

10. SUBMISSION

You are invited to make an offer using the Request for Quote form Part B format. The Quote should briefly include:

- a. Response to the Project Brief
- b. The names of any personnel who would be assigned to the project, and briefly their roles and responsibilities, qualifications, and other professional experience relevant to the conduct of this study.
- c. Your experience relative to the project services.
- d. Declaration of any conflict of interest and how any conflict of interest may be managed.
- e. Any other relevant information.

Please note that your proposal cannot be considered as accepted unless and until you receive written notice of acceptance, either delivered, emailed or transmitted by fax to the nominated fax number.

11. SELECTION CRITERIA

As a member of the GAA Consultancy Panel 2008 the Contractor has been evaluated against selection criteria including the overall value for money proposition presented in the response to EOI.

In this context, "value for money" is a measurement of benefits represented by a response, including:

- (a) quality levels;
- (b) performance standards; and
- (c) environmental impacts.