

# **Preliminary European Cultural Heritage Assessment Werribee Employment Precinct**

**Princes Highway, Werribee**

**Prepared for**

**VicUrban**

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## 1.0 Introduction

### 1.1 Background

This report has been prepared for VicUrban and comprises a review of the European cultural heritage issues associated with the site known as the Werribee Employment Precinct and shown in Figure 1. The scope of the review includes all European (post-contact) cultural heritage, including built structures and features, landscape elements and potential for archaeological sensitivities.

The objective of the report is to identify all heritage issues that have the potential to affect planning – both physical and strategic - for the future redevelopment of the study area. Heritage issues identified in the report include both potential constraints and potential opportunities. The report also makes recommendations for further research and assessment as appropriate.

### 1.2 Scope of Work

The review process has included a desktop research phase which has identified all existing statutory heritage controls pursuant to the *Planning and Environment and Heritage Acts*.

The project has also included a review of local government heritage studies and previous reports on the subject site.

Limited historical research has been undertaken sufficient to identify the land use history of the site and to inform the analysis and assessment work.

In summary, the bulk of the study area historically has been under the control of the Victorian Government's Department of Agriculture (Department of Primary Industries). Land was acquired in 1912 for the establishment of a key Government research and development facility, the State Research Farm. On its eastern side this land acquired abutted the Melbourne and Metropolitan Board of Works Main Outfall Sewer (extending from Braybrook to the MMMW Metropolitan Farm, also located at Werribee, a short distance to the west). Though decommissioned, the Outfall Sewer survives and is a major feature running through the subject site. As initially developed, the State Research Farm comprised a central administrative and research area surrounded by a subdivided farm complex including areas given over to animal husbandry (including poultry and pigs), tree plantations, and both irrigated and non-irrigated paddocks where various forms of pasture and cropping could be tested. The main buildings serving the State Research Farm were located on Sneydes Road (on both the both north and south sides). A series of workers' residences were located south of Sneydes Road (between South Road and Dairy Road). A manager's residence fronted Geelong Road. In the post-WWII period, a range of new research facilities were established on the site, all generally in the vicinity of Sneydes Road and all continuing the association with farming and primary industry.

In more recent times, there has been a further diversification of activity on the site and some areas of the site have been developed for unrelated uses, including complexes for the Werribee Mercy Hospital and Victoria University.

Several site visits have been undertaken and particular areas and buildings within the study area inspected in some detail. Buildings, structures and landscape features survive relating to most phases of development post-1912 on the site ranging from a complex of the earliest buildings associated with the Farm (this group has been included in the Victorian Heritage Register) right through to DPI buildings of the c.1990s.

### 1.3 Limitations

Physical survey work undertaken in the course of the study has been limited to an external inspection of buildings, structures and other features readily accessible with the site.

The registered buildings on the State Research Farm site were inspected internally. No other internal inspections were undertaken.

The assessment of heritage landscape features has been limited to those features that are readily viewed within the site and a review of historical maps, plans and aerial photographs. No arboricultural assessment has been undertaken.

As noted, limited historical research has been undertaken sufficient to identify the land use history of the site and to inform the analysis and assessment work.



Figure 1 Aerial photograph of the Werribee Employment Precinct with the boundaries of the study area marked in red.

Source: VicUrban

The report includes broad cost estimates for basic repair and refurbishment works to a number of the registered buildings in the State Research Farm complex (Refer to Appendix B). These are indicative only, cover a limited and basic scope of works, and are provided for information purposes. More detailed costings would need to be informed by detailed structural and condition assessments and specific adaptive reuse proposals.

## 2.0 Current Heritage Controls and Listings

### 2.1 Victorian Heritage Register

The subject site includes all or part of two state registered places. These are the Former State Research Farm (H1961) and the Main Outfall Sewer (H1932), both of which are included in the Victorian Heritage Register.

#### *Former State Research Farm (H1961)*

An L-shaped area of land on the north side of Sneydes Road supports the earliest surviving buildings associated with the former State Research Farm and has been included in the Victorian Heritage Register. The registered area includes a complex of six buildings dating from the earliest phase of development of the farm. This complex was the central focus of research and administration activity at the farm. A memorial tree (dedicated to the memory of Dr Samuel S Cameron, the Victorian Director of Agriculture from 1911-31) has also been identified in the registration. A generous area of land has been included in the extent of registration. While no other elements are identified individually in the registration documentation, the boundaries of the registered land have been drawn specifically to provide an appropriate setting to the registered buildings and memorial tree. This setting includes features such as the original formal drive from Sneydes Road, a series of exotic and native plantings including windbreak and driveway plantings, some early remnant hard landscape features (including bluestone pitching and drains), open paddocks, and the sites of a series of demolished buildings.

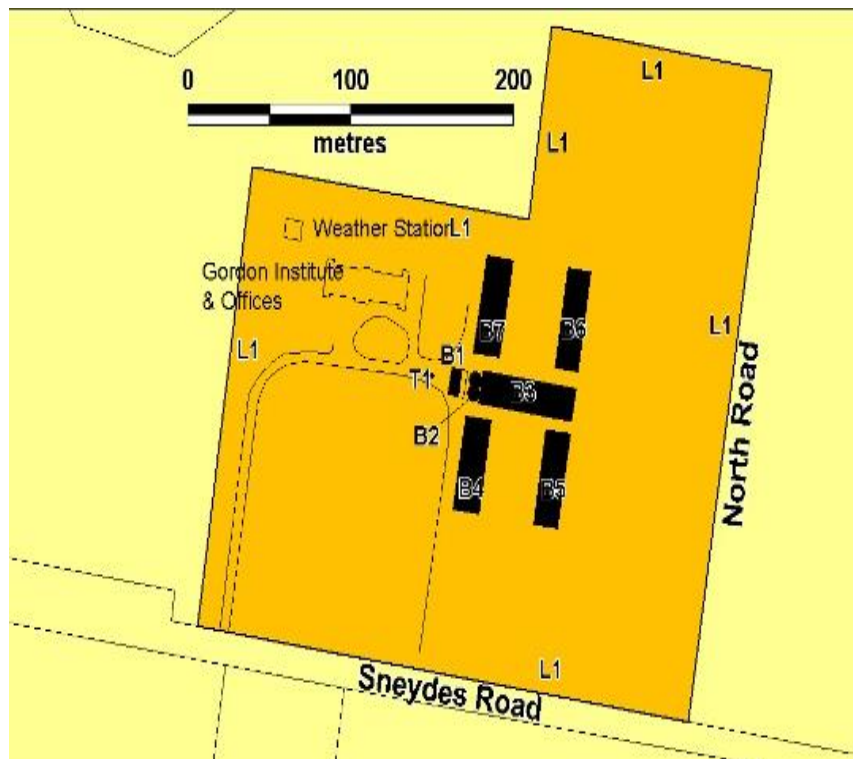


Figure 2 Diagram showing the extent of the VHR registration.  
Source: Victorian Heritage Register- Heritage Victoria



The formal description of the extent of registration is as follows:

All the land marked L1

All the buildings marked including;

- B1 - Former Manager's Office;
- B2 - Brick Silos;
- B3 - Hay Shed, Fodder Building & Laboratory;
- B4 - No.1 Machinery Shed (Former Dairy/Agronomy);
- B5 - No.2 machinery Shed (Former Implement Store/Bagged Grain Store);
- B6 - No.3 Machinery Shed (Former Farm Store & Carpentry Shop)
- B7 - No.4 Machinery Shed (Former Stables/Vehicle Maintenance)

The SS Cameron Memorial Tree and Plaque marked T1

A copy of the Heritage Victoria registration documentation is attached (Appendix A).

#### *Main Outfall Sewer (H1932)*

A section of the Melbourne Water Outfall Sewer (1892-4) extends through the site, along the northern side of the Princes Freeway (it originally formed the eastern boundary of the State Research Farm). The Main Outfall Sewer is not operational. It extends from Brooklyn to Werribee and is included in the Victorian Heritage Register in its entirety (H1932). Generally the sewer comprises a semicircular brick or concrete lined channel (in places arched over to form a circular tunnel with an earth covering). There are three brick arched aqueducts (these are over Kororoit Creek, Skeleton Creek and the Werribee River, none of which are located within the study area). The Federation Trail bike path follows the alignment of the Outfall Sewer for part of its way through the subject site however it detours off the sewer alignment at the intersection of Sneydes Road and Hoppers Lane (and extends north along Hoppers Lane).

The extent of the easement for the sewer (and the extent of registered land to either side) are yet to be established.

A copy of the Heritage Victoria registration documentation is attached (Appendix A).

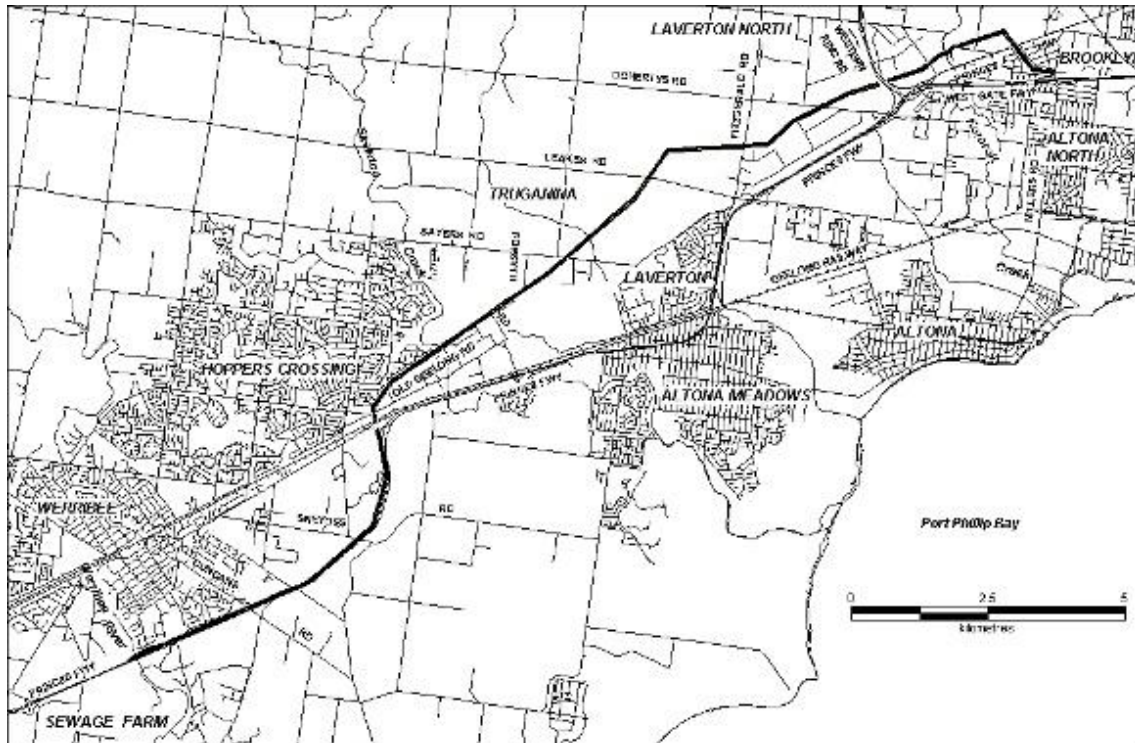


Figure 3 Main Outfall Sewer, extent of registration.

## 2.2 Victorian Heritage Inventory

In addition to its inclusion in the Victorian Heritage Register, the Outfall Sewer is included in the Victorian Heritage Inventory (which is also administered by Heritage Victoria under the Heritage Act) as an archaeological site (H7822-0273).

## 2.3 Wyndham Planning Scheme

### *Heritage Overlay*

The Werribee Employment Precinct includes two individual heritage overlays included within the Schedule to the Heritage Overlay of the Wyndham Planning Scheme as HO2 and HO75 respectively (see Figure 4 below). These overlays reflect the Victorian Heritage Register entries for the Former State Research Farm and the Main Outfall Sewer.

Pursuant to Clause 43-02 of the Wyndham Planning Scheme (Heritage Overlay) no permit is required to develop a place which is included in the Victorian Heritage Register.

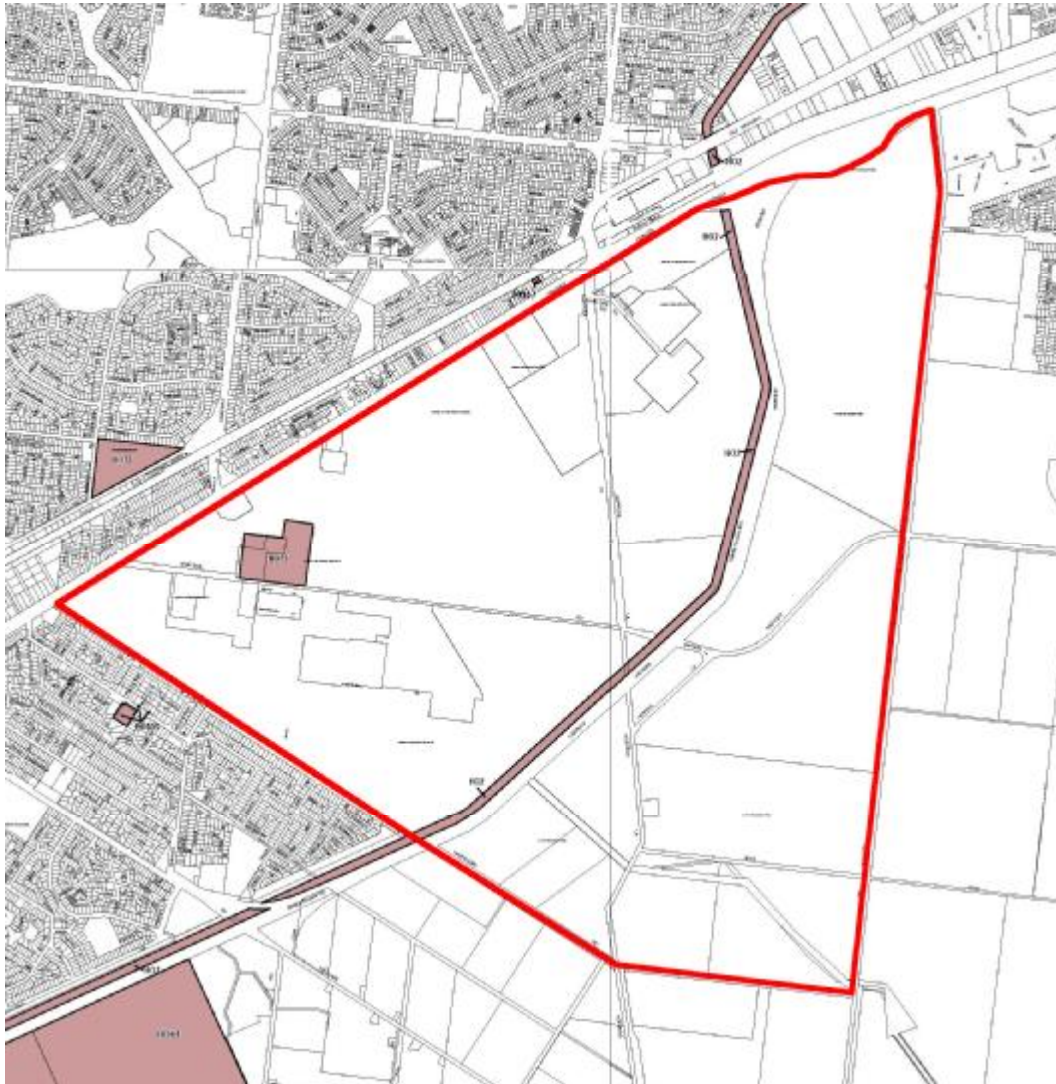


Figure 4 HO75 and HO2  
City of Wyndham Council Planning Scheme

## 2.4 Municipal Heritage Studies

### *Wyndham Heritage Study 1997 Context Pty Ltd*

The Wyndham Heritage Study identified a number of sites within the study area:

The Werribee Irrigation System is identified as a place of regional significance (weir channel, water tower and office building). None of the features described are in the study area.

The State Research Farm was identified as a place of state significance. The relevant citation is attached at Appendix A.

The Maltby Bypass (part Princes Freeway) was assessed as a place of local significance and was recommended for heritage controls in the Wyndham Planning Scheme. Part of the Bypass passes through the subject site.

Citations for the State Research Farm and Maltby Bypass are attached (refer to Appendix A).

The Werribee Growth Area Heritage Report incorporated the Werribee Conservation Study Stage 1. It assessed a series of buildings on the State Research Farm site and graded them as follows:

Building name	Grading and definition	Reference in this review (Refer to Key Maps 1 and 2)
Former Fodder Building including silos and laboratory	A ('considered important at a national or state level')	Silos (B2) and Hay Shed (B3)
Grain Storage Tanks	D ('of local interest')	Unnumbered, described as part of registered site
Former Stables	A ('considered important at a national or state level')	No. 4 Machinery Shed, former Stables (B7)
Former Dairy	A ('considered important at a national or state level')	No.1 Machinery Shed, former Dairy (B4)
Farm Office	A ('considered important at a national or state level')	Farm Manager's Office B1
Former Manager's Residence	B (DEMOLISHED)	
Former single men's quarters	C (DEMOLISHED)	
Former Showgrounds pavilion	B (DEMOLISHED)	
Shearing Shed	C ('considered important at a local level')	Shearing Shed (B8)
Farmstore and Carpenter's Shop and Former bagged Grain Store	B ('considered important at a regional or local level')	No. 2 Machinery Shed /former Implement Shed, No. 3 Machinery Shed/former Carpenters Shop (B5 and B6)

Note that a number of buildings identified in this study have been demolished.

The building citations from the study are attached.

## **2.5 Non-Statutory listings**

The State Research Farm within the subject property is included on the National Trust of Australia (Victoria)'s Register reference B7175. The Research Farm is also included on the Register of National Estate (Place ID 103742). No statutory constraints apply as a result of either of these listings. The Main Outfall Sewer is not included on the RNE or NT registers.

## **3.0 History**

### **3.1 Introduction**

Parish maps of Deutgam and Tarneit detail the divisions, allotments, and ownership of various portions of land that fell within these parish boundaries. Two large portions of land bordering on the Princes Highway are of particular interest. One is marked 'State Research Farm' and the other 'Experimental Farm Reserve'. Combined, these two areas form what was originally known as the Central, and later State, Research Farm Werribee. The notations on these parish maps confirm that while these allotments were once owned and leased by early settlers, they were eventually re-acquired by the state of Victoria and became Crown land.

### **3.2 Site Acquisition and Early History**

The year 1898 marked the beginning of a push by the Victorian Government, under the closer settlement scheme, to repurchase large areas of squatting era landholdings. Reclaimed land was divided into smaller allotments and then re-sold to a new generation of settlers. Closer settlement land was clearly earmarked for farming activity and the program was designed to bolster the agricultural industry in Victoria. In 1906, as part of the closer settlement program, the Victorian Government acquired 20,000 acres of land that was originally part of the Chirnside family's Werribee Estate.

Six years later in 1912 the Department of Agriculture, in a desire to constructively foster the advancement of the agricultural industry in Victoria, requested a portion of the closer settlement land for the establishment of a research farm.<sup>1</sup> In July that year the Secretary of the Closer Settlement Office wrote to the Surveyor General of the Department of Lands and Survey requesting that 1,167 acres of land situated on the reclaimed portion of the Werribee Estate be transferred to the Department of Agriculture.<sup>2</sup> It was on this land that the State Research Farm Werribee was established.

Allotments 1 and 1a of Section C, in the Parish of Deutgam, and allotment 9 Section B, Parish of Tarneit, all within the County of Bourke, were to combine to become the site of the State Research Farm. The original site boundaries are thought to have been the Geelong Road on the west and north and Metropolitan Main Sewer and what was known as Duncans Road on the east and south (noting that the current boundary on the south is some distance to the north of Duncans Road). The land was originally leased by the Department of Agriculture with a right to purchase in 1918. However, there was already residential and farming activity on the site when it was allocated to the Department of Agriculture - there were several private leaseholders on the land when it was acquired by the Closer Settlement Board in 1906. Several of these leases fell within the boundaries of the land that was subsequently allocated to the Department of Agriculture.

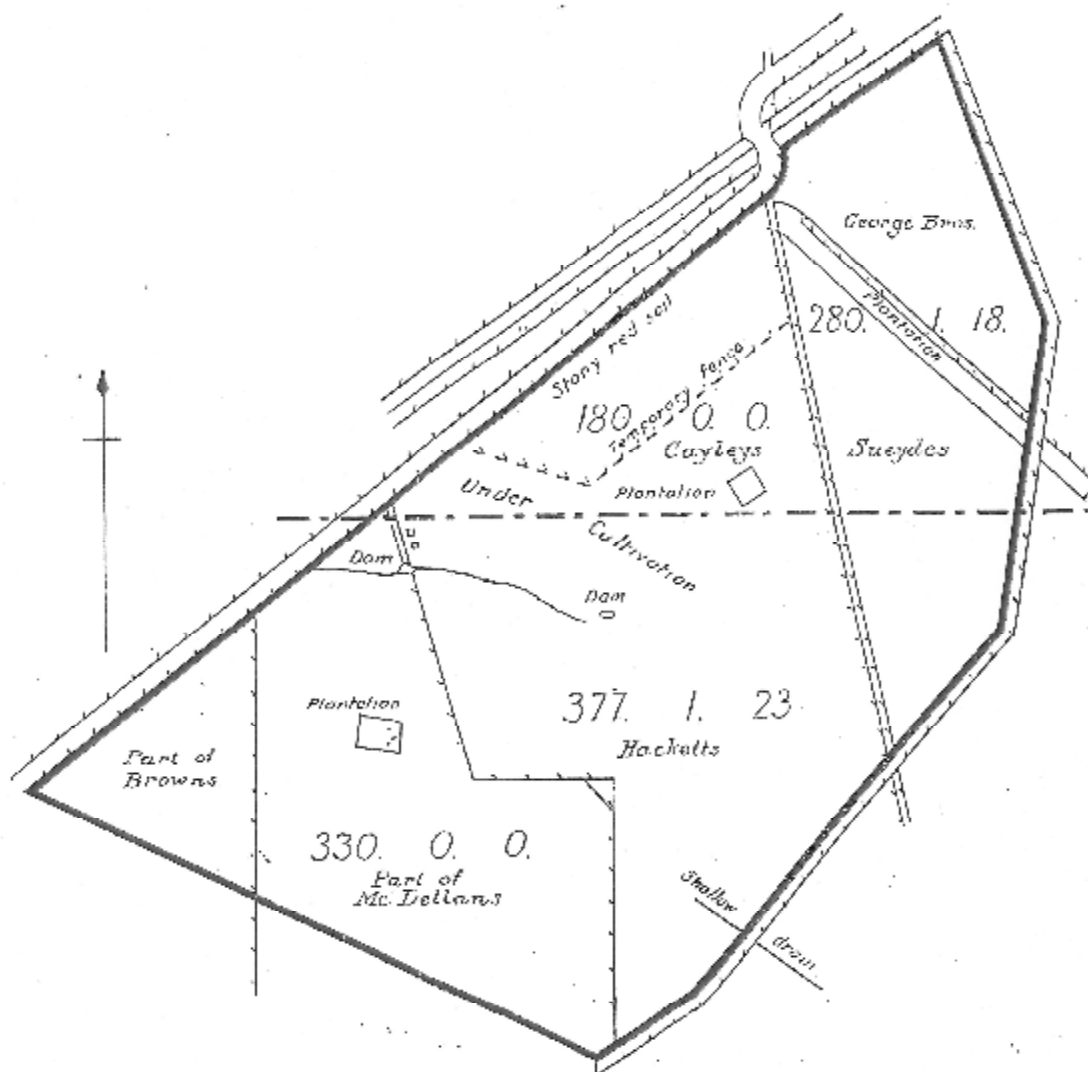
Documents containing valuations of the land and built structures on some of the Werribee Estate land describe four private leaseholders on what was to become the State Research Farm. Leases were held in the names of Brown, McLellan, Hackett, Cayley, Sneyde, and the George Brothers.

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1 Assessment of Significance and Management Plan, Commissioned by Department of Natural Resources and Environment, Roberts Sands Pty. Ltd. Architects, 2001.

2 VPRS 5357, Unit 2542, File 5287





Plan A.—Central Research Farm, Werribee. Block of land as acquired by the Department of Agriculture from the Canner Settlement Board, 1/6/19.

Figure 6 Land initially acquired by the Department of Agriculture.  
Reproduced from R Sands, Assessment of Significance, 2001.

According to the valuation documents there were built structures on at least four of these leaseholdings. On the George Brothers' land (allotment 9 of Section B, Parish of Tarneit) there was a stable and men's hut. On John Brown's land, part of which fell in allotment 1a in the Parish of Deutgam, was listed a house, stable, tool house, implement shed, and a quarter of a mile of one inch galvanised iron piping. On the neighbouring land, also in allotment 1a, McLellan was recorded as having a shed and fowl house, a lean-to stable, two tanks, an implement shed, a dairy, a kitchen, piggeries and fencing around his land. There was a stable and men's hut also listed on the land leased by Hackett, which again fell within allotment 1a.<sup>3</sup>

<sup>3</sup> File number 0704446 Part 1 RS 3465, Department of Primary Industries, Werribee State Research Farm Reserve. It is unclear from the valuation document how many of these built structures fell on the land that became the State Research Farm Werribee. In addition, the original document has deteriorated



While negotiations were underway to transfer the land to the Department of Agriculture, the pre-existing private leaseholders were notified by the Closer Settlement Board that their leases were to be terminated. For example, on 9 May 1912, Messrs Hackett and Cayley were notified that they had to vacate the allotments held by them for agistment on the Werribee Estate on 30 June 1913.<sup>4</sup>

The Department of Agriculture did not initially own the land on which the State Research Farm was located. Rather, it was leased from two different authorities – the State Rivers and Water Supply Commission and the Land Purchases and Management Board. All of the land that fell within the Parish of Deutgam was classed as irrigable and fell within the Werribee Irrigation District, which was under the control of the State Rivers and Water Supply Commission. Allotment 9 of Section B, which fell within the Parish of Tarneit was dry land and was controlled by the Land Purchases and Management Board.

The land that the Department of Agriculture acquired for the State Research Farm was earmarked as closer settlement land. While it was not directly sold on to settlers, the State Research Farm was still intrinsically linked to the closer settlement scheme and to the drive to strengthen the agricultural sector in general. The Research Farm was set up specifically as a centralised facility that would engage in practical and theoretical research that would benefit farmers and also provide a network of support for those who had purchased closer settlement land.

### **3.3 Early Development of the State Research Farm**

Trials and practical research were immediately commenced at the Research Farm. Among these were experiments in soil renovation, rotation of crops, improvement of wheat and other cereals, irrigation practices, improvement of pastures, breeding and feeding of livestock, soil properties and meteorology.

Important infrastructure and building activity also commenced without delay. The main north-south and east-west roads (now North and South Roads and Sneydes Road) were constructed on the site in 1912 and window plantings were implemented. An H-shaped cluster of timber framed, brick, corrugated iron and weatherboard clad buildings designed by the Public Works Department were also constructed around the centre of the farm in 1912. Among these buildings were a farm manager's office, fodder building, silos and laboratory, dairy, stables, farm store and carpenter's shop and a bagged grain store.<sup>5</sup> The balance of the land initially acquired for the Research Farm was subdivided into a series of rectangular paddocks of approximately 10 acres or multiples thereof (refer Figure 7).

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considerably to the point that it is, in places, undecipherable. As a result the document should not be taken as a completely accurate representation of the built structures on the site.

4 File number 0704446 Part 1 RS 3465, Department of Primary Industries, Werribee State Research Farm Reserve.

5 Heritage Inventory Citation, Werribee State Research Farm, H1961, accessed 21 February, 2009. Considerable secondary material detailing this original cluster of buildings exists. See for example: Assessment of Significance and Management Plan, Commissioned by Department of Natural Resources and Environment, Roberts Sands Pty. Ltd. Architects, 2001, and B.R. Wardle, The Land that Yielded: A story of the State Research Farm, Werribee, Department of Agriculture, Melbourne, 1972.



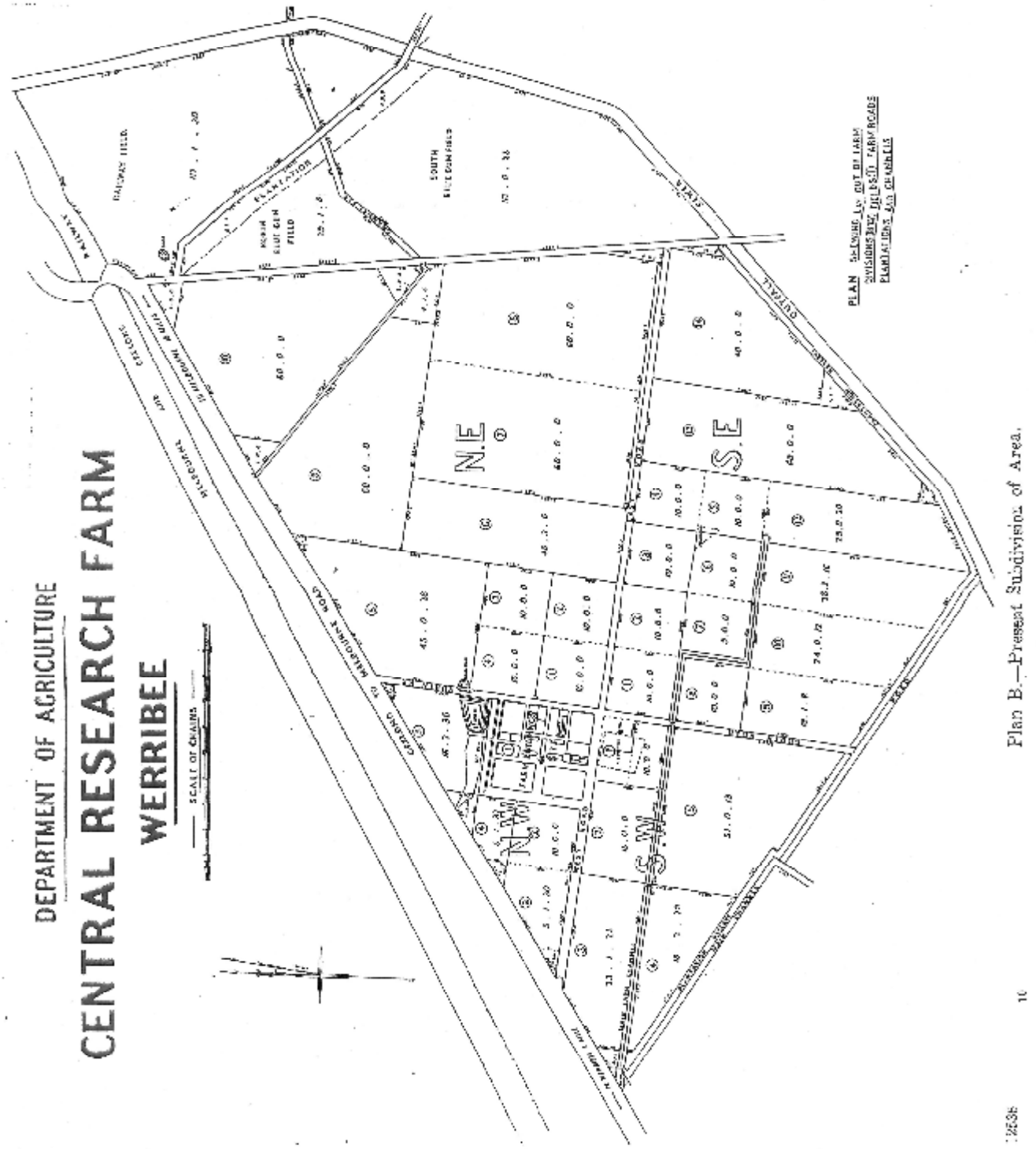


Figure 7 Early subdivision, layout and plantings at the State Research Farm, 1913. Reproduced from R Sands, Assessment of Significance, 2001.

### 3.4 Acquisition of Additional Land

It was almost immediately clear that additional land would be invaluable for the practical trials underway at the research farm – particularly in the area of crops and wheat. The Department of Agriculture had its eye on the adjoining land, allotment numbers 2, 3, and 3a of Sections E & C. The area was at the time held on agistment to an F. Beamish who grazed sheep on the land. Dr Samuel S. Cameron, then Director of the Department of Agriculture, approached the Chairman of the State Rivers and Water Supply Commission in May 1914 and requested that this land be transferred to the Department of Agriculture. It planned to plant wheat on the land and experiment with different types of wheat varieties. Beamish was given notice to vacate and on 4 February 1916 the area, which is denoted on site and Parish maps as the Experimental Farm, was transferred to the Department of Agriculture.

For over a decade the Department of Agriculture leased all of the land that comprised both the State Research Farm Werribee and the Experimental Farm that was acquired slightly later. It was not until the mid 1920s that the Department of Agriculture began to purchase parts of the land, beginning with the State Research Farm site. The 1,167 acres, 3 roods and 1 perch that comprised allotments 1 and 1a of Section C, Parish of Deutgam, County of Bourke, and Allotment 9 Section B, Parish of Tarneit, County of Bourke that had been leased to the Department were finally purchased, by a system of extended payments in 1926. In 1927 the title was transferred to the Department. That year, the Government Gazette of Victoria declared that on 6 July 1927, the 'Tarneit and Deutgam site for State Research Farm (Agricultural)' was permanently reserved from occupation for residence or business.<sup>6</sup>

Some years later in 1936, the second allotment, the Experimental Farm area – 1,062 acres, 1 rood 20 perches – was temporarily transferred to the Department of Agriculture. This temporary transfer was officially recorded in the Government Gazette in 1936.<sup>7</sup> By the end of the 1930s the State Research Farm Werribee comprised a total of 2,108 acres of land.

### 3.5 Agricultural and Research Work, 1912-present

The activities of the farm in these early years clearly met the aims that the Department of Agriculture set out to achieve. Within a decade the State Research Farm Werribee had been well established, as a 1939 report noted:

It was an experimental station on which the problems of agriculture and of livestock husbandry [could] be investigated by a trained staff. It [provided] also facilities for the thorough testing, under practical farming conditions, of the results obtained in the experimental fields, and of any suggested departures from recognised farming practice.<sup>8</sup>

The role of closer settlement in the establishment of the State Research Farm Werribee and the aims of the Department of Agriculture are both crucial to understanding the land use history of the site. Buildings on the site were constructed to accommodate the administration of the farm as well as to facilitate laboratory based teaching and research. The majority of the original built structures remaining on the site today are concentrated in the Sneydes Road and North Road section of what was originally the State Research Farm Werribee.

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6 Government Gazette, 1927, p. 2142.

7 Government Gazette, 1936, p. 2594.

8 The State Research Farm Guide Book 1939, Department of Agriculture, Victoria.

# DEPARTMENT OF AGRICULTURE STATE RESEARCH FARM WERRIBEE

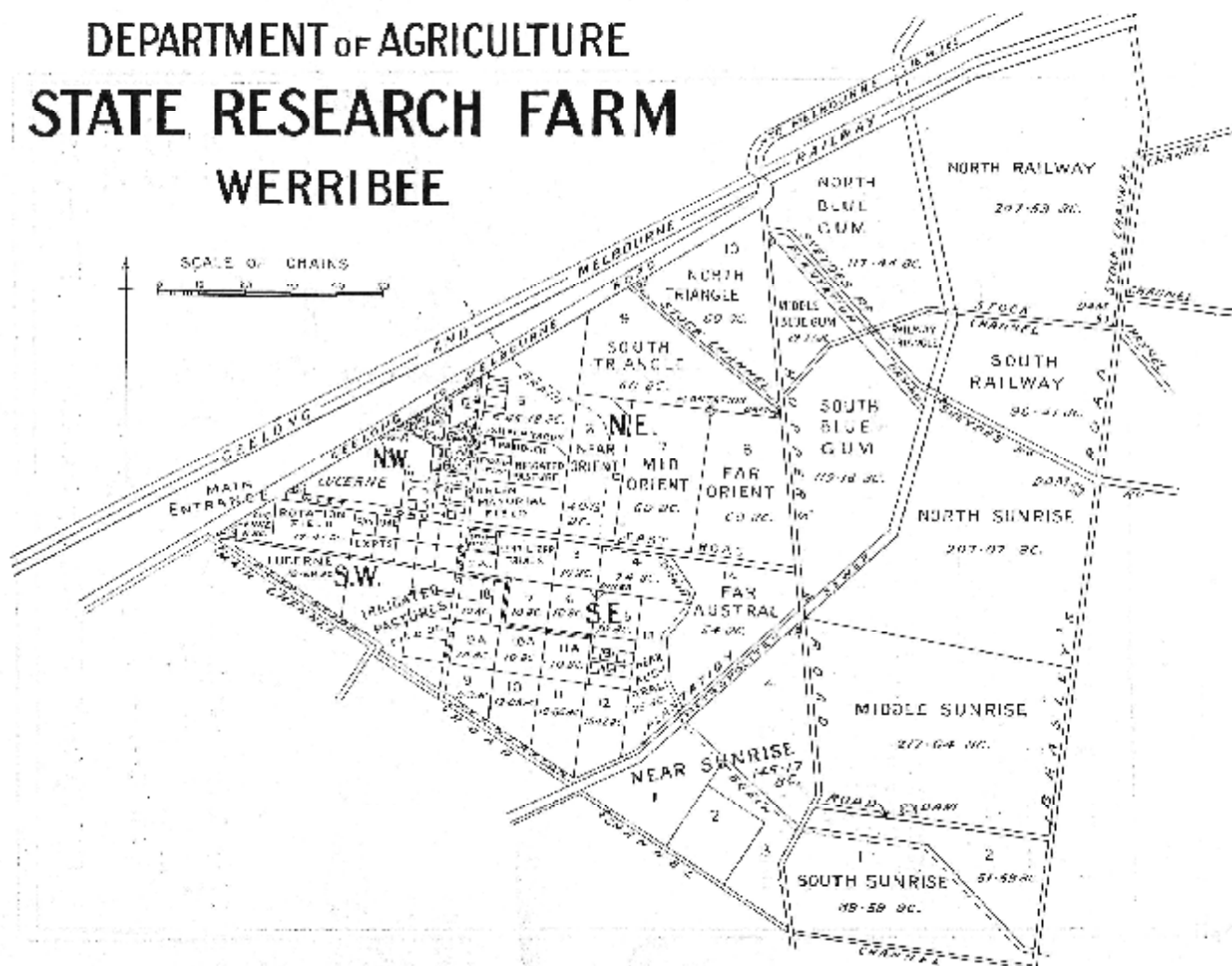


Figure 8 State Research Farm Site Map, 1939.  
Source: The State Research Farm Guidebook/Yearbook, 1939

DEPARTMENT OF AGRICULTURE  
**STATE RESEARCH FARM**  
**Werribee**

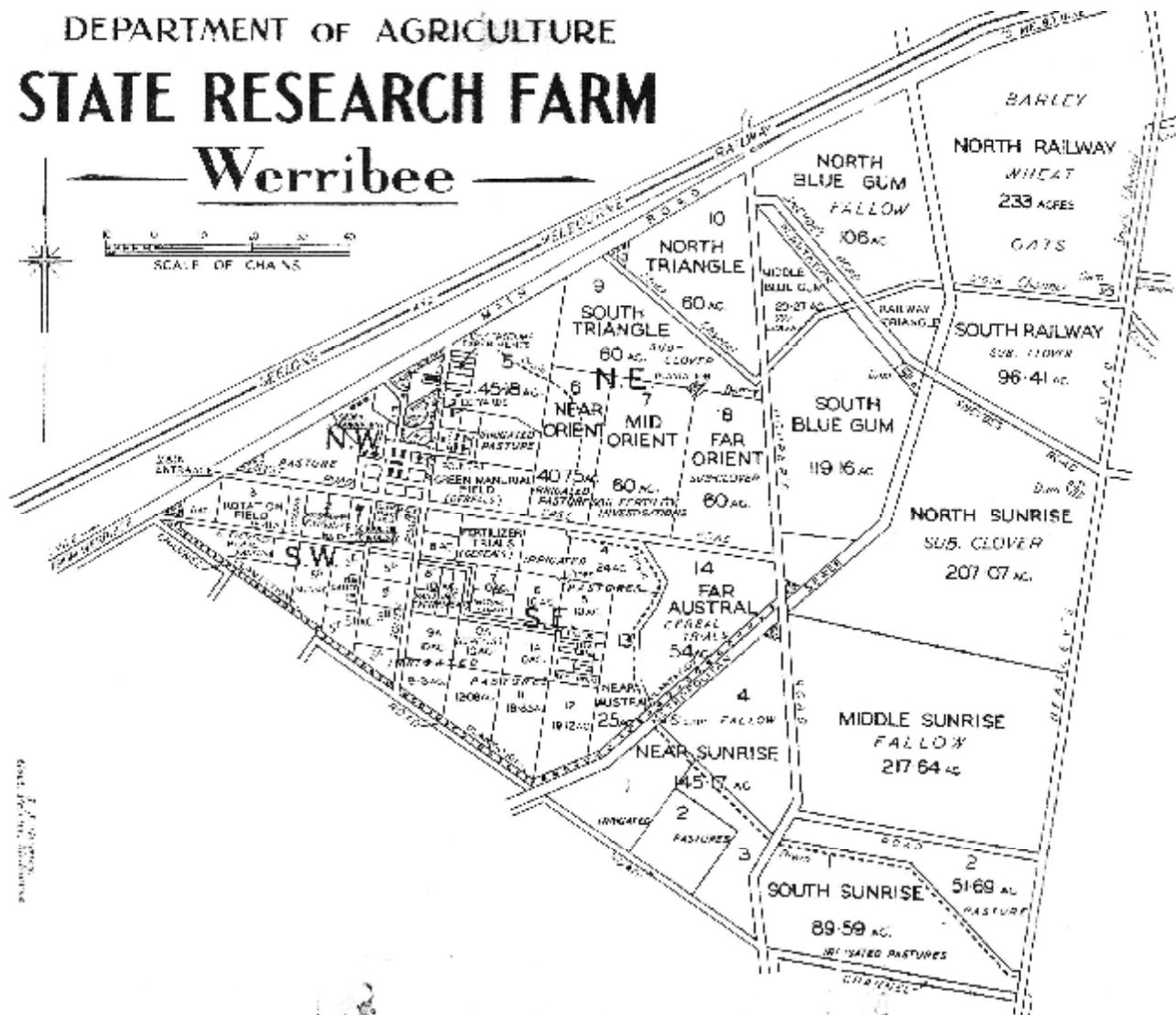


Figure 9 State Research Farm Site Map, 1952.  
 Source: The State Research Farm Guidebook/Yearbook, 1952.



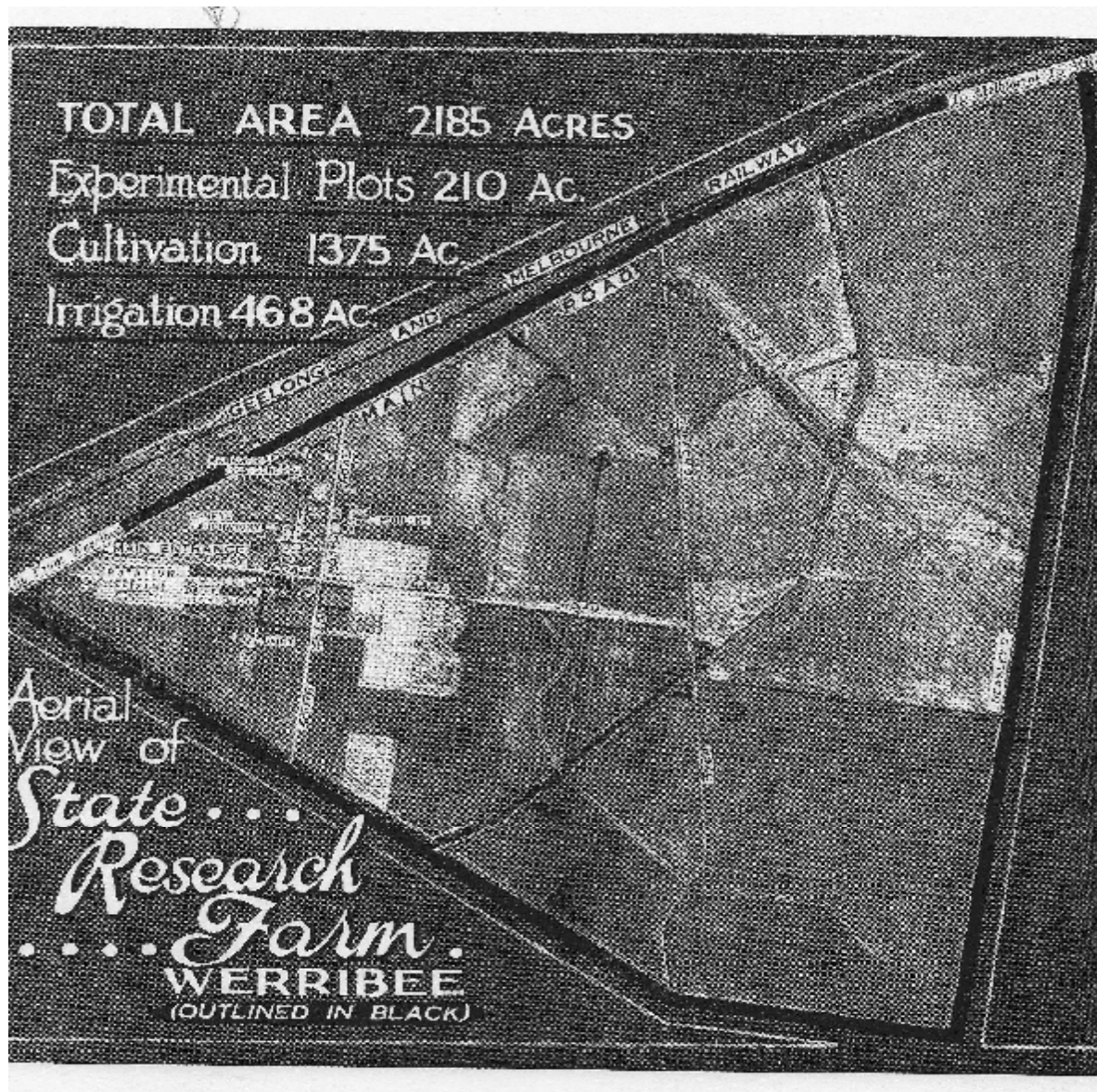


Figure 10 Annotated aerial view  
Source: State Research Farm Guidebook, 1952.

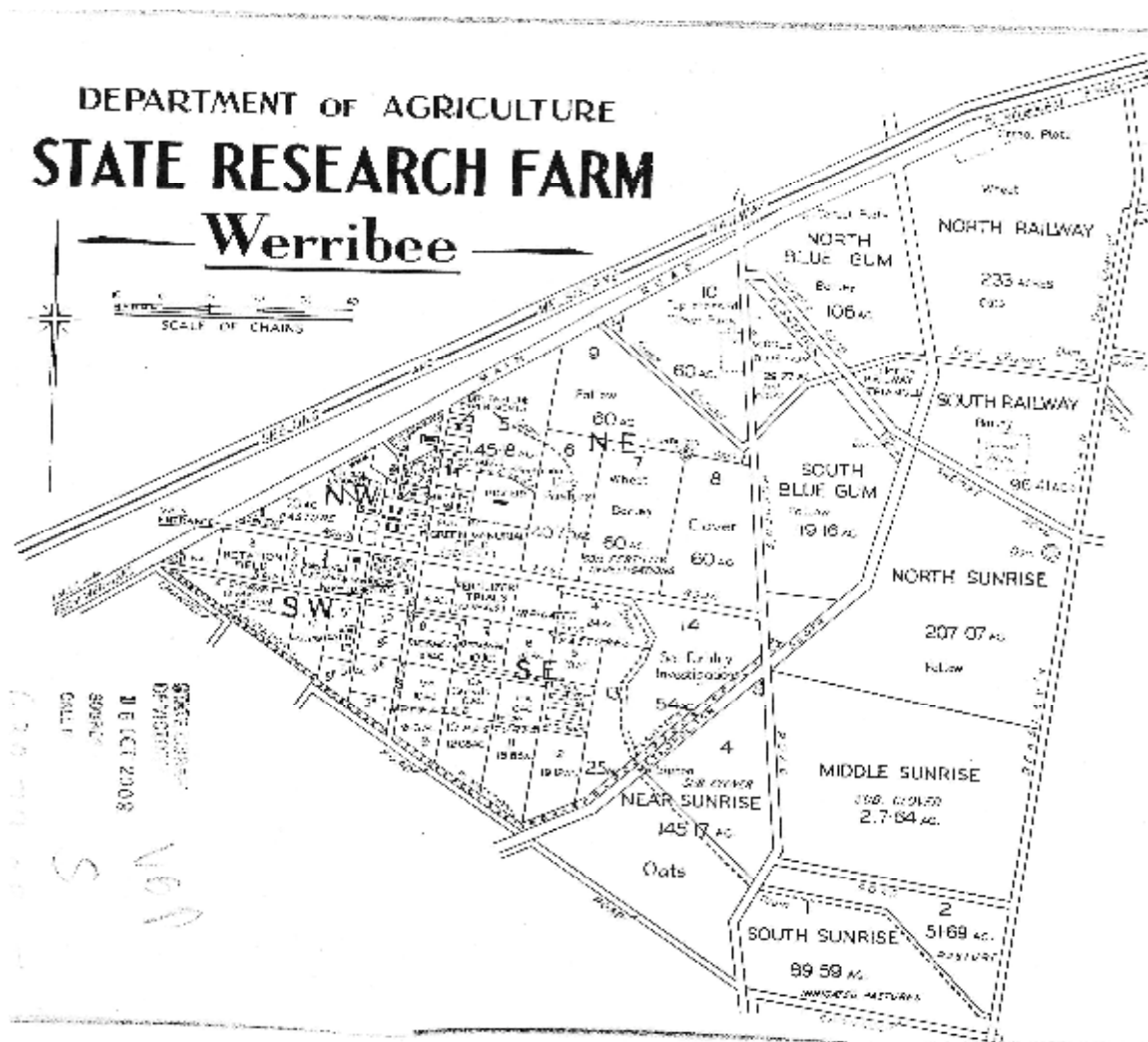


Figure 11 State Research Farm Site Map  
Source: Department of Agriculture Guidebook, 1956-1957

The remainder of the land, including the Experimental Farm area acquired in 1916, was divided into agricultural fields that were the focus of various crops, livestock and irrigation experiments. As the site developed and diversified later in the century, additional built structures were constructed along the Princes Highway boundary of the site as well as along Hoppers Lane.

Much of the success of the Research Farm is attributed to the then Director of the Department of Agriculture, Dr Samuel S. Cameron. A laboratory bearing his name (now demolished) and a tree with a commemorative plaque on the site bear testimony to his pivotal role in the creation of the facility. A.E. Richardson, Agricultural Superintendent, and farm manager H.C. Wilson, were also instrumental in the establishment and early running of the Research Farm. The early physical development of the site was planned and considered. Building activity was focused in a particular area, while soil quality and climate dictated where on the site particular agricultural activity was undertaken.

Soil type and quality on the site dictated how the land on the farm was used and for what purposes. In 1939, a snapshot of the soil type and corresponding activity was detailed in a yearbook about the State Research Farm released by the Department of Agriculture. It





Figure 12 Sheep in yards at State Research Farm shearing shed. Group of people observe the demonstration, circa 1910-1920. This building survives and is still in use as a shearing shed.

Source: Wyndham City Library Services

reported that 75% of the soil, which was of varying quality, was volcanic clay loam overlaying grey-blue pug clay. The remaining 25% was alluvial clay loam separated by a band of red clay from a porous silty subsoil. The volcanic areas were devoted to the testing of improved cereal varieties and production of outstanding seed varieties for distribution. Tillage, manurial seeding and disease problems were also investigated in these areas. The alluvial areas were used as stud cereal plots. These areas were located on the irrigable sections of the land and could therefore withstand drought. This area was also dedicated to irrigated permanent pastures – perennial rye grass, cocksfoot, white clover type and lucerne. Lucerne was the main crop in the early days of the farm although it was gradually replaced almost entirely by pasture.

General experimental agriculture was carried out on the Research Farm and Experimental Farm sites. Activities included investigation of soil chemistry and micro-organisms in regard to nitrification; experiments and research into plant nutrition, parasitism and disease; the application of statistical methods to field experiments; analysis of the factors of yield in cereals; weed control; and preventative veterinary medicine. The Department of Agriculture also used the site to practically investigate problems of fencing, subdivisions, disposition, construction and equipment of sheds and stockyards, farm water supply and drainage and the construction of farm roads.

The nature of the agricultural and livestock activity undertaken at the Research Farm determined the built structures that were constructed on the site. Buildings, laboratories and classrooms were constructed to support the activities on the farm and to carry out additional experiments and investigations.

Educational activity has occurred on the site since its earliest days. Several of the original structures on site were used for student activities. The two-storied eastern end of the hay shed (located in the original H-shaped cluster of buildings) was used as a laboratory and lecture room for farm trainees and students. Educational activity that related to the soldier

settlement scheme, which commenced toward the end of World War One and sought to settle returned soldier on farms, took place on the State Research Farm. Residential facilities to accommodate returned servicemen were constructed in 1919, to the northeast of the farm store. These buildings have since been demolished. Part of the Department of Agriculture's Pavilion from the Royal Melbourne Showgrounds was relocated to the State Research Farm in 1919 and was used as living quarters for returned servicemen and later as a store facility. It has also since been demolished.

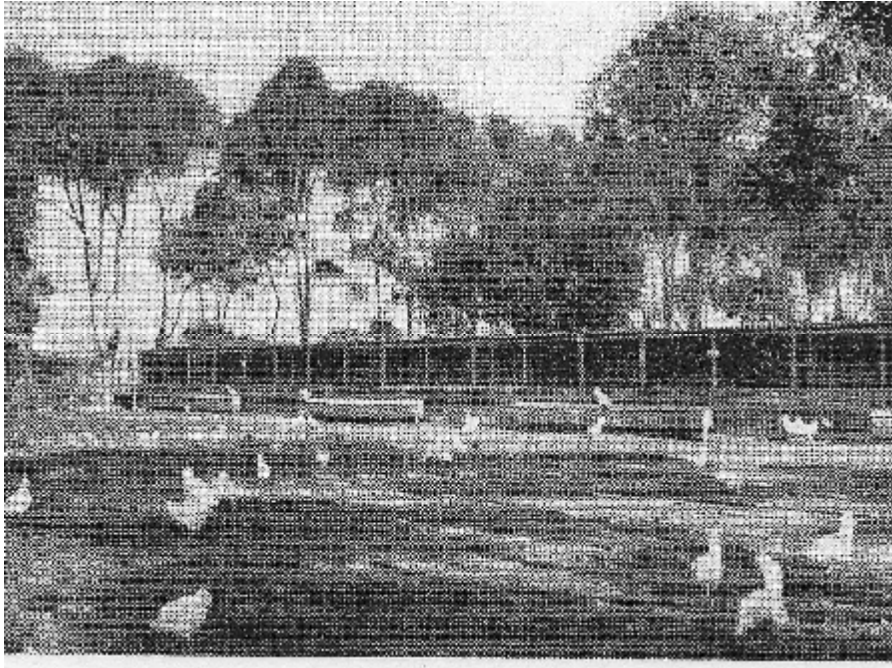
The University of Melbourne also utilised the State Research Farm by establishing several educational facilities to enhance its courses. A training centre for students studying Agricultural Science was established so that students could gain practical experience in agriculture. New living quarters were built for them and opened in 1922. They were brick and timber residential buildings located on the north road near the Princes Highway. Students were required to take up residency on the farm in their second year of studies. Residency on the site ceased in the 1940s when this component of the course was moved to Dookie Agricultural College. The University of Melbourne's Faculty of Veterinary Science later also used a section of the site for their students.

Educational activity on the farm was further formalised by the establishment of the School of Dairy Technology, which opened in June 1938. Its primary aim was to focus on the various problems connected with the processing and manufacture of dairy produce. Its secondary aim was to provide assistance to the dairy industry. Almost immediately after its establishment, the School of Dairy Technology entered into a relationship with the Council for Scientific Industrial Research (now CSIRO) so that the school could become the chief centre for dairy research in Australia. The school took on students and staff engaged in research relating to practical dairy technology.

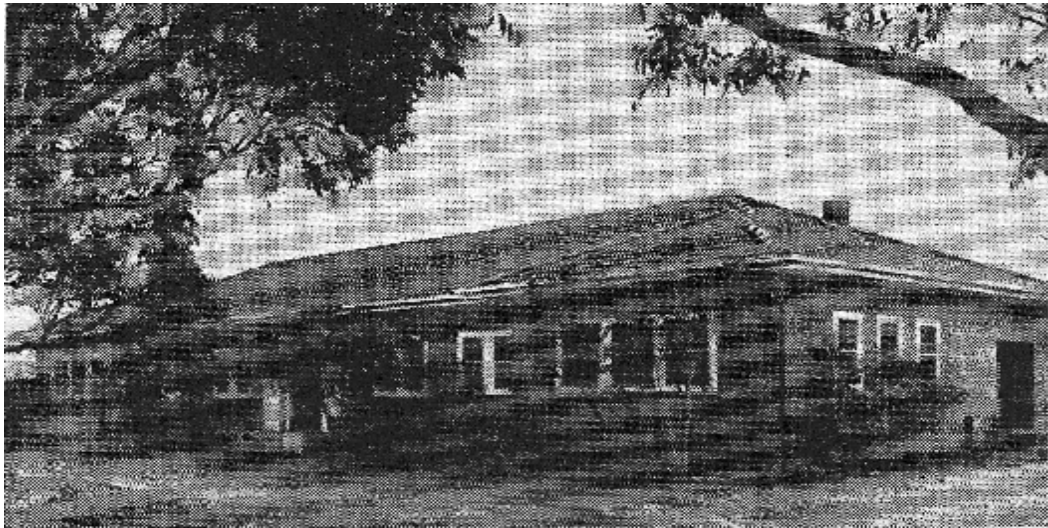
The school contained a modern dairying factory, chemistry and bacteriology laboratories as well as administrative rooms. In the original 1938 building the ground floor contained offices, a lecture room, staff room and library, student common room and toilets. On the first floor there were two laboratories with smaller preparation rooms located at the back. Within the School of Dairy Technology was also an experimental dairy factory, which contained butter and cheese manufacturing sections with cold chambers, boiler room, test room and office.

The School of Dairy Technology was a major strength of the Research Farm. Places in its highly practical courses were sought after by dairy practitioners around the state. In 1968 extensions to the School of Dairy Technology led to establishment of the Gilbert Chandler Institute of Dairy Technology. Physical extensions to the building improved facilities in both dairy research and manufacturing. The improved facilities and capacity also enabled the new Institute to expand its course offerings. By 1970 a Milking Research Centre had been developed on site for research and training on the design of milking machines.





**Figure 13** Semi-intensive laying shed at the State Research Farm  
Source: State Research Farm Guidebook, 1952.



**Figure 14** The cereal laboratory at the State Research Farm (demolished)  
Source: State Research Farm Guidebook, 1952.

The Research Farm had a significant number of livestock on site. Department of Agriculture yearbooks detail activity involving studs of Clydesdale horses, Red Poll and Friesian cattle, Suffolk and Ryeland Sheep. It follows that animal husbandry became a major focus of research activity. An artificial insemination unit commenced in 1945 and was the precursor to the Animal Husbandry Research Centre which was created in 1949. An on site research laboratory was planned and began to be constructed in 1952. It would comprise a pig testing station – the first of its kind in Australia. In 1960, the new S.S. Cameron Laboratory was constructed as the headquarters of the Animal Husbandry Research Centre. The Centre was built at the corner of the south and west roads on what had once been a stallion paddock.



By 1957 the Research Farm had a well-established poultry research focus. The poultry section, which was also part of the S.S. Cameron Laboratory, had facilities on the north road, including 24 outside breeding pens, 130 single test pens, a 60ft x 15ft brooder house, a 60ft x 15ft chicken house, a laying shed that accommodated 950 hens, a shed to accommodate 500 pullets for feed experiments, 23 experimental pens each accommodating 25 birds, feed room and grain silos, store-room, workshop, an egg room, office, and an incubator room with capacity for 1,800 eggs.

As for the Board of Works Metropolitan Farm (sewerage treatment plant) nearby, the scale of activity on the State Research Farm was such that there were significant numbers of employees living in housing on the site itself. A series of staff residences were located south of Sneydes Road between South Road and Dairy Road and fronting onto Wilson and Richardson Streets. These residences have been demolished.

By the mid 1980s the activities on the Research Farm began to diversify. The site which had once been dominated by the Department of Agriculture's State Research Farm had been changing over the years. It had gradually become an agriculture and food technology precinct. Other external organisations began to locate their activities on site and three main sections emerged, an Animal Research Institute, a Food Research Institute, and an Agricultural Engineering Unit. Activities were no longer dominated by the Department of Agriculture as they had been in the Farm's early days and the construction of buildings and facilities on the site was less ordered. At various points throughout the 1970s, 1980s and 1990s, various sections of the State Research and Experimental Farm land (mostly on the perimeters of the site) were reclaimed by the State Government for road widening and infrastructure purposes.

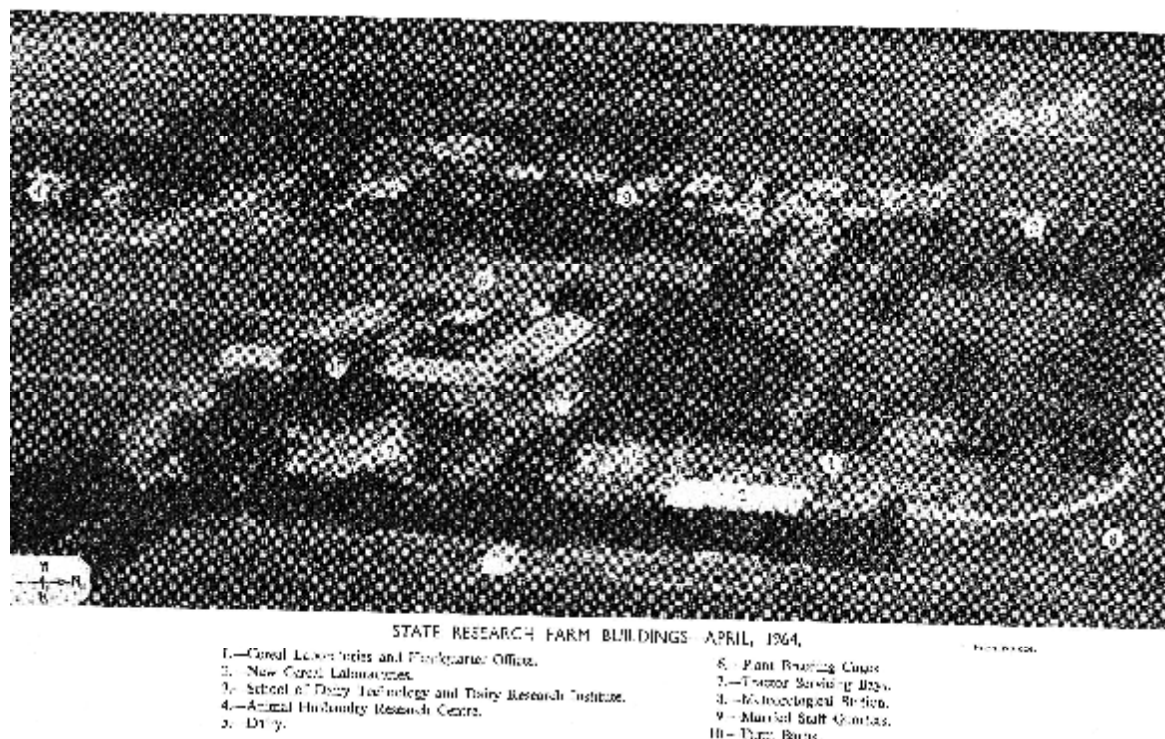


Figure 15 State Research Farm Annotated Photograph.  
Source: Department of Agriculture Guidebook, 1964.



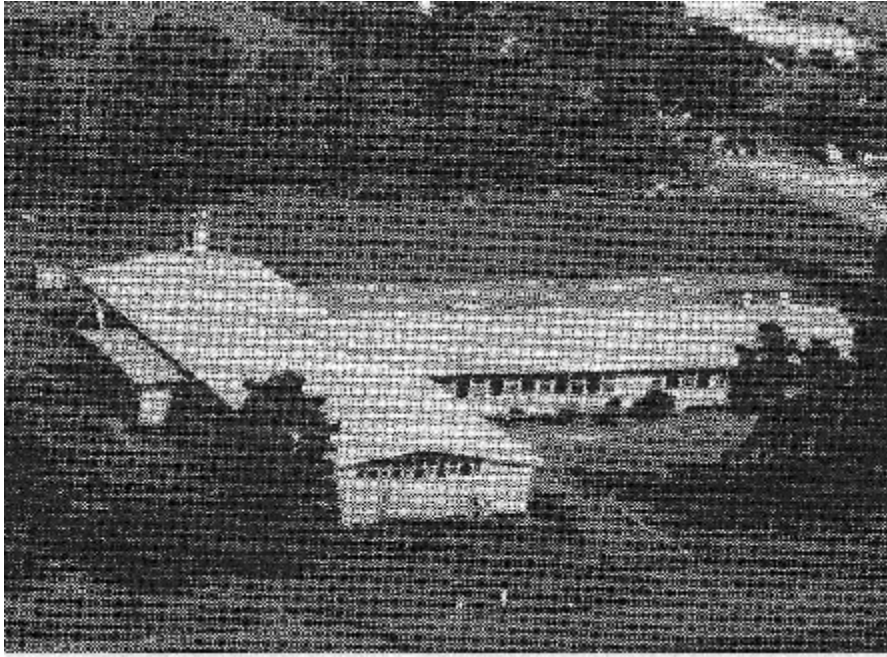


Figure 16 The SS Cameron Laboratory, opened in 1960 and headquarters of the Animal Husbandry Research Branch (demolished)  
Source: Department of Agriculture Guidebook, 1964.

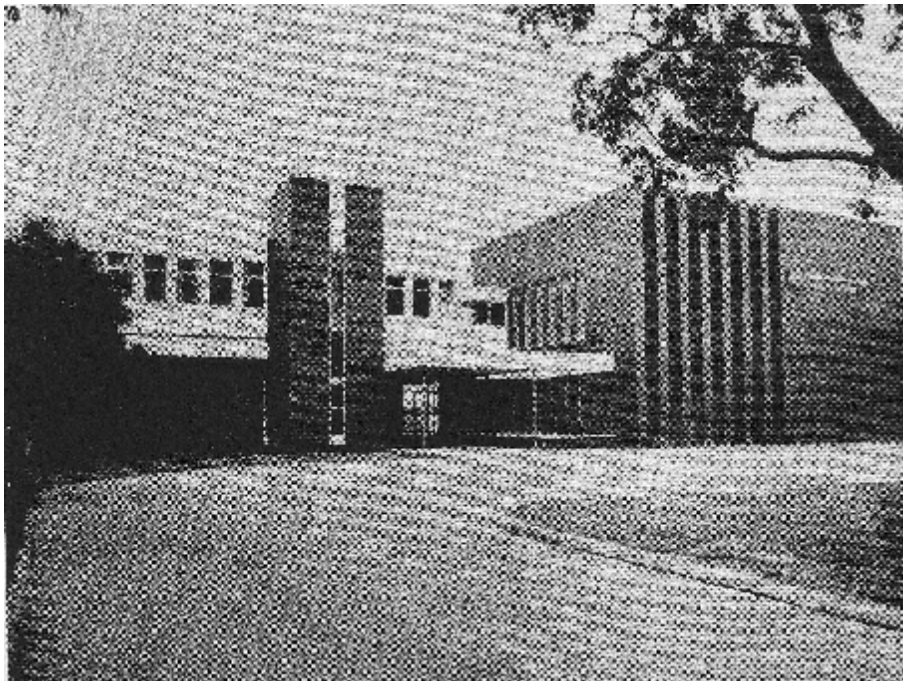


Figure 17 Gilbert Chandler Institute of Dairy Technology.  
Source: Department of Agriculture Guidebook, 1970/71.

## **4.0 Preliminary Assessment of Significance and Comment on Heritage Issues– Buildings, Structures and Landscape Features**

### **4.1 Introduction**

This section of the report presents the findings of the review. It identifies the principal structures/features of heritage interest and / or significance within the study area and provides a brief description, comment on significance and any implications identified for the Werribee Employment Precinct project.

The location of many of the structures and features identified here are shown on a series of key maps as follows:

Key Map 1 Study area

Key Map 2 Detail of State Research Farm complex

Key Map 3 Study area showing remnant early plantings outside core State Research Farm area

For some structures/features, more detailed data sheets have been prepared and these are appended (Refer Appendix B).

The findings of the review of archaeological issues are summarised in this section of the report (refer to 4.7). The archaeological investigation report itself is attached as Appendix C.

### **4.2 Main MMBW Outfall Sewer (VHR 1932, B9 on Key Map no. 1)**

#### *Brief description*

The Heritage Victoria registered Melbourne Water Outfall Sewer (1892-4) is a major feature extending through the site, along the northern side of the Princes Freeway (it originally formed the eastern boundary of the State Research Farm). The Federation Bike Trail follows its alignment through part of the site before deviating along Hoppers Lane. The Sewer is not operational but continues to be managed by Melbourne Water (VicRoads manages the reservation). It extends from Brooklyn to Werribee and is included in the Victorian Heritage Register in its entirety (H1932).

Within the study area, the sewer comprises a semicircular brick or concrete lined channel (in places arched over to form a circular tunnel with an earth covering). There is some historical interpretation along the Federation Bike Trail.

There are three brick arched aqueducts (these are over Kororoit Creek, Skeleton Creek and the Werribee River; none are located within the study area).

#### *Significance*

Level of significance State

#### *Implications*

The Outfall Sewer is Included on the Victorian Heritage Register and is of historic and scientific (engineering) significance at a state level. It is also subject to archaeological controls, being included in the Victorian Heritage Inventory. The sewer is clearly a major physical feature extending through the site, as for the Princes Freeway which extends along beside it.





Figure 18 Views of varying sections of the registered Main Outfall Sewer (note these are not within the subject site).  
Heritage Victoria website.



Figure 19 Section of the Main Outfall Sewer running through the subject site as an open brick-lined channel.



Figure 20 Part of the Sewer is enclosed.

The structure should be retained and conserved. There is some scope for modification if required for connections over or potentially through the sewer but the specific impacts of any such proposed works would require careful consideration. Consideration should also be given to the interface of any development within the study area with this feature.

Note that all works to the structure or on the registered land would require Heritage Victoria approval (other than for any works specifically declared to be exempt by the Executive Director). The Heritage Victoria registration documentation includes a permit policy and detailed exemptions (refer Appendix A) which allow for repair and maintenance works and a series of other specific works, including modifications to the sewer at road crossings and the construction of overpass structures. Refer to the detailed permit exemptions.

*Recommended action*

None required at present.

Refer to datasheet (Appendix B).

#### 4.3 Registered State Research Farm Complex (Refer Key Maps no. 1 and 2)

*Brief description*

The Heritage Victoria registered State Research Farm is a large L-shaped site on the north side of Sneydes Road. The registration includes 7 individual buildings and 1 tree, but also includes a substantial area of land and establishes a wider setting for the registered building complex.

The buildings which make up the complex are predominantly modest and relatively utilitarian timber and corrugated iron clad shed structures. There is also a domestically scaled and presented office building, and some picturesque red brick silos. The buildings are set out in a formalized manner around two large open yards which retain some evidence of earlier paving treatments.

The landscaped setting includes features such as the original formal drive from Sneydes Road, a series of exotic and native plantings including windbreak and driveway plantings, some early remnant hard landscape features (including bluestone pitching and drains), open paddocks, and the sites of a series of demolished buildings.

The permits policy developed by Heritage Victoria notes that permits are required for the removal or alteration of any of these elements, regardless of whether or not they are individually identified in the registration (Refer to Appendix A).

Brief data sheets have been prepared for all buildings and landscape features on the registered land (Refer Appendix B, B1-B7, T1). These data sheets include a brief physical description, and some brief comments on conservation and adaptation issues.

### *Significance*

Level of significance: State

### *Implications:*

The State Research Farm complex is of historic and scientific significance, and some aesthetic significance. While not noted in the registration documentation, the registered land is also likely to have some archaeological values as the site of a number of known demolished buildings. Refer to Appendix B.

The registered buildings and contributory hard and soft landscaping elements should be retained and conserved. As noted, the permits policy developed by Heritage Victoria (refer Appendix A) notes that permits are required for the removal or alteration of any of these elements, regardless of whether or not they are individually identified in the registration.

The planning and layout of the buildings and roads which make up the complex including the open yards around which the buildings are located are important.

There is good scope for adaptation and reuse of the main buildings for compatible uses. In the case of the major shed structures, there is likely to be some scope to modify existing external door and window openings providing the overall external presentation of the buildings as simple farm structures is retained.

There is scope to adapt the interiors of all of the major sheds. Of the five shed buildings, buildings B7 and B4 have a higher level of interest in an architectural/aesthetic sense and are also of interest in terms of their specific uses historically. The central building (B3) while a utilitarian structure in a physical presentational sense is also of additional interest deriving from its historical use and internal arrangements and as directly abutting the silos building. A greater level of physical intervention could be contemplated in the case of the two eastern sheds (B5 and B6) which are both utilitarian steel clad structures.

In addition to the conservation of external fabric and overall presentation of the building complex, in the case of all of the registered buildings it will be critical to consider the extent of internal alteration (including subdivision) that may be required as well as issues associated with the introduction of services and compliance with the relevant building codes.

Most buildings are in fair condition and require conservation and repair works as a result of lack of maintenance over the past decade or so. The data sheets in Appendix B include some preliminary recommendations in relation to such works.

There is likely to be scope for new development on the registered site but this needs to be considered in association with the adaptation of the existing building complex and in a manner that retains an appropriate setting for this complex.

Plantings on the registered land are likely to require further arboricultural assessment for retention value.

There is a need to consider adaptive reuse options for this complex when master planning for the site as a whole. It is critical that a feasible and compatible use be identified for the complex to ensure its long-term future.

This grouping is potentially important to the project as a whole in that it embodies and demonstrates the early history of the broader State Research Farm site. It is a complex that is likely to be known and valued by present and / or former DPI employees.

#### *Recommended actions*

A detailed Conservation Management Plan should be prepared for the registered complex to assist in future management and consideration of adaptation and site development options. The CMP would address buildings, infrastructure and landscape. It would also include further consideration of archaeological potential.

Structural and condition assessments should be undertaken for all registered buildings.

An arboricultural assessment should be undertaken for all remnant plantings on the registered land to determine potential for retention.

Refer to appended data sheets for further detail.



Figure 21 View north along the drive off Sneydes Road.





Figure 22 Former office with silos behind.



Figure 23 North yard with former stables on the left.



Figure 24 Another view within the north yard including the No. 3 machinery shed



Figure 25 South end of the former stables building.





Figure 26 View north from within the south yard.



Figure 27 View west in the south yard, former dairy on the left and hay shed on the right.



Figure 28 Early plantings on the registered land. This view is along Sneydes Road.

#### 4.4 Shearing Shed (B8, refer Key Maps 1 and 2)

##### *Brief Description*

The existing shearing shed and its associated yards are located east of North Road (north and east of the registered State Research Farm complex). The date of construction of the shearing shed is unknown, however it appears to date from the early twentieth century and may be broadly contemporary with the registered buildings a short distance to its south-west. While the building is not shown on the c. 1913 site and subdivision plan, an early aerial photograph shows a 'Woolshed and Sheep Yards' in this location and there is a photograph c. 1910-1920 which shows the building in operation (refer Figure 12). Further historical research is likely to reveal more details on the building's origins.

While not currently subject to statutory heritage controls, the preliminary assessment is that the shearing shed is a building of at least local heritage significance. The building was assessed by Andrew C Ward & Associates as a C graded building (local significance) in the 1990 Werribee Growth Area Heritage Report. It is assumed (though this has yet to be confirmed) that the building was deliberately excluded from the extent of registration at the time of the addition of the State Research Farm complex to the Victorian Heritage Register.

##### *Significance*

Level of significance    Local.

##### *Implications*

Preferably retain, including the setting of trees and a representative area of yards.

The building relates to the registered State Research Farm complex, a short distance to its south-west.



Figure 29 The Shearing Shed

#### *Recommended action*

Undertake a more detailed assessment of the shed to determine its level of significance. This assessment could be undertaken as part of the preparation of a Conservation Management Plan for the registered State Research Farm complex.

#### **4.5 Other Buildings/Structures**

Few additional structures or features of interest or potential significance (other than for those currently affected by heritage controls) have been identified through the processes of historical research and site survey.

The Gilbert Chandler Institute complex (c.1968) (refer data sheet B10) is said to incorporate elements of the earlier School of Dairy Technology (established on the same site in 1939). While this has not been confirmed to date, if it is the case the earlier building has been massively remodelled and overbuilt, with the current complex presenting externally as a mix of predominantly 1960s fabric with some later additions. The complex is not without interest in an architectural / aesthetic sense, presenting as a series of boldly modelled forms in brick relieved by applied or pre-cast concrete panels, but when considered in terms of design of the 1960s and early 1970s would appear to a competent rather than outstanding design of this period.

A group of buildings located to its south on Dairy Road includes a red-brick dairy of the late interwar period (c. 1940s) and a timber framed and clad calf shed of unknown age. Refer to data sheets B11 and B12). These buildings are of utilitarian design and construction. Of these, the dairy itself is of some historical interest but this is not considered to be of a level as to warrant retention. The building has undergone a series of alterations and additions.

While part of the evolved complex of buildings associated with the activities of the Department of Agriculture, the CSIRO and related organisations, in the course of the work undertaken to date none of the other buildings and structures in the Sneydes Road / South Road / North Road / Dairy Road area have been assessed as of significance at a level that would warrant retention on heritage grounds. These include both buildings and structures

associated with animal husbandry activities on the site (poultry, piggery and dairy buildings and the like) and research-related buildings.

No features of significance have to date been identified within broader farming land that makes up the study area. The land is an evolved agricultural landscape which retains aspects of its early planning and use by the State Research Farm in the layout of paddocks and fencing and of irrigation channels and roads, as well as through the survival of some remnant plantings. It is possible to understand aspects of the historical use of the land through its physical layout and by reference to early plans and photographs. Furthermore, while not identified in the survey to date, early fabric is likely to survive on the site in the form of remnant fencing, irrigation channels and other structures. Notwithstanding this, on the assessment to date it is not considered that there is sufficient physical evidence nor is the cultural heritage value at a level to justify the identification or retention of any of these features on heritage grounds.

There are a range of other buildings and building complexes dispersed across the site relating to a diverse range of activities, a number of which are unrelated to the site's predominantly agricultural and research focus (the latter would include the Melbourne Water Pumping Station in the north-east of the site and the recent VUT complex nearby). Based on the investigations to date none of these are considered to be of heritage significance.

While it has an interesting history since its establishment on this site in 1966, the current complex of buildings and structures at the University of Melbourne Veterinary School Clinic is not considered to be of heritage significance. More recent development on the site has occurred associated with the Mercy Hospital, Victoria University and the DPI.

The Maltby Bypass (Princes Freeway) has been identified as a feature of significance in the Wyndham Heritage Study. While of interest and some significance historically, it is considered unlikely that statutory controls will be applied as a result of this recommendation.

#### *Level of significance*

Little or no significance

#### *Implications*

None.

#### *Recommendations*

Retain or demolish as required. Consider preparing a photographic record of the Gilbert Chandler complex and the Dairy in the event these are demolished.

### **4.6 Landscape features (outside registered area)**

There are a number of windrow and other plantings around the broader site (outside the registered State Research Farm complex) which are of some limited interest in that they relate to the development of the site since the establishment of the Farm in 1912.

These include some plantings located to the north of the registered complex (both east and west of North Road) which related to a series of buildings which have been demolished, and the main windrow planting along the southern boundary of the site (planted c. 1912).

No assessment has been undertaken of the condition of these trees however as a general comment, the windrow planting in particular appears to be in poor condition, as is reflected in the recent removal of a large section of the main southern windrow.

A double row of sugar gums is located on the eastern half of the site. These gums appear to date from the c. 1980s and while a distinctive feature, are not considered to be of heritage significance.

*Level of significance*

Of limited interest as a remnant of the early phase of development of the State Research Farm.

*Implications*

None.

*Recommendations*

Consider retention where feasible within overall development.

#### **4.7 Predictive Archaeological Investigation**

*Study findings*

An archaeological desktop study of the subject site carried out by Andrew Long & Associates Pty Ltd (March 2009) (and included in Appendix C) has found that as a whole the precinct can be considered to be an area of low archaeological potential/sensitivity. A sketch plan of the former State Research Farm dating from the mid 1950s indicates that the vast majority of the farm area was occupied by paddocks and experimental plots for the testing of crop varieties and as such the archaeological potential of these areas can be considered to extremely low, if not non-existent.

The principal exception to this is the concentration of administration buildings and associated built infrastructure located in the far western section of the precinct, concentrated primarily around the intersection of Sneydes, North and South Roads.

On the basis of these considerations the former State Research Farm site has been divided into two broad zones of historical archaeological potential. These consist of:

*Zone of No-Low Archaeological sensitivity* - this zone essentially comprises all of the former State Research Farm Land used for crop and pasture trials. No evidence has been viewed to suggest that this land was at anytime subject to historical building activity and as such it is considered that there is no predictable potential for the presence of significant and or substantial archaeological deposits in these areas.

*Zone of Low-Moderate Archaeological sensitivity* - this zone consists of the locations of structures associated with the State Research Farm and associated land. In reality the majority of the land immediately surrounding these buildings is more likely to be of no-low sensitivity.

*Management Considerations*

On the basis of the results of the predictive modelling and due to the requirements of the *Heritage Act* 1995 which provides legislative protection for all archaeological remains older than 50 years, it is recommended that the zone of low-moderate archaeological sensitivity be listed as an archaeological site on the Victorian Heritage Inventory. The majority of this area would receive no practical protection, however, components of the area likely to or actually containing archaeological deposits would be subject to the protection and therefore would require Consent from Heritage Victoria for ground disturbing works to take place.



## Werribee Employment Precinct, Werribee

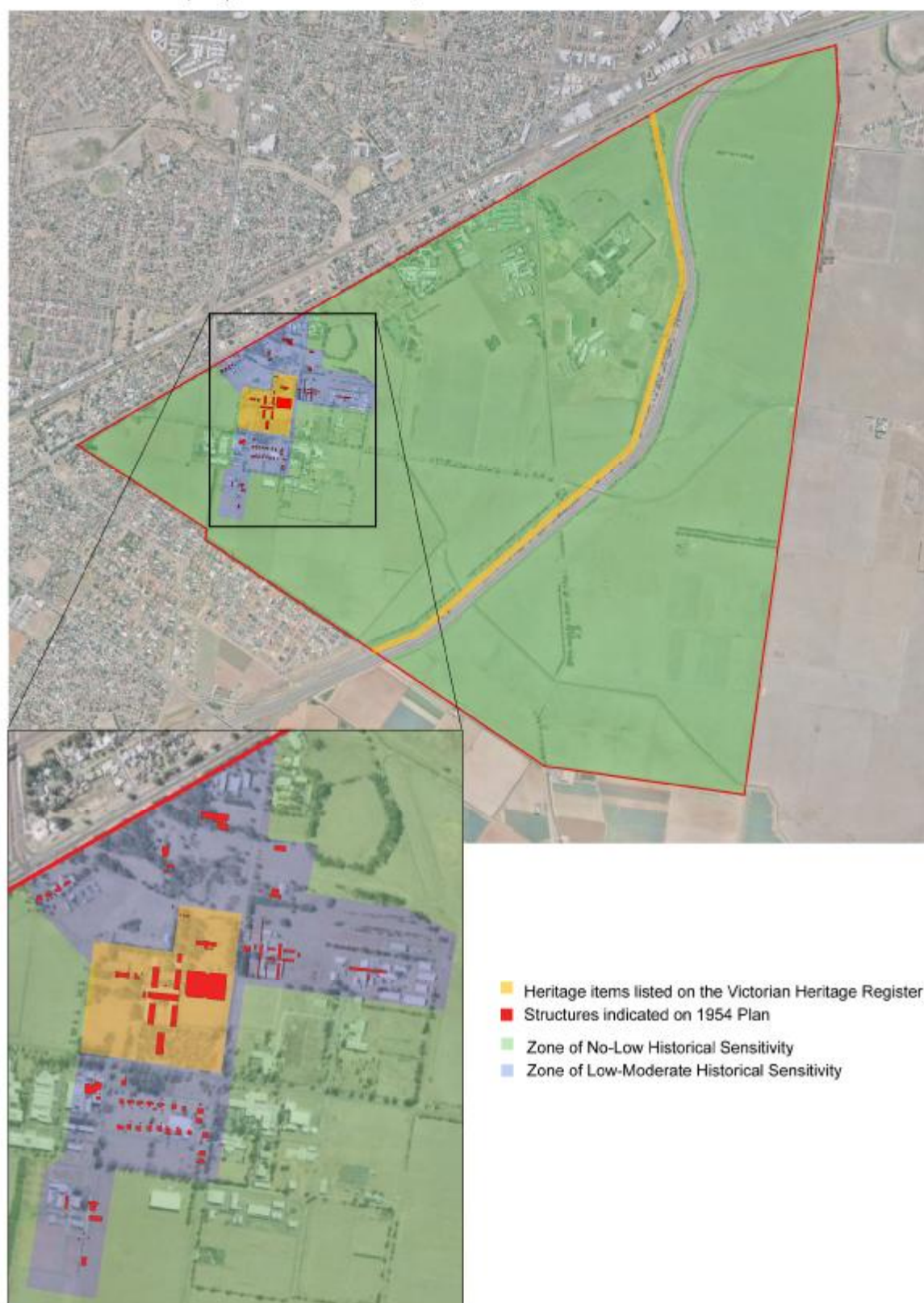
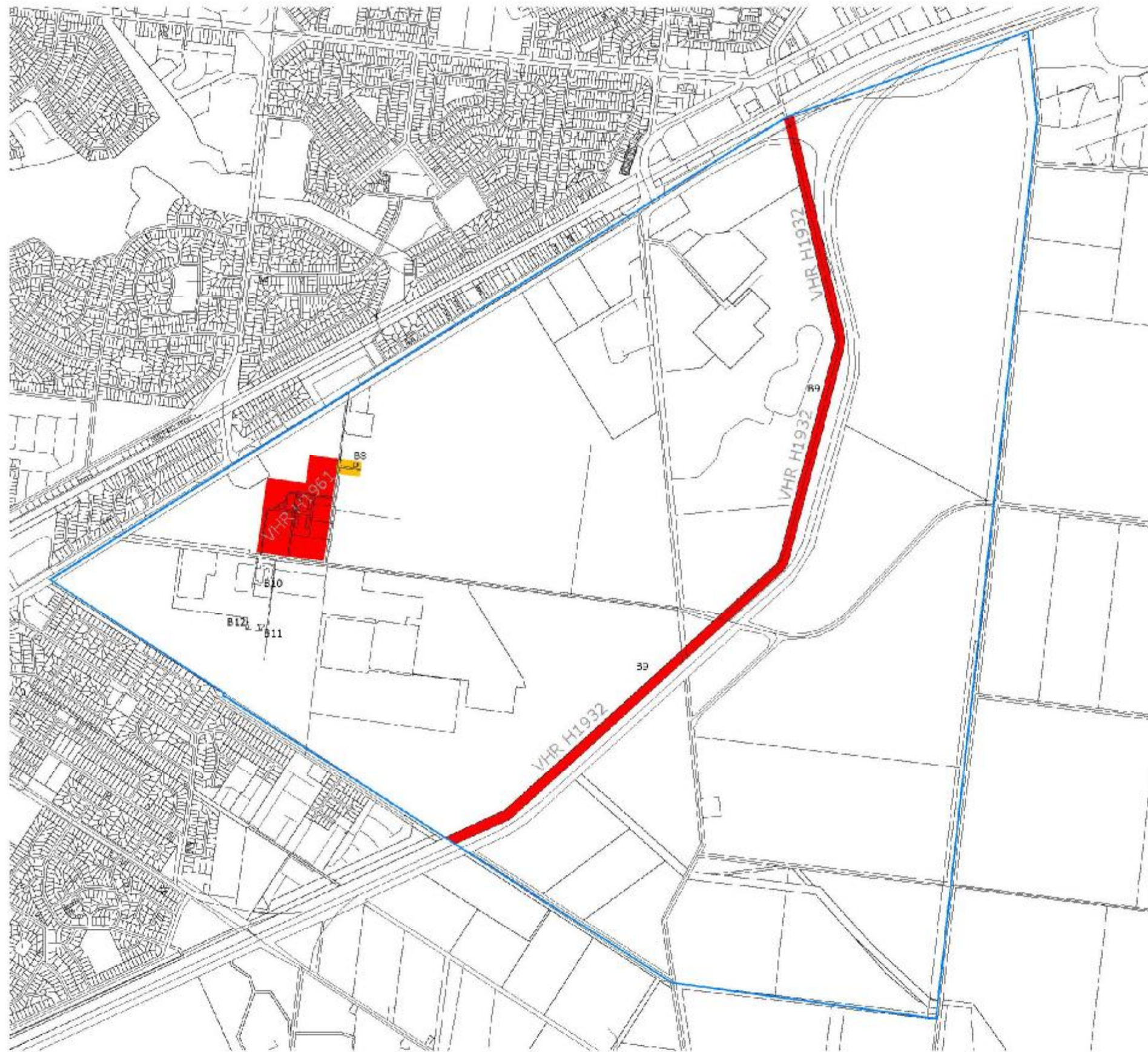


Figure 30 Zones of Historical archaeological sensitivity.





- KEY
- Site boundary
  - Existing heritage controls
  - Shearing shed and site
  - Landscape feature
  - B3 Structure/feature reference No.

Note: Drawing not to scale

Key Map 1

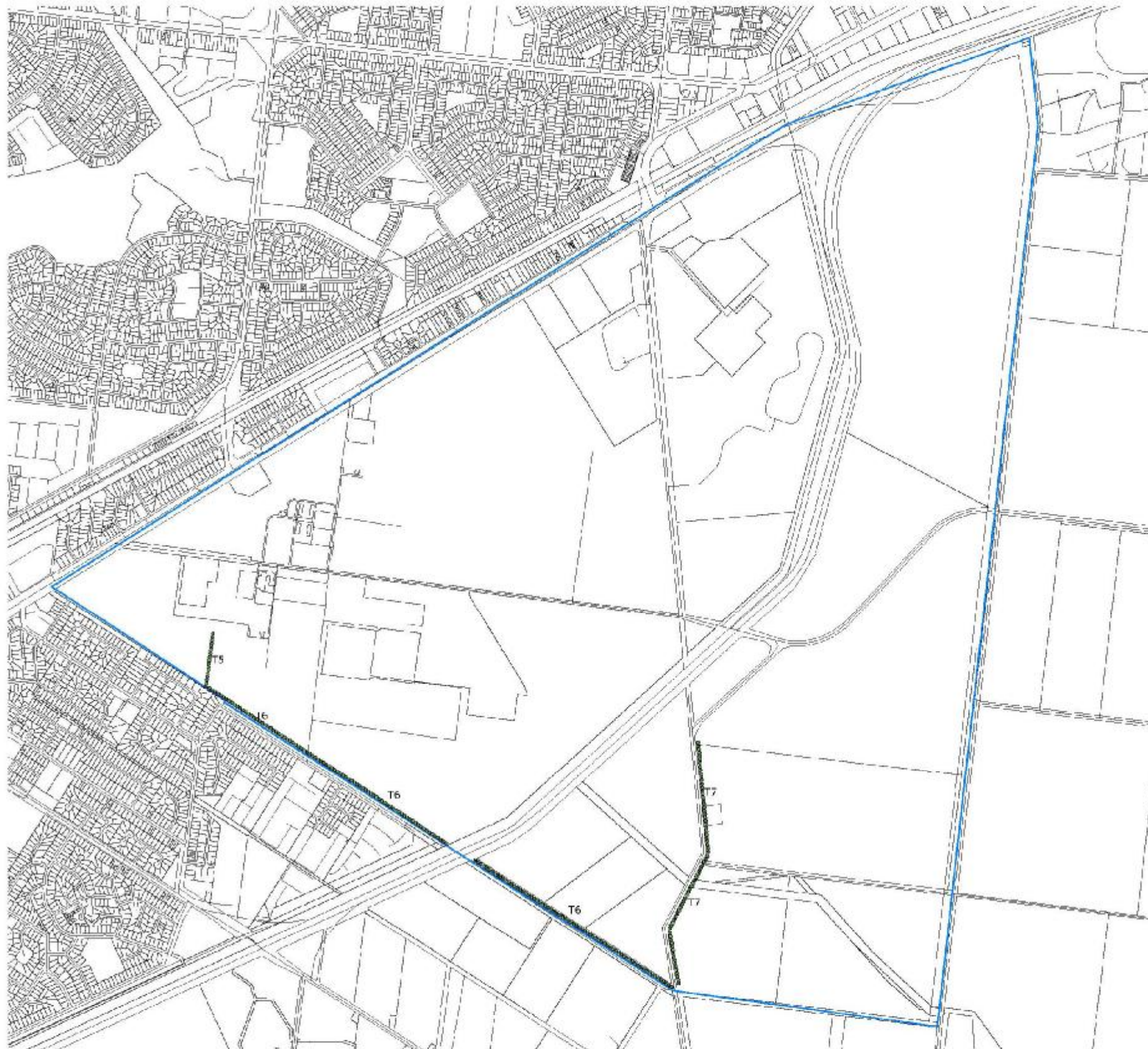


- KEY
- Existing heritage controls
  - Shearing shed and site
  - Landscape feature
  - B3 Structure/feature reference No.

Note: Drawing not to scale

Key Map 2





KEY

- Site boundary
- Landscape feature outside registered area
- B3 Structure/feature reference No.

Note: Drawing not to scale

Key Map 3



## 5.0 Summary Conclusions and Recommendations

### 5.1 Areas of heritage sensitivity

The following areas/elements of heritage sensitivity within the study area have been identified and mapped as part of this review (Refer to Key Maps 1 and 2).

The table summarises the principal statutory and other implications for the project.

Element	Statutory control	Statutory processes	Implication for WEP project
Main Outfall Sewer	Included in VHR	All works require permits from Heritage Victoria.	Retain and conserve as major feature extending through the site.
Former State Research Farm complex	Included in VHR	Subdivision, demolition, adaptation and development works will require permits from Heritage Victoria.  Approvals process can involve third parties.	Future planning for the WEP site should retain and conserve this complex including all registered buildings and contributory hard and soft landscaping.  Identify feasible and compatible future use as part of overall strategy for WEP.  Prepare condition/structural assessments for registered buildings.  Prepare detailed Conservation Management Plan to guide future management.  Prepare arboricultural assessment for existing landscape features.
Shearing Shed	None	None	Subject to further assessment, future planning for the site should assume this building and its



			setting are to be retained.
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## 5.2 Remnant landscaping (outside registered area)

A series of remnant plantings (windrows) have been identified outside the registered area of the site and these have been mapped. Refer to Key Map 3.

These generally date from the establishment of the State Research Farm in 1912 and are of some interest in this context.

Consideration should be given to their retention, though this would need to be subject to an arboricultural assessment for condition and retention value.

## 5.3 Archaeological sensitivity

Refer the zone of Zone of Low-Moderate Archaeological sensitivity to Heritage Victoria for inclusion in the Heritage Inventory.

Investigate the archaeological issue further as part of the Conservation Management Plan for the registered State Research Farm site.

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## **APPENDIX A      HERITAGE LISTINGS**





## Victorian Heritage Register



**VICTORIAN HERITAGE REGISTER NUMBER:** H1961

**NAME:** STATE RESEARCH FARM

**LOCATION:** PRINCES HIGHWAY WERRIBEE, Wyndham City

**LOCAL GOVERNMENT AREA:** WYNDHAM CITY

**CATEGORY:** Heritage place

**DATE REGISTERED:**

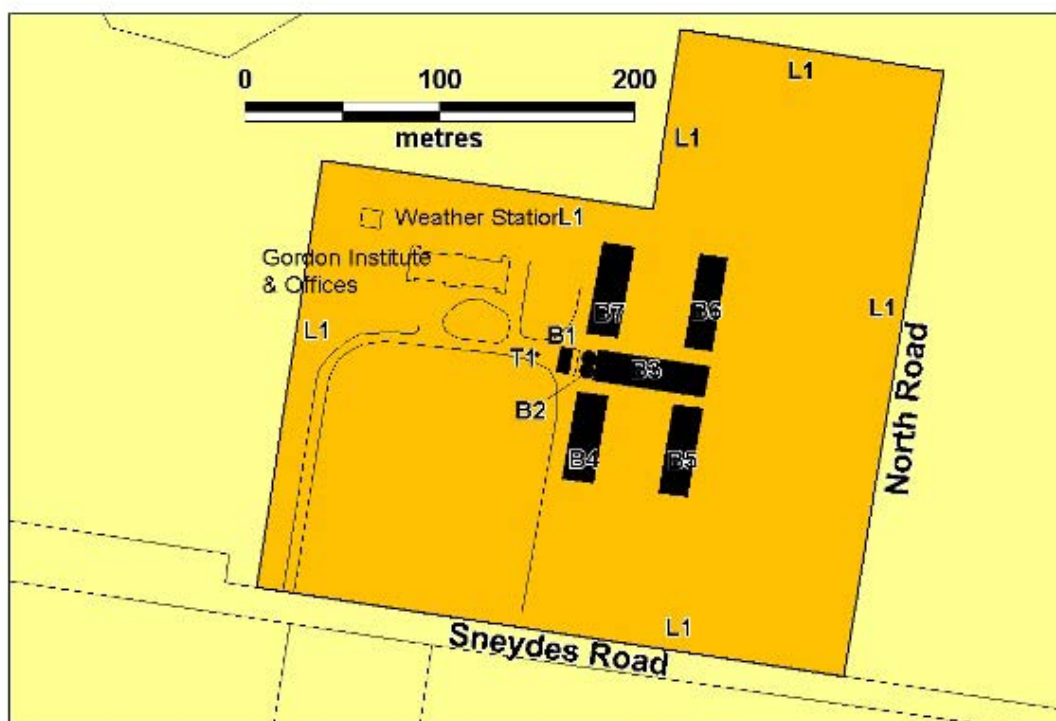
**FILE NO:** HER/2001/00294



## Victorian Heritage Register



- EXTENT:**
1. All the land marked L1 on diagram 1961 held by the Executive Director.
  2. All the buildings marked
    - B1 - Former Manager's Office
    - B2 - Brick Silos
    - B3 - Hay Shed, Fodder Building & Laboratory
    - B4 - No.1 Machinery Shed (Former Dairy/Agronomy)
    - B5 - No.2 Machinery Shed (Former Implement Store/Bagged Grain Store)
    - B6 - No.3 Machinery Shed (Former Farm Store & Carpentry Shop)
    - B7 - No.4 Machinery Shed (Former Stables/Vehicle Maintenance)on diagram 1961 held by the Executive Director.
  3. The SS Cameron Memorial Tree and Plaque marked T1 on diagram 1961 held by the Executive Director.



### STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

What is significant?

The Central Research Farm, now known as the State Research Farm, was established to support for the Closer Settlement programme under which, from 1898, parts of a number of large squatting era land holdings had been resumed and broken into farms intended for dairying, wheat growing and mixed farming in Victoria. Twenty thousand acres of the Chirnside's Werribee Estate had been acquired for closer settlement purposes in 1906. In 1912, an area of 1167 acres of this land was acquired by the Department of Agriculture for the establishment of a Research Farm. The first trials and experiments undertaken by the State Research Farm were concerned with soil renovation, rotation of crops, improvement of wheat and other cereals, irrigation practices, improvement of pastures, breeding and feeding of livestock, research into soil properties and meteorological observations.

Dr Samuel S Cameron, the Victorian Director of Agriculture from 1911-31, jointly established the State Research Farm with AE Richardson, Agricultural Superintendent and farm manager H.C Wilson. The SS Cameron memorial tree was planted in 1931 in front of the office.

The original buildings in an H-Shaped plan, designed by the Public Works Department and constructed in 1912, are situated in the centre of the farm. These buildings are timber framed, corrugated iron clad and weatherboard clad, with gabled roofs. They make up a coherent and identifiable group of agricultural buildings and were described when new as a model demonstration farm. The functions of this group of buildings were a farm managers' office, fodder building, silos and laboratory, dairy, stables, farm store and carpenter's shop, and bagged grain store. The brick silos were originally built to store chaff and silage. The iron building behind the silos was originally the hay shed and chaff cutter room.

The eastern end of the H-shaped configuration contained a laboratory and lecture room for students and trainees and it has also accommodated research units of the farm. The enclosed, open area in between these buildings was the horse yard and is laid with bluestone. There are also remnants of bluestone drains alongside the buildings. On the opposite side of the silos is another pair of original buildings. Existing roadways and path networks, reinforced with tree planting windbreaks, indicate the past use of this farmstead as the central focus of the research farm.

During the Second World War experimental activities were diversified and sections of the farm were utilised for the production of vegetable seeds to meet local and international needs. Also, the production of ergotone for shell shock, and opium poppies were sown to overcome the shortage of morphine at this time. There was a desperate need for farm workers and members of the Australian Women's Land Army Depot were employed to help maintain the research programs, records and production of the farm. Over 300 women were trained in farming practices and then went on to further employment on farms and mills.

How is it significant?

The State Research Farm, Werribee is of historical and scientific significance to the State of



## Victorian Heritage Register



Victoria.

Why is it significant?

The State Research Farm is historically significant as it illustrates a change in agriculture from European agricultural practices to practices specific to Australia's climate and conditions. The original buildings, designed as a model demonstration farm, constitute an important relic of a significant phase of Victoria's agricultural history.

The State Research Farm is of scientific significance for its role in the development of agricultural practices, in particular advancement of wheat strains, cropping and irrigation practices, livestock yields and research into soil productivity, which were implemented around Victoria.

The State Research Farm is historically significant for its association with the Closer Settlement Scheme which transformed settlement patterns in Victoria. The State Research Farm is of historical significance for its association with the war effort in particular its role in government projects such the Returned Servicemen's Scheme, the Women's Land Army training during World War II, and the wartime production of ergotone and morphine.

The State Research Farm is historically significant for its association with a number of the State's foremost agricultural scientists, including the Victorian Director of Agriculture from 1911 to 1931, Dr Samuel S Cameron, who was instrumental in the establishment of the Research Farm, the reorganisation of the Victorian Department of Agriculture and the regulation of the meat and dairying industries in Victoria.

## **PERMIT POLICY:**

The site is significant as the original centre of the workings of the former State Research Farm. The significant elements include the original components of the 1912 building complex, the basalt paving and drains, the driveway and surrounding road layout, the fenced paddocks to the south and east of the main building group, along with windbreaks, avenues and specimen trees. The registered land also provides a context for the 1912 buildings. Although the landscape elements have not been itemised in detail in the extent, they are considered to be included in the registration as part of the registered land. Permit applications will be required for alterations to any of these elements, apart from a range of maintenance works covered by exemptions.

## **PERMIT EXEMPTIONS:**

### **Exteriors of registered buildings**

- \* Repairs and maintenance which replace like with like.
- \* Painting of previously painted walls, posts, and roofing in the same colour.
- \* Treatments to stabilise and protect timber structures.
- \* Temporary securing of the building structure and fabric to make the place safe.
- \* Installation of security lighting and alarm systems.

### **Interiors of registered buildings**

- \* Repairs and maintenance which replace like with like.
- \* Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint scheme.
- \* Installation, removal or replacement of electrical wiring.
- \* Installation, removal or replacement of smoke detectors, sprinkler systems and exit signs.

### **Non-registered buildings:**

- \* Any internal works.

### **Landscape:**

- \* The replanting of plant species to conserve the landscape character.
- \* Management of trees in accordance with Australian Standard; Pruning of amenity trees AS 4373.
- \* Removal of plants listed as Noxious Weeds in the Catchment and Land Protection Act 1994.
- \* Repairs, conservation and maintenance to hard landscape elements, asphalt and gravel paths and roadways, edging, fences and gates.
- \* Installation, removal or replacement of garden watering and drainage systems.

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

## Victorian Heritage Register



General Conditions: 2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.

General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.

General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

## RECOMMENDATION AND DETERMINATION ON A NOMINATION TO THE VICTORIAN HERITAGE REGISTER

**NAME:** STATE RESEARCH FARM

**VHR NO:** H1961

**LOCATION:** PRINCES HIGHWAY WERRIBEE, Wyndham City

**CATEGORY:** Heritage place

**FILE NO:** HER/2001/00294

**OFFICER/S REPORTING:** jm

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### RECOMMENDATION BY EXECUTIVE DIRECTOR

- That the Place or object be included in the Heritage Register [Section 32(1)(a)]

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Manager Heritage Assessments	Date	Executive Director	Date
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### DETERMINATION BY HERITAGE COUNCIL

*(Strike out where not applicable)*

- That the Place or object NOT be included in the Heritage Register [Section 42(1)(a)]
- That ALL or PART of the Place or object be included in the Heritage Register [Section 42(1)(b)]
- That the Place or object NOT be included in the Heritage Register but instead referred to the relevant planning authority [Section 42(1)(a)(i)]
- That the Place or object NOT be included in the Heritage Register but instead other steps be taken to protect or conserve it [Section 42(1)(a)(ii)]

Comment:

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Meeting No	Date	Registrations Co-ordinator	Date
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## Victorian Heritage Register



**VICTORIAN HERITAGE REGISTER NUMBER:** H1932

**NAME:** MAIN OUTFALL SEWER

**LOCATION:** WERRIBEE, Brimbank City, Hobsons Bay City, Wyndham City

**LOCAL GOVERNMENT AREA:** BRIMBANK CITY; HOBSONS BAY CITY;  
WYNDHAM CITY

**CATEGORY:** Heritage place

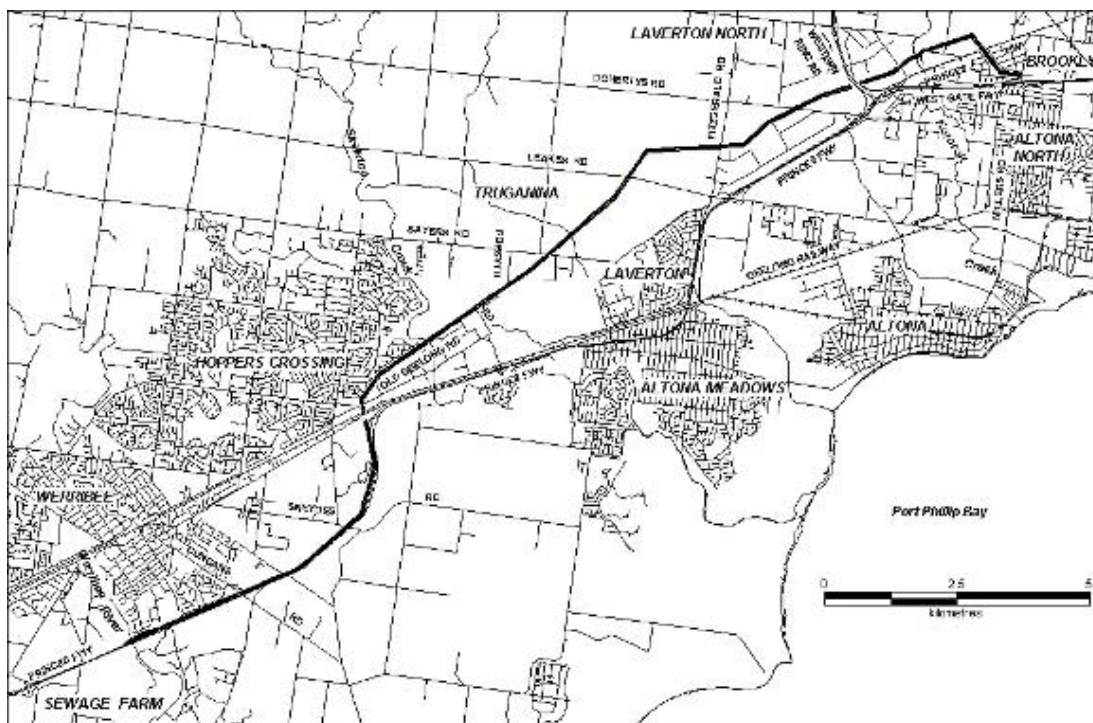
**DATE REGISTERED:**

**FILE NO:** HER/2000/000138; PL-HE/03/0314 [Parts 1 -2]





- EXTENT:**
1. All the land contained in the approximately 40m wide sewerage easement beginning on the west side of Millers Road Brooklyn between Cypress Avenue and Primula Avenue and continuing to the south side of the Princes Highway then from the north side of the Princes Highway to the east side of Little Boundary Road then from the west side of Little Boundary Road to the east side of the Western Ring Road then from the west side of the Western Ring Road to the north side of Doherty's Road Laverton North then from the south side of Doherty's Road to the east side of Fitzgerald Road then from the west side of Fitzgerald Road to the north side of Leakes Road then from the south side of Leakes Road to the north side of Sayers Road then from the south side of Sayers Road Laverton to the east side of Forsyth Road then from the west side of Forsyth Road Truganina to the north side of Old Geelong Road Hoppers Crossing then from the south side of Old Geelong Road to the north side of the Melbourne to Geelong Railway then from the south side of the Princes Highway alongside the Princes Freeway (Maltby By-pass) Werribee to where the easement finishes on the north side of the Princes Freeway at the Melbourne Water Western Treatment Plant as shown on Diagram 1932 held by the Executive Director
  2. All of the structure forming the Main Outfall Sewer including open and covered brick and concrete channels, brick aqueducts over Kororoit Creek, Skeleton Creek and Werribee River, all tunnels and culverts, but excluding all fabric associated with later modifications to the Main Outfall Sewer, the later concrete aqueducts and all infrastructure relating to the Western Trunk Sewer.



### STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

#### What is significant?

The Main Outfall Sewer was constructed in 1892-4 and was a vital link in the sewerage system of Melbourne which, when it was constructed in the 1890s, was the largest civil engineering project ever undertaken in Victoria. The Main Outfall Sewer consists of a semicircular brick or concrete lined channel (in places arched over to form a circular tunnel with an earth covering) and three brick arched aqueducts. The sewer was constructed by seven contractors employing 1300 workers and cost £240,748. During the 1880s the phenomenal growth of Melbourne led to a crisis in sanitation. The situation was exacerbated by the existence within the metropolitan area of many municipalities which would have to agree on any sewerage system. A Royal Commission recommended the formation of a Metropolitan Board of Works, comprised of commissioners from each of the local government authorities, with responsibility for both water supply and sewerage. Eminent British engineer James Mansergh was appointed to advise on a suitable system. At a time when most cities dumped their untreated wastes directly into rivers and the sea, Mansergh advised treatment of Melbourne's sewage by broad irrigation with a capacity large enough able to deal with the expansion in population expected over 50 years. The system he conceived and which was implemented in only slightly modified form began with a water closet at every property which delivered the sewage by gravity through a network of underground sewers of increasing diameter to a steam pumping station at Spotswood (VHR 1555) where it was forced up wrought iron rising mains to Brooklyn to begin its 25 kilometre journey along the Main Outfall Sewer to the sewage farm at Werribee. As could be expected, the Main Outfall Sewer has had much repair and replacement of fabric over the last century and its function has now been entirely replaced by the Western Trunk Sewer. Nonetheless, there is still extensive original fabric remaining within its easement.

#### How is it significant?

The Main Outfall Sewer is of historical and scientific (engineering) significance to the State of Victoria.

#### Why is it significant?

The Main Outfall Sewer is historically important as an artefact of the process of development of Melbourne into a modern metropolis. The decision in 1890 to build a sewerage system with a capacity well in excess of the contemporary population was far sighted. The project not only addressed an existing sanitary crisis, but also enabled expansion of the city into new areas because the 'downstream' sewerage infrastructure was of sufficient capacity. Unlike the rest of the system which is underground and out of sight, the Main Outfall Sewer is a visible manifestation of the entire system. The Main Outfall Sewer is also a tangible link with the formation of the Melbourne Metropolitan Board of Works whose role as the unifying force for major infrastructure projects in Melbourne over the last century is of enormous historical importance. The construction of the system is all the more remarkable because, although

## Victorian Heritage Register



conceived during the years of the 1880s Boom, its completion was achieved during the years of the catastrophic 1890s Depression.

The Main Outfall Sewer is of scientific (engineering) importance as a major link in the most extensive engineering project undertaken in Victoria to that date. The concrete and brick open and covered sewer is a fine example of the technology of the period, exhibiting a high level of integrity. The three major red brick aqueducts over Kororoit Creek, Skeleton Creek and the Werribee River are excellent examples of multi-spanned, arched masonry bridges.

### PERMIT POLICY:

The whole of the Main Outfall Sewer is a vitally important component of the sewerage system constructed to service Melbourne metropolitan area at the end of the nineteenth century. The elements that characterise the entire sewer are open brick lined channels, open concrete channels, covered brick lined channels, brick aqueducts, brick road bridges, concrete road bridges. It is intended that the sewer should be retained and conserved in such a condition that it is able to illustrate its function and construction. Since its replacement by the Western Trunk Sewer, the Main Outfall Sewer's function has been made redundant and instead the reserve will be mainly used as a recreational trail. It is intended that there will be agreement between the owners, managers and Heritage Victoria to ensure that in making safe the sewer, evidence of its existence will not be swept away. Instead, safety and repair work will be undertaken to an agreed methodology which will ensure public safety, minimise negative effect on the cultural heritage values and maximise potential for interpretation of those values. Until such time as this agreement is formalised into a permit exemption, the general exemptions listed below should remain in force.

Over recent years the sewer reserve has been used for the dumping of hard and soft rubbish, and road waste. As well, weeds and vegetation, including trees, have been allowed to proliferate such that their root systems affect the structural integrity of the sewer. The removal of these threats should be encouraged.

While ensuring that construction of the recreational trail and day to day maintenance of the sewer is enabled without a permit, it is still intended that any major construction or demolition which affects the cultural heritage significance of the structure of the sewer be subject to the permit process, except as listed below.

### PERMIT EXEMPTIONS:

1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object, except those listed below.
  2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.
  3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
  4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
  5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.
- \* all new sewerage, water supply and drainage works [within the sewer reserve that do not materially impact on the brick and concrete sewer], provided that plans are given to the



## Victorian Heritage Register



Executive Director in advance of works

\* repairs and maintenance which replace like with like

\* construction and maintenance of a recreational trail including,

- emergency and safety works including collapsing and backfilling sections of covered and buried sewer where structure is unsafe and making safe manhole and inspection openings.
- installation of safety measures in sections of open sewer such as step irons, ladders and drainage systems and fencing
- demolition and removal of redundant or unsafe buildings and structures including ventilation stacks and the old depot site at Princes Highway
- removal of trees and vegetation where required, pest and weed control
- repair, replacement and new construction of fences and gates
- removal of hard and soft rubbish including piles of soil, screenings and road waste or modification works as required
- protection, maintenance and relocation of utility assets within the sewer reserve
- hard and soft landscaping including landforming
- erection of directional and interpretative signage
- modification of the sewer at road crossings for use as underpasses where feasible including opening of covered sections of sewer and backfilling sewer for access ramps
- removal of the sewer at Doherty's Road to allow a new culvert underpass
- construction of overpass structures as required provided that plans are given to the Executive Director in advance of works
- strengthening of MOS road crossings as required
- lighting of MOS conduit for underpasses

## RECOMMENDATION AND DETERMINATION ON A NOMINATION TO THE VICTORIAN HERITAGE REGISTER

**NAME:** MAIN OUTFALL SEWER

**VHR NO:** H1932

**LOCATION:** WERRIBEE, Brimbank City, Hobsons Bay City, Wyndham City

**CATEGORY:** Heritage place

**FILE NO:** HER/2000/000138; PL-HE/03/0314 [Parts 1 -2]

**OFFICER/S REPORTING:** jm

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### RECOMMENDATION BY EXECUTIVE DIRECTOR

- That the Place or object be included in the Heritage Register [Section 32(1)(a)]

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Manager Heritage Assessments	Date	Executive Director	Date
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### DETERMINATION BY HERITAGE COUNCIL

*(Strike out where not applicable)*

- That the Place or object NOT be included in the Heritage Register [Section 42(1)(a)]
- That ALL or PART of the Place or object be included in the Heritage Register [Section 42(1)(b)]
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Comment:

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Meeting No	Date	Registrations Co-ordinator	Date
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# Heritage of the City of Wyndham

## Volume 2: Heritage Places

Report prepared by

**Context Pty Ltd**

In association with

**Dr Carlotta Kellaway**

1997

## State Research Farm

Princes Highway, Werribee

Significance State significance

Date c1912 onwar Place No. NS (W8)

Photo No. RHS 2/09

Ownership Crown

AMG Easting Northing

Slide No. -

Current heritage protection None



### Description

The Werribee Growth Area Heritage Report (1990) provides a detailed analysis of the main buildings that remain at the farm and covers the following: former Farm Office, former Fodder Building, silos and laboratory, former Dairy, former Stables, Farmstore and Carpenter's Shop, former Bagged Grain Store, all dating from 1912-13; Men's Quarters (1919), Dept. Agriculture pavilion from Royal Agricultural Showgrounds, Melbourne (1919), Manager's residence (1917), grain storage tanks (post 1923), shearing shed. The significance of each building is identified in the study.

The buildings on the State Farm are believed to remain intact to the extent described in Ward's report, with the exception of the manager's residence (1917) which was destroyed by fire in 1991. The property was inspected again as part of the Rural Heritage Study (1994) and has not been reinspected as part of the present study. The descriptions are therefore derived from these two earlier studies.

An H-shaped plan dictated the arrangement of the buildings which were built in the first year of the State Farm. The manager's office (former Farm Office) is at the centre of the complex. A small single-roomed building, it features a complex gabled roof with hipped verandah and chimneys demonstrating Queen Anne stylistic influence. The weatherboards are said to be of Tasmanian hardwood, the roof trusses of Oregon and the verandah posts of Red Gum.[4] The ceiling is fine decorative pressed metal. Immediately behind the office stands a pair of red brick silos and a large corrugated iron barn, with a two storey laboratory and classroom section at the end.

Located each side of the office, creating a mirror image of each other, are two long corrugated iron sheds. The northern shed once housed stables and -has an area paved in bluestone cobbles to the rear. The southern equivalent shed was formerly a dairy with brick floor. Behind this, an open-sided barn and three corrugated iron silos or tanks are located. Behind the former stables is a large shed built originally as a farm store and carpenter's shop.

Other features of interest in this complex include remnants of bluestone guttering along the driveways between the buildings and the S. S. Cameron memorial tree planted in 1931 in front of the office.

Two other significant buildings on the site are the former Royal Melbourne Show Ground pavilion, very altered from its original state, but appearing intact in its form since its relocation.

The bungalow building, formerly used as men's quarters, is located nearby and also appears to be externally intact. Palm tree plantings adjacent to this building are a feature of the landscape and echo the early plantings of the same species along the entrance drive to the farm complex.

## **Themes**

### **4.5 Experimentation & research**

## **History**

The State Research Farm was established c1912 by the State Government with the aim of boosting Victoria's agricultural production through research and experimentation. The State Research Farm worked on pastures, crops, and other rural industries. The School of Dairying Technology, opened in 1939, was established as a national dairying research centre.[1] The work of the Research Farm supported the closer settlement program.[2]

Further detail on the history of the State Research Farm is contained in: B.R. Wardle, "The land that yielded: a story of the State Research Farm Werribee for its Diamond Jubilee Year", Government Printer, 1972. Further historical information on individual buildings is contained in Andrew Ward "Werribee Growth Area Heritage Report", 1990.

## **Statement of Significance**

The State Research Farm is of state significance as the state's agricultural research facility established to support the development of new rural industries and land-holding patterns in the pre World War 1 period. It contains fine examples of public architecture appropriate to the purpose and scale of this property.

## **Area of Significance**

As defined in Andrew Ward "Werribee Growth Area Heritage Report", Dept Planning and Urban Growth, 1990.

## **Preferred method of heritage protection**

Victorian Heritage Register

Wyndham Heritage List

Planning Scheme

## **Further Investigation?**

A conservation analysis and plan should be prepared to define the significance of this property and set guidelines for its future use and management.

## **References**

[1] K. N. James, Werribee: the first one hundred years, p.91-93.

[2] Andrew Ward, Werribee Growth Area Heritage Report, 1990.

[3] Heritage Branch, Dept. Planning & Development, File no. 6011789.

[4] Wardle, B. R., The Land that Yielded, A story of the State Research Farm, Werribee, 1972, pp.12-14.

Note: Several photographs of significant farm buildings were taken in 1993.

## **Previous Studies / Reference Nos.**

Heritage Victoria - File on Manager's residence

Melbourne Western Region Heritage Study (1986)

Rural Heritage Study: Western Region of Melbourne (1994) - W 8





## Maltby By-pass

Princes Highway, Werribee

Significance Local significance

Date 1961

Place No. 157

Photo No. 9/20

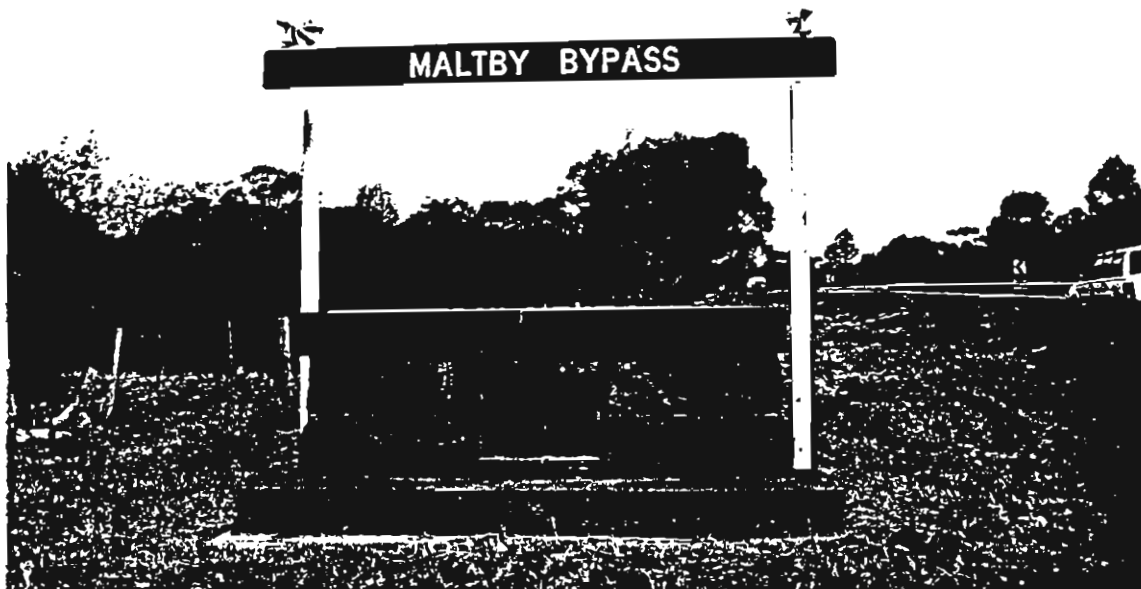
Ownership Crown

AMG Easting

Northing

Slide No. 8/20

Current heritage protection None



### Description

Maltby By-pass is a section of road that bypasses the original alignment of the Princes Highway through Werribee township. The road is a divided carriageway and Australian native plantings along the median and the verges. At the western end, a group of exotic plantings may reflect an earlier land use or be part of the planting scheme for this roadway.

At the eastern end is a small monument marking the opening of the Maltby Bypass. It is a simple bluestone structure, surmounted by a frame on which a more recent sign has been mounted.

### Themes

6.1 Transport

### History

The development of Maltby By-pass heralded a new era in road design for Victoria. Described in a special commemorative publication as introducing "a new concept into roading in Victoria ... the particular feature of a by-pass road is that no access is permitted from side roads or from property fronting onto the by-pass road. Townships are by-passed thus preventing through traffic from cluttering up the main streets." [2]

The design of the by-pass provided for two carriageways each of two lanes, with the potential for an additional lane in each direction incorporated into the design. The wide central median was designed to be grassed and planted so as to provide a screen against traffic glare. Traffic interchanges, grade separations, overpass bridges (Sneydes Road, Duncans Road and Farm Road) and new bridges (across the Werribee River) were built. The total cost was 944,500 pounds. [2]

The Maltby By-pass was named after Hon. Sir Thomas K Maltby, Commissioner for Public Works and a

Member of the Legislative Assembly. The by-pass was opened by the Premier, Henry Bolte and the RAAF band from Laverton played the national anthem.

**Statement of Significance**

Maltby Bypass is of at least local significance as the first example of a 'freeway-type' road built in Victoria, introducing a new form of road design which has come to dominate road transport planning.

**Area of Significance**

Road alignment, monument and landscape/planting design.

**Preferred method of heritage protection**

Wyndham Heritage List

Planning Scheme

**Further Investigation?**

**References**

[1] Plaque

[2] Country Roads Board, By-Pass Road, 16 June 1961.

**Previous Studies / Reference Nos.**

Melbourne Western Region Heritage Study (1986)

WERRIBEE GROWTH AREA HERITAGE REPORT

*Incorporating:*

Werribee Heritage Study Preliminary Inventory

Werribee Conservation Study (Stage 1)

Andrew Ward 1990

DEPARTMENT OF PLANNING & URBAN GROWTH  
SEPTEMBER 1990

SF  
711.4099452  
W49PR

Andrew C Ward & Associates  
architects - planners



**WERRIBEE CONSERVATION STUDY (Stage 1) 1990**

**DATA SHEETS**



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WERRIBEE CONSERVATION STUDY (Stage 1) 1990

---

<u>Building</u>	Former Farm Office (now farm overseer's office)
<u>Address</u>	State Research Farm



Photo May, 1990

---

Existing Registrations

Historic Buildings Register	-
National Estate Register	-
National Trust Register	-

---

History

Allotment Reference	State Research Farm
Grantee	Former owner's include Brown, McDellan, George brothers, Hackett and Sueyde)
Original Building Owner	Department of Agriculture
Building Owner	Department of Agriculture and Rural Affairs
Construction Date	1912-13
Architect	Public Works Department
Builder	

**General Background:** From 1898 the Victorian government repurchased and subdivided farm land for closer settlement. This land, some irrigated and some dry, was sold under liberal terms to settlers for dairying and mixed farming, wheat growing, beet growing, and clerks' and workmen's houses throughout Victoria, (Journal of Agriculture, Vol. 1, 1912, p. viii). In Werribee, an estate of more than 20,000 acres was acquired from 1906 and an area of 1,167 acres along the railway line was transferred to the Department of Agriculture on July 2, 1912 for the Central Research Farm, later known as the State Research Farm. By 1972 the farm area had risen to 2108 acres. The research farm undertook experimentation and research programs in cropping, irrigation and raising good livestock as a support for the closer settlement programme and was jointly established by Dr. S.S. Cameron, Director of Agriculture, A.E. Richardson, Agricultural Superintendent, and H.C. Wilson, farm manager.

The farm office is one of the first buildings, erected 1912-13. It is now the overseer's office.

---

## Description

A picturesque symmetrical timber pavilion form office with overhanging louvred gables supported on modillions linked by raked eaves with exposed rafter ends. The front verandah has tapered posts and caps showing Arts & Crafts with scalloped boards. The weatherboards are rusticated and the symmetrical timber stacks enriched with decorative stucco work. Internal linings are timber.

**Condition** Good

**Integrity** Good

---

**Significance** A. The former farm office is the visual focal point of the original complex established in 1912-13 as the Central Research Farm. It exhibits a level of architectural enrichment appropriate to this role and comparable with the Public Works Departments' public buildings and schools of the period. It is a key building in this facility which formed an essential part of the State Government's closer settlement program from 1912.

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**Recommendations** Recommended for inclusion on the Historic Buildings Register, the National Estate Register and for planning scheme protection.

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**Reference** Wardle, B.R., The Land that yielded: a story of the State Research Farm Werribee, for its Diamond Jubilee year, 1972. Government Printer, 1972.  
Department of Housing and Construction does not hold original drawings.

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**WERRIBEE CONSERVATION STUDY (Stage 1) 1990**

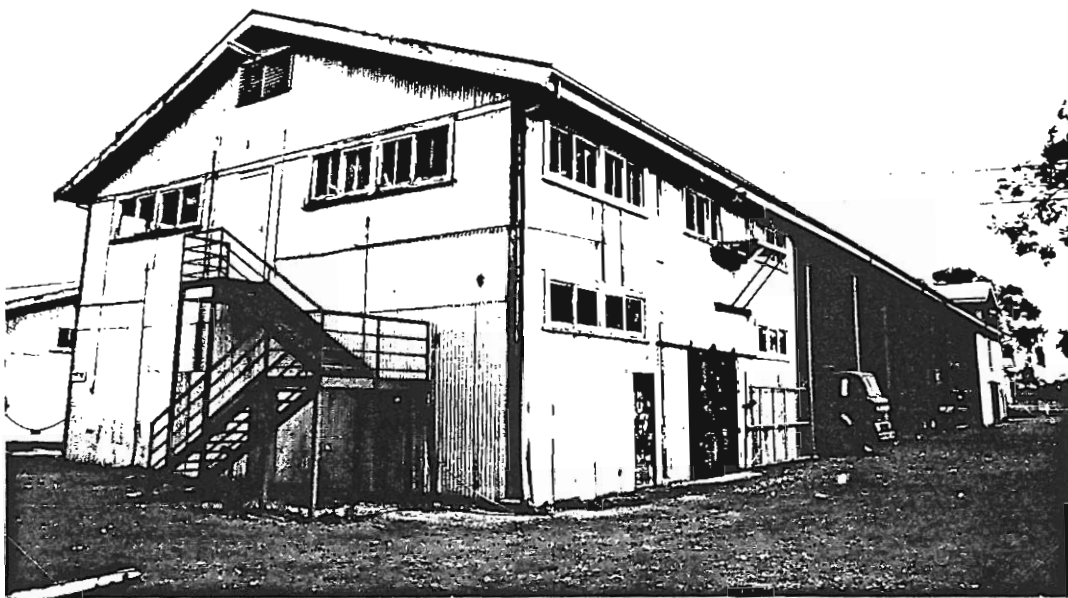
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**Building**

Former fodder building, silos and laboratory. (now paint shop, stores, silos)

**Address**

State Research Farm



**Photo May, 1990**

---

**Existing Registrations**

Historic Buildings Register	-
National Estate Register	-
National Trust Register	-

---

**History**

**Construction Date** 1912-13

**Architect** Public works Department. Illustration c. 1912 by C. Thiemeyer.

**Builder**

Refer former farm office for general information. The open section of this building was the hay shed and chaff-cutter room and the rear two storeyed section was a laboratory and lecture room for trainees but is now a store. It forms one of the original buildings.

---

---

**Description**

A large two level timber framed shed with corrugated iron cladding and rooms at either end. Red brick silos are attached at the west end and have an overhanging gable roof with "half timbered" ends and louvred clerestory running east over the main building. Trusses are timber with metal vertical tie rods.

**Condition** Fair

**Integrity** Good

---

**Significance**

A. Although a basically utilitarian design, the silos form a distinctive element with a roof enriched in a manner compatible with the former farm office. It forms an essential component of the original complex and assists in the interpretation of the farm's history.

---

**Recommendations**

Recommended for inclusion on Historic Buildings Register, National Estate Register and for planning scheme protection.

---

**References**

Refer former stables.

---

**Issue No. 1**

June, 1990

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WERRIBEE CONSERVATION STUDY (Stage 1) 1990

---

Building

Former Dairy (now AEC Machinery shed)

Address

State Research Farm



Photo May, 1990

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Existing Registrations

Historic Buildings Register	-
National Estate Register	-
National Trust Register	-

---

History

Construction Date 1912-13

Architect Public Works Department. Illustration c. 1912 by C. Thiemeyer

Builder

Refer former farm office for general information. Opened as the dairy in 1912-13, this building was later used as the agronomy barn.

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---

**Description**

A long timber framed gable roofed shed clad in rusticated weatherboards and having the gable ends enriched with louvres and modillions and flanked by the lower portions of the gable roof having return hipped ends sympathetic with the Overseer's office.

Internal walls and linings have been altered but include sections of timber and "ripple iron" sheets. Some shafting and pulley wheels are in situ.

**Condition** Fair

**Integrity** Good

---

**Significance** A. Although a basically utilitarian design, this building's roof treatment is enriched in a manner compatible with the former farm office. It is an essential architectural component of the original complex and assists in the interpretation of the farm's history.

---

**Recommendations** Recommended for inclusion on the Historic Buildings Register, National Estate Register and for planning scheme protection.

---

**References** Refer former stables

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**Issue No. 1:** June, 1990

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WERRIBEE CONSERVATION STUDY (Stage 1) 1990

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Building Former stables (now vehicles maintenance)  
Address State Research Farm

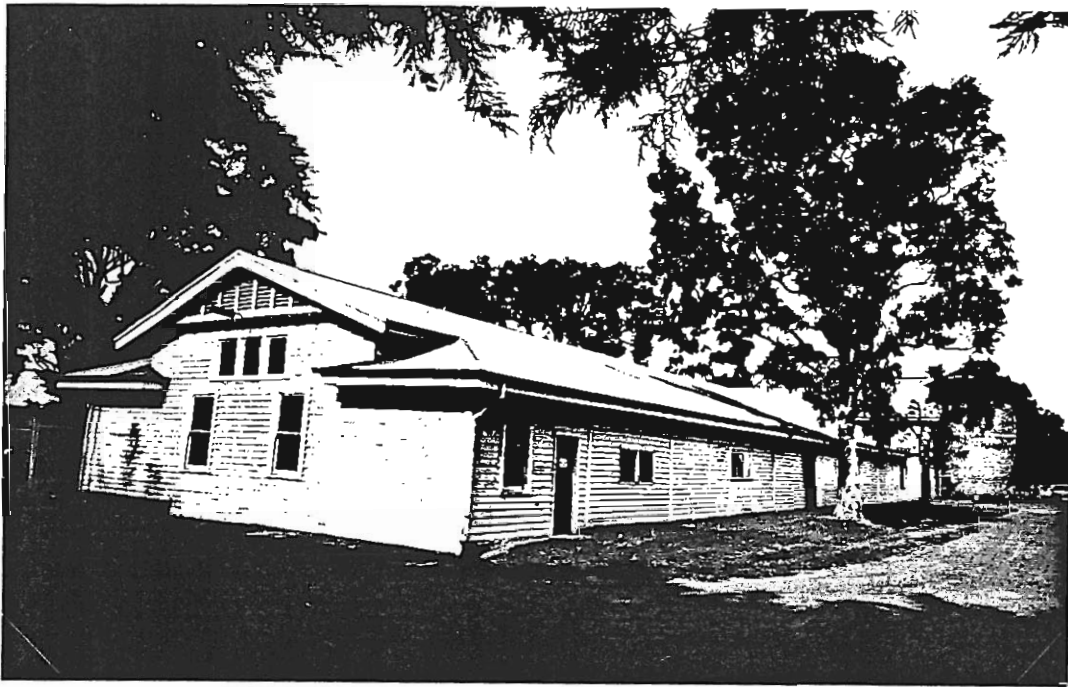


Photo May, 1990

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Existing registrations

Historic Buildings Register -  
National Estate Register -  
National Trust Register -

---

History

Construction Date 1912-13  
Architect Public Works Department Illustration c. 1912 by C. Thiemeyer  
Builder

Refer Former Farm office for general information. The former stables is one of the first buildings erected 1912-13 and forms the north-west arm of the H shaped group built at that time. It was used for almost 50 years for the farm's Clydesdale horses but now functions as the vehicle maintenance building.

---

---

**Description**

A long timber framed gable roofed shed clad in rusticated weatherboards and having the gable ends enriched with louvres and modillions and flanked by the lower portions of the gable roof having return hipped ends sympathetic with the overseer's office. Inside, the stables fittings have been removed, walls and ceilings are unlined and a recent concrete slab floor is in situ. Timber trusses have vertical tie rods. A timber lined office remains. A bluestone pitched courtyard faces east.

**Condition** Good

**Integrity** Fair

---

**Significance** A. Although a basically utilitarian design, this building's roof treatment is enriched in a manner compatible with the former farm office. It forms an essential architectural component of the original complex and assists in the interpretation of the farm's history.

---

**Recommendations** Recommended for inclusion on the Historic Buildings Register, National Estate Register and for planning scheme protection.

---

**References** Refer former farm office  
Elevation by C. Thiemeyer in former farm office

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**Issue No. 1** June, 1990

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WERRIBEE CONSERVATION STUDY (Stage 1) 1990

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Building

Farmstore and Carpenter's Shop (ne arm  
of H complex)  
Former Bagged Grain Store, now  
machinery shed (se arm of H. complex)

Address

State Research Farm

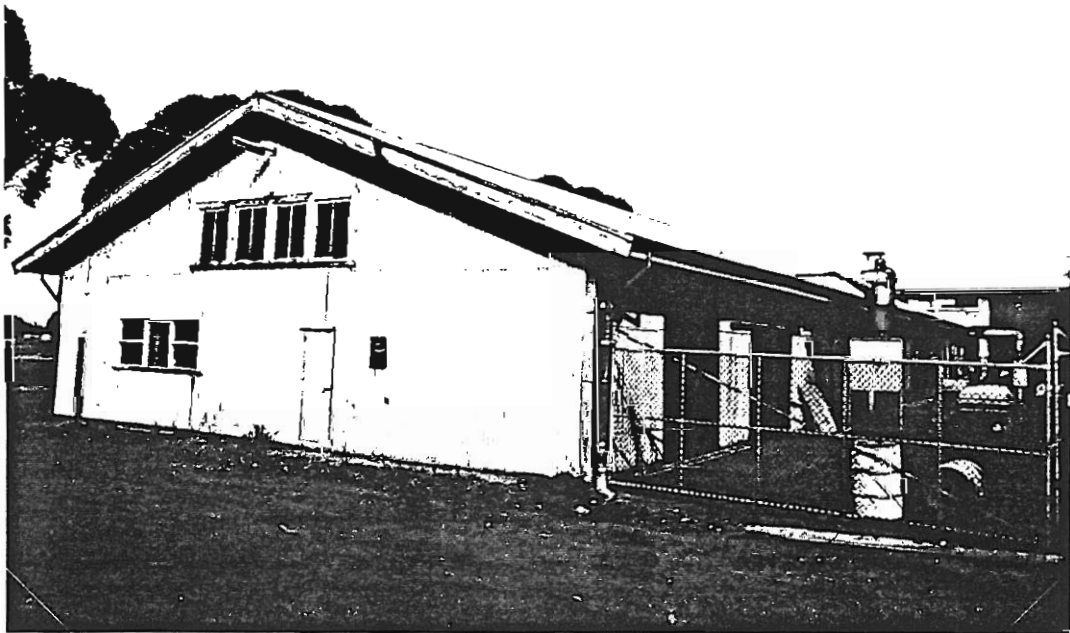
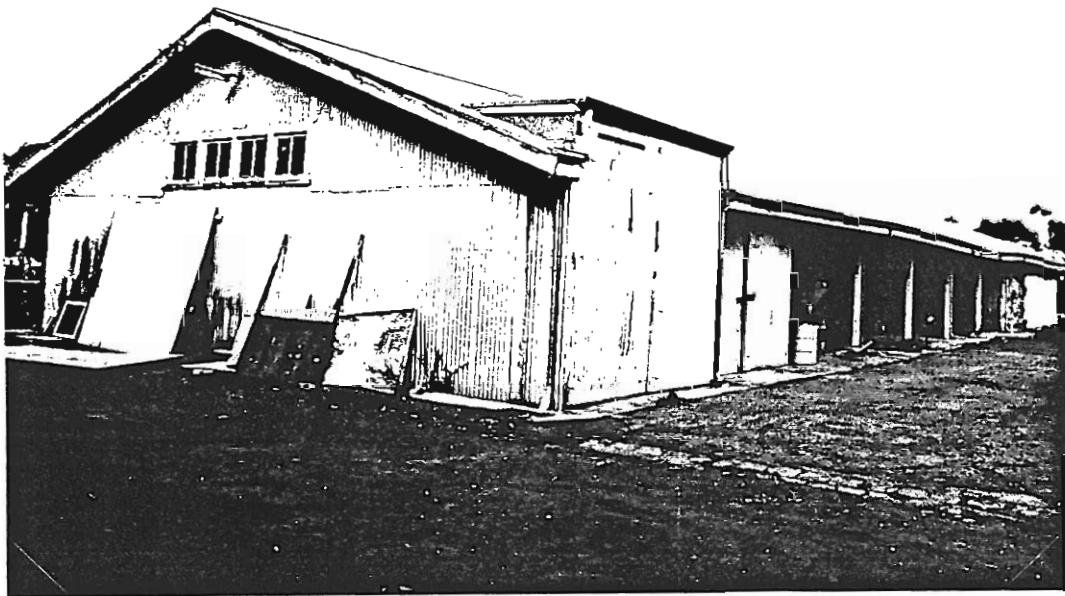


Photo May, 1990

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Existing Registrations

Historic Buildings Register	-
National Estate Register	-
National Estate Register	-

---

History

Construction Date 1912-13

Architect Public Works Department

Builder

Built in 1912-13, the farm store and carpenters shop continues in its original use.

---

Description

These buildings are corrugated iron clad timber framed buildings with gabled roofs.

Condition Good

Integrity Good

---

Significance B. Both buildings are original utilitarian structures using elements common to the other more pretentious structures in the original complex but lacking any self conscious stylistic expression.

---

Recommendations Recommended for planning scheme protection and for inclusion on the National Estate Register.

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References Refer former stables

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Issue No. 1 June, 1990

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WERRIBEE CONSERVATION STUDY (Stage 1) 1990

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Building

Grain Storage tanks (now nos. 1, 2 and 3)

Address

State Research Farm

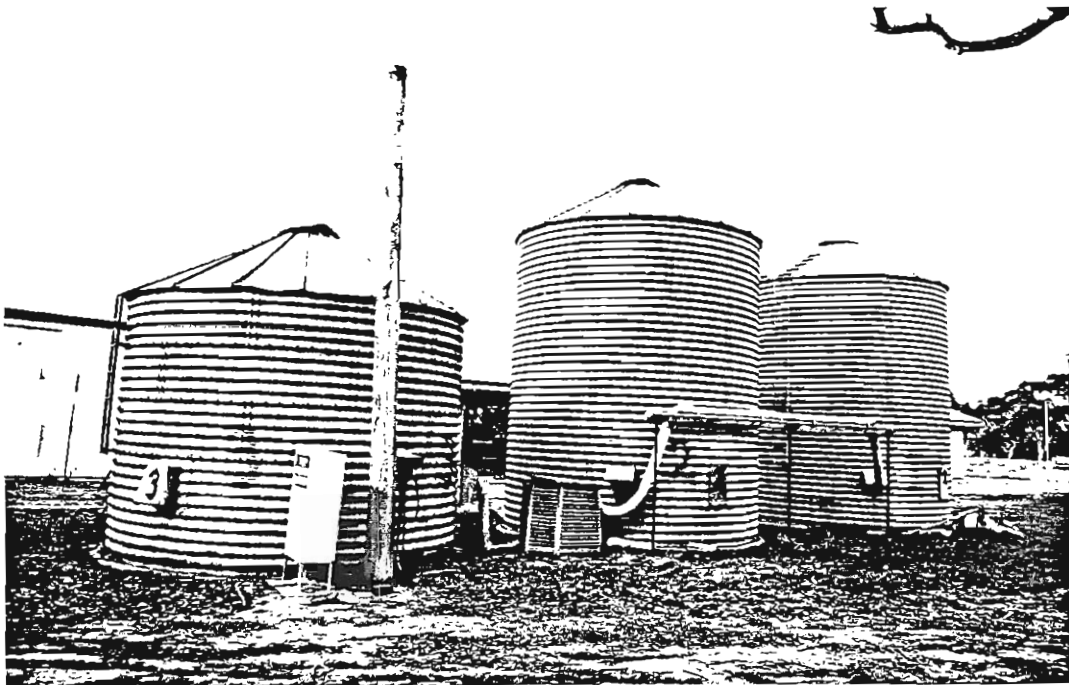


Photo May, 1990

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Existing Registrations

Historic Buildings Register	-
National Estate Register	-
National Trust Register	-

---

History

Construction Date post 1923

Architect

Builder

These silos do not appear in a c. 1923 view in Wardle, B.R., The Land That Yielded.

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**Description**

Three 3.6m diameter 16 gauge corrugated tanks with conical tops, access ladders and sampling hatches. Sheets are bolted with rubber washes and the tanks are set in rubber within a cement capped ring, the northern tank being marked 1964 in the cement. The northern tank is marked "Lysaght Silo".

**Condition** Fair

**Integrity** Good

---

**Significance** D. These utilitarian structures do not form part of the original Central Farm complex.

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**Recommendations** Nil

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**References** Refer former Farm office

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**Issue No. 1** June, 1990

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WERRIBEE CONSERVATION STUDY (Stage 1) 1990

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Building: Mens Quarters  
Address: State Reserarch Farm



Photo May, 1990

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Existing Registrations

Historic Buildings Register	-
National Estate Register	-
National Trust Register	-

---

History

Construction Date	1919
Architect	Public Works Department
Builder	

Following the commencement of the post WWI soldier settlement program, many returned servicemen received training in the latest agricultural techniques at the farm. Residential accommodation was provided in 1919 in this building.

---

**Description** A single storeyed barracks with Dutch gabled corrugated iron clad roofs and symmetrical form consisting of a main dining room and kitchen in the central block with English Domestic Revival brick and rough cast chimney stacks and multi-paned windows recalling school buildings of the immediate post WWI years. Symmetrical lower wings have metal posted verandahs to all elevations.

**Condition** Good, unoccupied but secure.

**Integrity** Good

---

**Significance** C. The former Mens Quarters are an early building on the farm recalling the former Soldier Settlement program and adopting an architectural form similar to the Public Works Department's schools and court houses erected about the same time to service communities often having a high percentage of returned servicemen.

---

**Recommendations** Recommended for planning scheme protection.

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**References** Refer Former Farm House

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**Issue No. 1** June, 1990

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WERRIBEE CONSERVATION STUDY (Stage 1) 1990

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Building

Former Department of Agriculture pavilion at Royal Melbourne Show (now amenities building)

Address

State Research Farm



Photo May, 1990

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Existing Registrations

Historic Building Register	-
National Estate Register	-
National Trust Register	-

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History

Construction c.1919

Architect

Builder

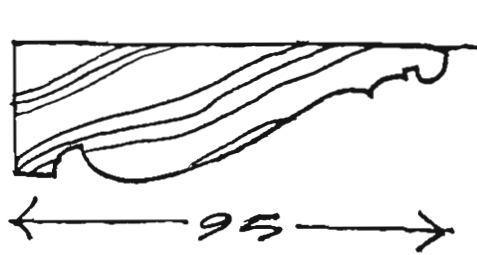
This building is believed to have been relocated to its present site c. 1919. It was modified at this time to serve as men's quarters but is now used for staff amenities and storage.

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### Description

A gable roofed timber framed building with posted verandahs along both sides and ornamental vented gable ends with fretted scrollwork and pediment motifs, each gable end projecting beyond the end wall line and being carried on decorative timber brackets. Internal linings are timber with quirk beads and the architraves are Edwardian (?)



### Condition

Fair, in need of immediate repairs.

### Integrity

Poor, verandahs added later, some square edged linings replaced with bullnosed, internal alterations.

---

### Significance

B. Although substantially altered and not associated with the original building complex at the State Research Farm, this structure is a rare example of Edwardian showgrounds architecture and contributes to the history of both State Research farm and the Royal Melbourne Show.

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### Recommendations

Recommended for inclusion on the National Estate Register and for planning scheme protection.

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### Issue No. 1

June, 1990

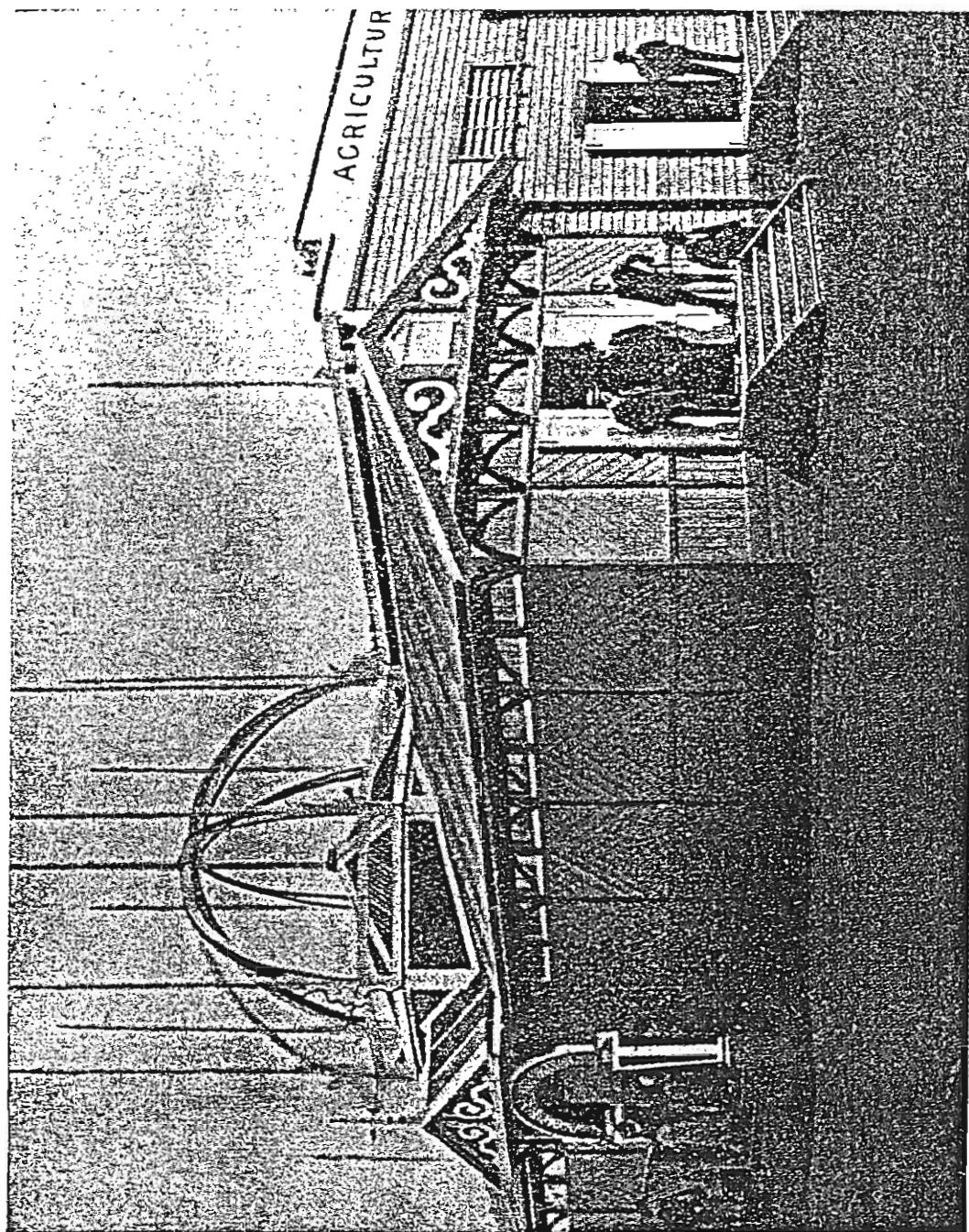
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## Stud stock for s

When the farm start in livestock was ver breeding good animi improve their herds from such purebred first from the Wyun had been establishet in 1906, and then fr at Werribee, pedigre sold to farmers, espe who received specia of purebred Red Pol at Whitfield in Nortl four years before the established. The her in East Gippsland, area, and then brot December, 1913, af been harvested. In aim of keeping the l "It will be recognizi on the farm is not s grazing, but with th the conserved fodde carry out hand-feed to conduct various t of hand-feeding to t "the Holstein-Fries were transferred fro which was closing d foundation stock of from the New Zeal Friesian cattle are g heavy milking cattli Victorian condition Werribee".



The pavilion at the Melbourne Showgrounds that was moved to Werribee.

---

**WERRIBEE CONSERVATION STUDY (Stage 1) 1990**

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**Building**

Managers Residence

**Address**

State Research Farm



**Photo May, 1990**

---

**Existing Registrations**

<b>Historic Buidings Register</b>	-
<b>National Estate Register</b>	-
<b>National Trust Register</b>	-

---

**History**

<b>Construction</b>	1917
<b>Architect</b>	Public Works Department
<b>Builder</b>	

Built in 1917 for Mr H.C. Wilson, farm manager from 1912-1951.

---

**Description**

A single storeyed attic villa in the English Domestic Revival style with terra cotta tiled roof extending continuously to a low corner verandah line carried on timber posts with truncated boards enhancing the picturesque mood. Rough cast chimney stacks are tapered, brickwork red untuckpointed, attic casement windows bayed and shingled and gable ends "half timbered". Inside, finishes are austere.

<b>Condition</b>	Poor, severe structural failure, derelict.
<b>Integrity</b>	Good. Also note laid out gardens and access way across ornamental lake via causeway.

---

<b><u>Significance</u></b>	B. A substantial residence adopting an architectural expression in harmony with the complex of industrial buildings forming the State Research Farm and enhanced by an ornamental lake and landscaped setting. In spite of this building's cultural importance, its structural integrity may frustrate retention.
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<b><u>Recommendations</u></b>	Recommended for inclusion on National Estate Register and for planning scheme protection.
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<b><u>References</u></b>	Refer former farm office
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<b>Issue No. 1</b>	June, 1990
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WERRIBEE CONSERVATION STUDY (Stage 1) 1990

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Building

Shearing Shed

Address

State Research Farm

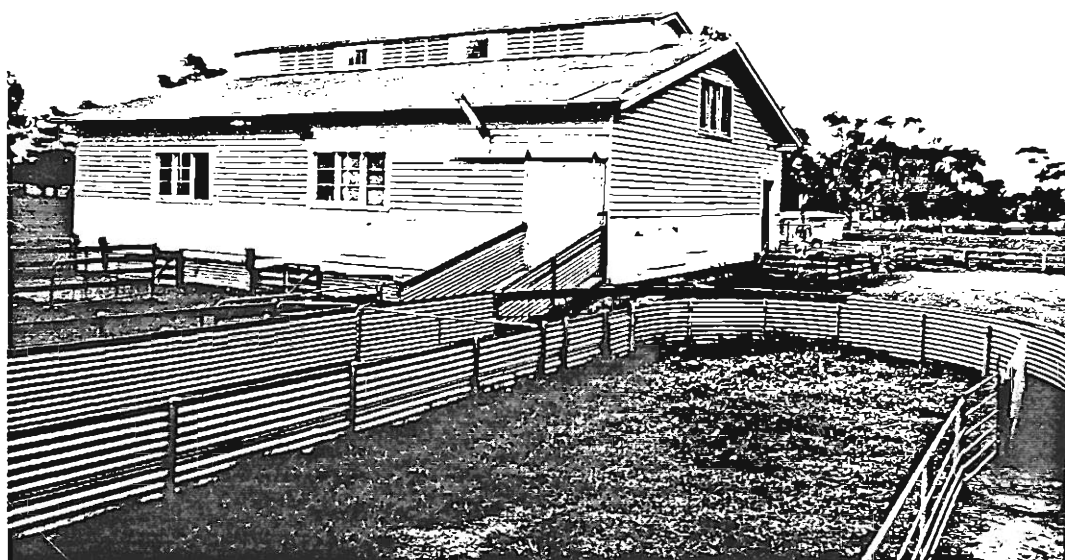


Photo      May, 1990

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Existing Registrations

Historic Buildings Register	-
National Estate Register	-
National Trust Register	-

---

History

Construction

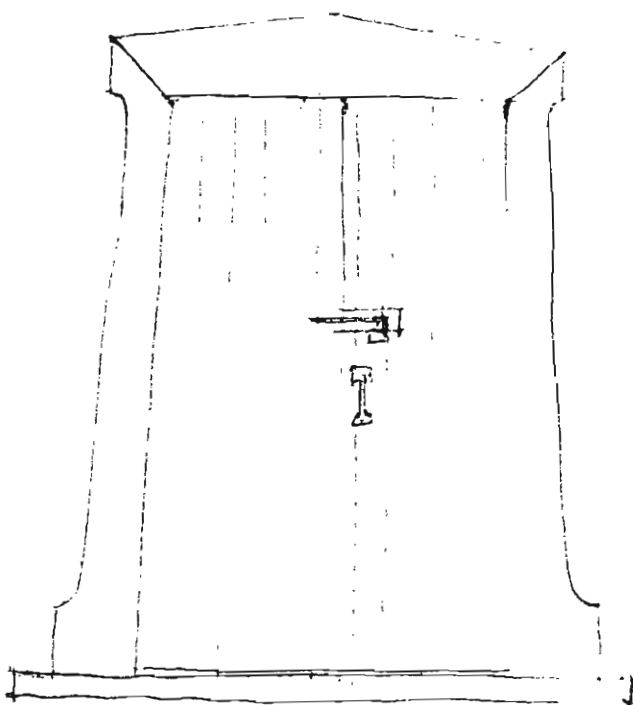
Architect

Builder

---

Description

A timber framed timber clad shed with continuous louvred roof lantern, slatted floor and internal fit out to suit use of building. A solid timber dado is surmounted by square edged weatherboards and the internal walls are unlined. Ornamental architrave to entry doors is as follows:



**Condition** Good

**Integrity** Unclear

---

**Significance** C. The shearing shed is an early building, at the State Research Farm of utilitarian design and expressive of the farms livestock management activities.

---

**Recommendations** Recommended for planning scheme protection.

---

**References** Refer former farm office

---

**Issue No. 1** June, 1990

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## APPENDIX B      INDIVIDUAL DATA SHEETS





**BUILDING No.:** B1 (refer to Key Map 2)

**BUILDING NAME:** Farm Manager's Office

**DATE OF CONSTRUCTION:** 1912

**HERITAGE CONTROLS:** VHR H1961 (B1), Wyndham Planning Scheme H075

**PHOTOGRAPHS:**



## DESCRIPTION

This is a single storey weatherboard building with a galvanised corrugated iron roof over with exposed rafter ends. Two red brick chimneys have rendered detailing. The roof is a hip form with broken gables at each end and a central pedimented gablet. The hipped roof verandah of galvanised corrugated iron to the front (east) elevation is supported on timber posts, and is flanked by bluestone edged roughly semicircular flower beds. There is a non-original skillion verandah at the rear of the building. A sign fixed to the north elevation reads 'Farm Manager'.

Internally, a single room is positioned either side of the entrance door. Each has a fireplace flanked by built in cupboards. The ceilings and cornices are original and are of painted pressed metal. Light fittings are later. The walls are lined with painted timber boards. Each room has a pair of timber sliding sash windows to the front (east) elevation, with moulded timber surrounds. The front door also appears original with a large glazed panel with a pair of blank panels above and below.

## INTEGRITY

☒ Good                      ☐ Fair                      ☐ Poor

## CONDITION

☒ Good                      ☐ Fair                      ☐ Poor

## SIGNIFICANT ELEMENTS

All external and internal fabric.

## RECOMMENDATIONS

*Conservation:* Retain and conserve all early and original fabric including internal layout and fabric.

### *Adaptation:*

- |          |  |
|----------|--|
| External | Generally no alterations should be made to the exterior (other than for the removal of the rear verandah).   |
| Internal | The interior could be adapted for a new use providing works do not adversely impact on significant fabric. The existing layout of two rooms and a central entrance should be retained. |

### *Recommended Works:*

- Replace rainwater down pipes and gutters
- Repair and repaint woodwork and weatherboards
- Remove rear (east) skillion verandah
- Repoint brickwork to chimneys
- Remove hard stand from against the building
- Remove unsympathetic external light fittings
- Rewire and upgrade services provision as required

*Refurbishment Budget (excluding new works):*

Area: 55m2

Budget: \$80,000- \$90,000

**BUILDING No.:** B2 (Refer to Key Map 2)

**BUILDING NAME:** Brick Silos

**DATE OF CONSTRUCTION:** 1912

**HERITAGE CONTROLS:** VHR H1961 (B2), Wyndham Planning Scheme H075

**PHOTOGRAPHS:**



#### **DESCRIPTION**

A pair of conjoined red brick silos which share a pitched roof of galvanised corrugated iron with open half timbering to the gables. The lower half of the structure has a brick plinth, whilst the upper section has projecting brick piers at the quadrants. Originally designed to hold chaff and silage, these structures contain a number of hopper openings which are accessed from the chaff cutter room within west end of building B3- the hay shed. A wooden ladder provides access from within building B3 at the junction between the silos.

#### **INTEGRITY**

☒ Good                      ☐ Fair                      ☐ Poor

#### **CONDITION**

☒ Good                      ☐ Fair                      ☐ Poor

#### **SIGNIFICANT ELEMENTS**

All external and internal fabric.

#### **RECOMMENDATIONS**

*Conservation:* Retain and conserve all early and original fabric.

*Adaptation:* Limited potential for adaptive reuse.

*Recommended Works:*

- Remove vegetation from base of silos.

- Repair timber hatches
- Repair and repaint woodwork
- Remove hardstand from around base of structure.
- Localised areas of repointing required
- Repair/replace corrugated galvanised iron roofing and ventilation goods

*Refurbishment Budget (excluding new works):*

Budget: \$30,000- \$35,000



**BUILDING No.: B3 (Refer to Key Map 2)**

**BUILDING NAME: Hay Shed**

**DATE OF CONSTRUCTION: 1912**

**HERITAGE CONTROLS: VHR H1961 (B3), Wyndham Planning Scheme H075**

**PHOTOGRAPHS:**



## DESCRIPTION

This corrugated iron clad shed comprises 13 bays in total with large timber trusses supported on square timber posts with steel brackets. The posts sit on later concrete pads. The three bays to each end are enclosed. A timber mezzanine floor supported on large timber posts is inserted within the first five bays to the west end and the first three bays to the east end.

The west end of the building adjoins the brick silos (building B2) and originally formed the chaff cutter room; it retains part of the original brick flooring. Some remnants of machinery such as the flywheels are also still evident.

The central section of the shed has a concrete floor and was used for hay storage and is open to the yard on the north side. The eaves to the south side are also open. This contains what appears to be a vehicle maintenance ramp.

The mezzanine floor in the east end of the building is accessed from a galvanised steel enclosed staircase located within the central section of the shed; or alternatively by an external steel staircase on the east elevation. This area contained a laboratory for the research elements of the farm with a lecture room above.

This shed has had a number of alterations particularly to the openings within the enclosed section at each end of the building.

## INTEGRITY

☒ Good                      ☐ Fair                      ☐ Poor

## CONDITION

☐ Good                      ☒ Fair                      ☐ Poor

## SIGNIFICANT ELEMENTS

All external and internal fabric.

## RECOMMENDATIONS

*Conservation:* Retain and conserve all early and original fabric. .

*Adaptation:*

External	Scope to introduce new openings.  The roof lantern could be glazed if required to provide additional light.  Preferably retain a sense of the principal opening to the north yard, though there may be scope to partly enclose the building on this side (subject to design approach).  Some potential for additions; however this would need to be considered as part of an overall strategy for the registered complex.
Internal	The interior could be adapted for new uses providing works do not adversely impact on significant fabric.  The timber mezzanine structures at either end of the building should be retained.

*Works:*

- Repair and restore timber mezzanine at east end of building
- Repair and repaint woodwork
- Replace rainwater down pipes and provide underground storm water drainage.
- Repair doors, windows and glazing where necessary
- Repair/replace corrugated galvanised iron cladding where necessary
- Rewire and upgrade services provision as required

*Refurbishment Budget (excluding new works):*

Area: 732m<sup>2</sup>

Budget: \$300,000- \$350,000

**STRUCTURE/FEATURE:** B4 (Refer to Key Map 2)

**BUILDING NAME:** No. 1 Machinery Shed (former Dairy)

**DATE OF CONSTRUCTION:** 1912

**HERITAGE CONTROLS:** VHR H1961 (B4), Wyndham Planning Scheme H075

**PHOTOGRAPHS:**



## DESCRIPTION

This is a timber framed shed of ten bays in length. This barn has a hip roof with broken gables both gable ends and corrugated galvanised steel cladding. Large timber trusses span the width of the building, supported on timber posts. The north third of the building is divided into separate rooms accessed off a central corridor which also contains a timber stair up to a mezzanine level above. The remainder of the building is open with a concrete floor and with a fodder rack fixed to a section of the west wall. The west wall contains high level louvres tucked under the eaves; the east elevation is open to the elements at this level, presumably having once had matching louvres. Sections of opaque corrugated sheeting in the roof also provide light to the interior. The bases of the timber posts are decaying, particularly at the corners of the building. Several additional openings have been made to this building.

## INTEGRITY

☒ Good                      ☐ Fair                      ☐ Poor

## CONDITION

☐ Good                      ☒ Fair                      ☐ Poor

## SIGNIFICANT ELEMENTS

All external and internal fabric.

## RECOMMENDATIONS

### *Conservation:*

Retain and conserve all early and original fabric.

### *Adaptation:*

External	<p>Retain and conserve all external fabric. There is limited scope for the introduction of new openings if required.</p> <p>Limited potential for additions; however this would need to be considered as part of an overall strategy for the registered complex.</p>
Internal	<p>The interior could be adapted for a new use providing works do not adversely impact on significant fabric.</p> <p>Preferably retain the internal planning of the building including the offices at its north end. Preferably retain a sense of the volume of the southern section of the building.</p> <p>Preferably retain, relocate or record the remnant farm poster on north wall of the main space.</p>

### *Works:*

- Replacement of decayed bottom plates and studs, particularly to south end of building
- Reduce areas of soil where banked up against the building

- Repair and repainting of timber cladding and woodwork
- Remove vegetation from gutters
- Repair/replace timber covers and catches to air vents
- Repair/replace large timber doors to east elevation
- Remove unsympathetic external light fittings
- Rewire and upgrade services provision where required

*Refurbishment Budget (excluding new works):*

Area: 598m<sup>2</sup>

Budget: \$300,000 - \$350,000



**STRUCTURE/FEATURE:** B5 (Refer to Key Map 2)

**BUILDING NAME:** No. 2 Machinery Shed (former Implement Shed)

**DATE OF CONSTRUCTION:** 1912

**HERITAGE CONTROLS:** VHR H1961 (B5), Wyndham Planning Scheme H075

**PHOTOGRAPHS:**



## DESCRIPTION

A timber framed corrugated iron clad shed of ten bays in length. Large timber trusses span the building supported on timber posts which have metal bracing. The two end bays at each end of the building are enclosed forming separate workshop and storage areas. Large doors have been inserted in the west elevation of the workshop at the north end, raising the eaves at this point. The eaves have also been raised on the east elevation on the fourth bay from the north end. Several of the timber posts have been repaired, with the decay being cut out and the shortened post seated on a concrete pad. A protective stone bollard is situated at the north-west corner of the building.

## INTEGRITY

[ ☒ ] Good                      [ ☐ ] Fair                      [ ☐ ] Poor

## CONDITION

[ ☐ ] Good                      [ ☒ ] Fair                      [ ☐ ] Poor

## SIGNIFICANT ELEMENTS

All external and internal fabric.

## RECOMMENDATIONS

Conservation: Retain and conserve all early and original fabric.

### *Adaptation:*

External	<p>There may be potential to enclose the open sides subject to the design approach.</p> <p>There is scope to introduce new openings or modify existing.</p> <p>There is some potential for the construction of additions; however this would need to be considered as part of an overall strategy for the registered complex.</p>
Internal	<p>The interior could be adapted for a new use providing works do not adversely impact on significant fabric.</p> <p>Potential to further subdivide the building internally</p>

### *Works:*

- Repair and repaint woodwork
- Repair of timber posts and provision of new concrete pads
- Repair/replace corrugated galvanised iron cladding where necessary
- Replace rainwater down pipes and gutters where necessary
- Provide underground storm water drainage
- Remove unsympathetic external light fittings

### *Refurbishment Budget (excluding new works):*

Area: 612m<sup>2</sup>

Budget: \$100,000

**STRUCTURE/FEATURE: B6**

**BUILDING NAME:** No. 3 Machinery Shed (former Carpenters Shop)

**DATE OF CONSTRUCTION:** 1912

**HERITAGE CONTROLS:** VHR H1961 (B6), Wyndham Planning Scheme H075

**PHOTOGRAPHS:**



## DESCRIPTION

This shed on the north-east of the complex of farm buildings is clad in corrugated iron with timber trusses spanning the width of the building. It is ten bays in length. Of the group of building this is the most altered externally, with an arrangement of large barn doors being inserted later. Originally the northern bay was a workshop and the southern three bays a store area, with the central area being an open space. The central area has now been divided into separate bays, each with a pair of double doors opening into the yard.

## INTEGRITY

[ ☐ ] Good [ ☒ ] Fair [ ☐ ] Poor

## CONDITION

[ ☐ ] Good [ ☒ ] Fair [ ☐ ] Poor

## SIGNIFICANT ELEMENTS

All external and internal fabric.

## RECOMMENDATIONS

*Conservation:* Retain and conserve all early and original fabric

*Adaptation:*

External	Potential to introduce new openings or modify existing.  Some potential for additions; this would need to be considered as part of an overall strategy for the registered complex.
Internal	The interior could be adapted for a new use providing works do not adversely impact on significant fabric.  Potential to subdivide interior.

*Works:*

- Repair roof cladding north-east corner
- Repair/replace corrugated galvanised iron cladding where necessary
- Repair doors and windows including glazing
- Remove unsympathetic external light fittings
- Repair/prevent damage from burrowing animals around building.
- Rewire and upgrade services provision as required

*Refurbishment Budget (excluding new works):*

Area: 611m<sup>2</sup>

Budget: \$150,000- \$200,000

**STRUCTURE/FEATURE:** B7 (Refer to Key Map 2)

**BUILDING NAME:** No. 4 Machinery Shed (former Stables)

**DATE OF CONSTRUCTION:** 1912

**HERITAGE CONTROLS:** VHR H1961 (B7), Wyndham Planning Scheme H075

**PHOTOGRAPHS:**



## DESCRIPTION

This is a timber framed shed with the distinctive hip and half gable roof form found on other buildings in this complex. Large timber trusses span the width of the building which is ten bays in length. This building was the original stables, housing the Clydesdale horses who were bred on the farm as well as being used as working animals. The barn was later used for vehicle maintenance, particularly for servicing the tractors which replaced the horses. Part of the northern section of the building has been repaired/reconstructed (including replacement of the original timber trusses) following fire damage.

## INTEGRITY

[ ☐ ] Good                      [ ☒ ] Fair                      [ ☐ ] Poor

## CONDITION

[ ☐ ] Good                      [ ☒ ] Fair                      [ ☐ ] Poor

## SIGNIFICANT ELEMENTS

All external and internal fabric.

## RECOMMENDATIONS

*Conservation:* Retain and conserve all early and original fabric

*Adaptation:*

External	Retain and conserve all external fabric. There is limited scope for the introduction of new openings if required.  Limited potential for additions; this would need to be considered as part of an overall strategy for the registered complex.
Internal	The interior could be adapted for a new use providing works do not adversely impact on significant fabric.  Potential to subdivide interior.

*Works:*

- Repair and replacement where necessary of weatherboards
- Remove unsympathetic external light fittings
- Remove soil banking from west elevation
- Remove concrete bunker from adjacent to the front (east) elevation
- Rewire and upgrade services provision as required
- Repaint external cladding and woodwork

*Refurbishment Budget (excluding new works):*

Area: 600m<sup>2</sup>

Budget: \$300,000



**STRUCTURE/FEATURE:** T1 (Refer Key Map 2)

**NAME:** SS Cameron Memorial Tree

**HERITAGE CONTROLS:** VHR H1961 (Tree T1), Wyndham Planning Scheme HO75

**SPECIES:**

**PHOTOGRAPHS:**



## DESCRIPTION

The SS Cameron memorial tree is a Lemon Scented Gum (*Corymbia citriodora*) that was planted in 1931 in front of the farm manager's office. Dr Samuel S Cameron was the Victorian Director of Agriculture from 1911-31, jointly established the State Research Farm with AE Richardson, Agricultural Superintendent and farm manager H.C Wilson.<sup>1</sup> The commemorative plaque at the foot of the tree reads

Dr. SS Cameron

Director of Agriculture

1911-1931

Planted this tree on his retirement

si monumentum requiris circumspice

The Latin inscription translates as 'if you seek his monument, look around'.

## CONDITION

Not assessed.

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<sup>1</sup> [http://vhd.heritage.vic.gov.au/vhd/heritagevic#detail\\_places:12272](http://vhd.heritage.vic.gov.au/vhd/heritagevic#detail_places:12272)

## **RECOMMENDATIONS**

Retain tree and commemorative plaque.

**STRUCTURE/FEATURE: UNNUMBERED (Refer to Key Map 2)**

**NAME: Former State Research Farm complex hard and soft landscaping (VHR registered)**

**DATE OF CONSTRUCTION: 1912**

**VHR REGISTRATION: VHR H1961, Wyndham Planning Scheme HO75**

**PHOTOGRAPHS:**



## **DESCRIPTION**

This area includes the landscape surrounding the VHR registered buildings known as the former State Research Farm complex. The boundaries of this area are marked as L1 the VHR listing. In addition to the buildings and the SS Cameron memorial tree (T1), this area includes a number of additional trees and landscape features including the palm trees along the driveway and the windrows to the north of the buildings. The 'H' shape of the buildings forms a north and south yard, which also include mature gum trees.

The north yard retains area of the bluestone paving and drainage gullies. The south yard contains three galvanised steel silos (of which the north one has been damaged) dating from the mid 1960s.

The north-west corner of the area retains the hard standing from the Gordon TAFE Institute building built in c. 1930 and demolished in recent years. Historic maps and aerial photographs also show a number of other structures previously constructed within the former State Research Farm complex, none of which remain.

## **INTEGRITY**

Not assessed.

## **CONDITION**

Not assessed.

## **SIGNIFICANT ELEMENTS**

All early hard and soft landscape features and planting. Further detailed assessment is required.

## **COMMENTS**

The original layout of buildings and roads is important in the presentation of the registered complex. The early plantings also contribute to the setting of the registered buildings and in some cases reflect the siting of earlier buildings. The bluestone paving is also of particular significance as the paving treatment associated with the first phase of development of the farm. .

**STRUCTURE/FEATURE:** B8 (Refer to Key Map Nos 1 and 2)

**BUILDING NAME:** Shearing Shed

**DATE OF CONSTRUCTION:** 1912

**HERITAGE CONTROLS:** N/A

**PHOTOGRAPHS:**



1

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<sup>1</sup> <http://www.pictures.libraries.vic.gov.au/site/wyndham/miscellaneous/9957.html> undated.



## DESCRIPTION

The shearing shed is an elevated timber framed and clad building with a galvanised iron roof and a roof lantern. The building shows a number of alterations externally, including some additional openings. There are two additions on the east side of the building, of which the larger provides an equipment store. Internally the original structure is visible although partitions have been inserted in the southern half of the building to provide holding pens for the sheep.

This surrounding area includes the timber sheep pens to the east and west of the building along with the windrow of cypress trees to the south.

## INTEGRITY

☐ Good                      ☒ Fair                      ☐ Poor

## CONDITION

☐ Good                      ☒ Fair                      ☐ Poor

## SIGNIFICANT ELEMENTS

Overall envelope and presentation. The mezzanine sheep pens to the east and west are also of interest.

## RECOMMENDATIONS

*Conservation:* Retain and conserve all early and original fabric. Desirably the setting of the building should be retained, including adjacent windrow planting and all or part of the associated yards.

### *Adaptation:*

External                      Generally retain all external fabric.

Internal                      The interior could be adapted for a new use as required.

### *Works:*

- Repair and replacement weatherboards where necessary
- Remove unsympathetic external light fittings
- Repaint external cladding and woodwork
- Rewire and upgrade services provision as required



**STRUCTURE/FEATURE:** B9 (Refer to Map no. 1)

**BUILDING NAME:** Melbourne Water Outfall Sewer

**DATE OF CONSTRUCTION:** 1892-4

**HERITAGE CONTROLS:** VHR H1932, Wyndham Planning Scheme H02

**PHOTOGRAPHS:**



## DESCRIPTION

The Melbourne Water Outfall Sewer was completed in 1894 taking sewerage from Melbourne out to the treatment plant in Werribee. It runs from Brooklyn through the site along the north side of the Princes Freeway and originally marked the eastern boundary of the State Research Farm.

The sewer itself comprises a semicircular brick channel (occasionally concrete lined) and is generally open with concrete retaining battering. There are several crossing points created by arches over the channel forming a short section of circular tunnel.

## INTEGRITY

☒ Good

☐ Fair

☐ Poor

**CONDITION**

Not assessed.

**SIGNIFICANT ELEMENTS**

All fabric and easement.

**RECOMMENDATIONS**

Retain and conserve.

**STRUCTURE/FEATURE:** B10 (Refer to Key Map 1)

**BUILDING NAME:** Gilbert Chandler Building

**DATE OF CONSTRUCTION:** 1939, redeveloped 1969

**HERITAGE CONTROLS:** N/A

**PHOTOGRAPHS:**



## **HISTORY**

In 1939 the School of Dairy Technology was constructed comprising laboratories, lecture room, library and a model dairy factory. Around the same time a Resource Centre (the original dairy) was built.

In 1968 the School of Dairy Technology was redeveloped as the Gilbert Chandler Institute of Dairy Technology was established on the site.

Though not confirmed, it appears that the original 1939 building may have been incorporated (including major overbuilding) into the 1968 complex.



Figure 1 Early view, thought to be the School of Dairy Technology. This building may have been incorporated into the Gilbert Chandler Institute in the 1968 works.

In 1988 the site became the Food Research Institute and in 1991 the building was extended including the construction of the front reception and part of the Food Processing Centre. In 1994 the Food Research Institute became the Australian Food Research Institute and in the same year the second part of the Food Processing Centre was opened including the conference centre and client centre. Late in 1994 the main laboratory and office complex opened.

Since 1995 when the site became the Australian Food Industry Science Centre, a new including the client centre and reception area have been constructed. In addition two new buildings have been added comprising a new conference centre and client offices, and a pathogen laboratory.<sup>1</sup>

## DESCRIPTION

The Gilbert Chandler Institute is large one and two storey predominantly brick building complex. The main section of the building incorporates concrete prefabricated panels along the south elevation and appears to be constructed on a regular grid pattern. A number of additions and extensions are visible to the external fabric of the building (the interior was not inspected).

## INTEGRITY

☒ Good                      ☐ Fair                      ☐ Poor

## CONDITION

☐ Good                      ☒ Fair                      ☐ Poor

## SIGNIFICANT ELEMENTS

N/A. Refer to recommendations.

<sup>1</sup> [www.foodscience.csiro.au/fpc/Werribee.htm](http://www.foodscience.csiro.au/fpc/Werribee.htm)

## RECOMMENDATIONS

As noted, the Gilbert Chandler Institute complex (c.1968) is said to incorporate elements of the earlier School of Dairy Technology (established on the same site in 1939). While this has not been confirmed to date, if it is the case the earlier building has been massively remodelled and overbuilt, with the current complex presenting externally as a mix of predominantly 1960s fabric with some later additions. The complex is not without interest in an architectural / aesthetic sense, presenting as a series of boldly modelled forms in brick relieved by applied of pre-cast panels, but when considered in terms of design of the 1960s and early 1970s would appear to a competent rather than outstanding design of this period.

Retain or demolish as required. Consider preparing a photographic record of the Gilbert Chandler complex in the event demolition is proposed.

**STRUCTURE/FEATURE:** B11 (Refer to Key Map 1)

**BUILDING NAME:** Former Dairy Buildings

**DATE OF CONSTRUCTION:** Unknown, c. 1940s

**HERITAGE CONTROLS:** N/A

**PHOTOGRAPHS:**



## DESCRIPTION

The Dairy is a single storey red brick building with pitched galvanised corrugated iron clad roof and distinct gables. The main building is flanked by two lower wings abutting the north end of the building. The eastern of these is possibly original as evidenced by the continuous string course above the windows to the north and east elevations. The west wing may also be original but appears to have been altered. The building as a whole has undergone a level of external alteration with evidence of new openings, large areas of glazing and infilled sections of brickwork and some small scale additions.

Major structural cracking has appeared in recent times to the corners of the east wing beneath the window sills.

## INTEGRITY

☐ Good

☒ Fair

☐ Poor



**CONDITION**

☐ Good                      ☒ Fair                      ☐ Poor

**SIGNIFICANT ELEMENTS**

N/A. Refer to recommendations.

**RECOMMENDATIONS**

The dairy is of some historical interest in terms of a later phase in the history of the State Research Farm. It has been modified externally.

Retain or demolish as required. Consider preparing a photographic record of the dairy in the event demolition is proposed.

**STRUCTURE/FEATURE:** B12 (Refer to Key Map no. 1)

**BUILDING NAME:** Former Calf Shed

**DATE OF CONSTRUCTION:** unknown

**HERITAGE CONTROLS:** N/A

**PHOTOGRAPHS:**



#### **DESCRIPTION**

This is a single storey, timber framed shed situated at the west of the dairy complex. The lower half of the building is concrete (possibly cast in-situ) with the upper half being weatherboard clad. It is eight bays in length and the east side is open. The end bays of the building are enclosed as secure storage areas.

#### **INTEGRITY**

☐ Good                      ☒ Fair                      ☐ Poor

#### **CONDITION**

☒ Good                      ☐ Fair                      ☐ Poor

#### **SIGNIFICANT ELEMENTS**

N/A. Refer to recommendations.

#### **RECOMMENDATIONS**

Retain or demolish as required.

**STRUCTURE/FEATURE: REMNANT WINDROWS (Refer Key Map no. 3, T5, 6 and 7)**

**HERITAGE CONTROLS: N/A**

**SPECIES:**

**PHOTOGRAPHS:**



Clockwise from top left: T5, T6 and T7

#### **DESCRIPTION**

These are a collection of windrows along the southern boundary of the site, generally dating from the early establishment of the State Research Farm (although T5 is more recent). T5 and T6 are cypress trees whilst T7 consists of sugar gum trees; they are all single rows.

#### **CONDITION**

☐ Good                      ☐ Fair                      ☒ Poor

#### **RECOMMENDATIONS**

Consideration could be given to their retention, though this would need to be subject to an arboricultural assessment for condition and retention value.

**APPENDIX C      DESKTOP ARCHAEOLOGICAL STUDY-**  
Andrew Long Associates Pty Ltd, March 2009

## Introduction

This report presents the results of an archaeological desktop investigation of the former State Research Farm, Werribee. This assessment was undertaken in response to the proposed development of the former farm area as the Werribee Employment Precinct. The assessment is based on an examination of extant historical plans of the precinct and historical background data collected by Lovell Chen. An inspection of the precinct was not undertaken as part of this assessment.

The assessment was undertaken by Jonathan Howell-Meurs (Andrew Long & Associates Pty Ltd). The study has sought to identify areas of archaeological potential primarily through a comparison of the available historical data with the existing condition of the study area.

## Aims

The primary aim of this study is the production of predictive archaeological model for the precinct as a whole in order to determine the location, nature and likely condition of archaeological deposits and materials associated with the historical development and use of the former State Research Farm area.

## Study Area Description

The property consists of an extensive rural land holding (total approx. 960 ha.) of triangular configuration currently occupied by the State Research Farm ('the activity area'). The activity area is situated between the Princes Highway, Werribee (north), Hackett Road, Point Cook (east), and existing residential estates adjoining Duncans Road (south west). The land is bisected by the Maltby Bypass / Main Outfall Sewer, Hoppers Lane, Sneydes Road, and encompasses, but excludes, land used for the Werribee Mercy Hospital, University of Melbourne and Victoria University campuses, a golf course and Melbourne Water facility.

## Methodology

The predictive model seeks to identify areas within the precinct where historical activities likely to result in the development of archaeological deposits associated with the use of the precinct. The predictive model concentrates specifically on identifying archaeological potential related to nineteenth and early twentieth century structures and activities.

## Results

The background historical study of the precinct and an examination of a variety of historical plans of the precinct have indicated that taken as a whole the precinct can be considered to be an area of low archaeological potential/sensitivity. A sketch plan of the former State Research Farm dating from the mid 1950s indicates that the vast majority of the farm area was occupied by paddocks and experimental plots for the testing of crop varieties and as such the archaeological potential of these areas can be considered to extremely low, if not non-existent.

The principal exception to this is the concentration of administration buildings and associated built infrastructure located in the far western section of the precinct, concentrated primarily around the intersection of Sneydes, North and South Roads.

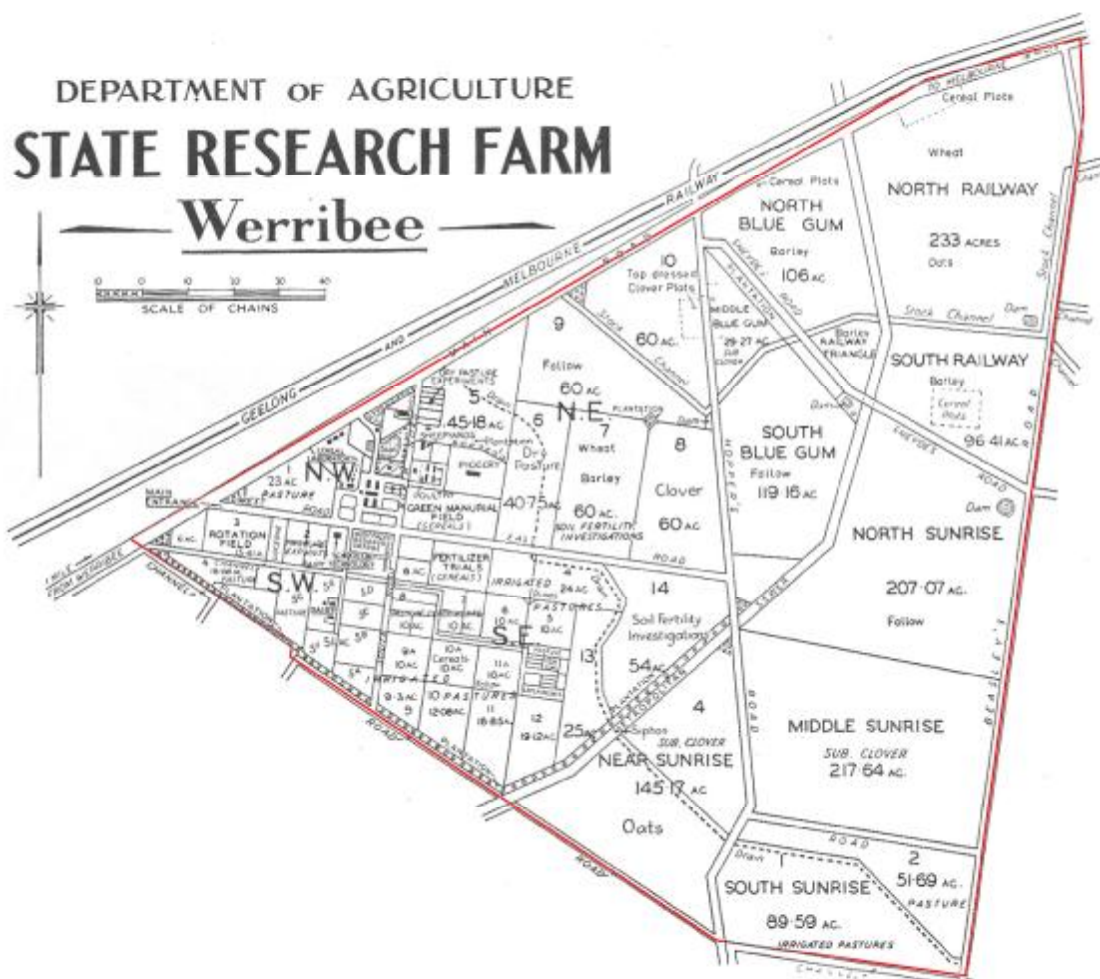


Figure 1 State Research Farm 1956-57, illustrating the predominantly open field or agricultural nature of most of the farm area at this time. Built structures were concentrated in the west of the farm area, principally in the 'N.W' and 'S.W' sections of the farm.

Built fabric located in these areas comprised a variety of structures including the Managers House, Staff Quarters, Mens Quarters, a variety of housing, Cereal Laboratory, School of Dairy Technology, Dairy, Farm Office, Stable, machinery sheds and a variety of feed sheds, calf sheds, pig and poultry pens and a woolshed. The majority of these structures were built in the first half of the 20th century and while archaeological remains relating to these structures are nominally protected under the Heritage Act 1995 it is considered here that the majority are unlikely to have associated significant archaeological remains. The reasons for this predicted lack of archaeological sensitivity of materials associated with these structures are twofold. Firstly, the types of activities undertaken in and around a significant proportion of these structures are unlikely to have resulted in the development of archaeological deposits. For example the use of feed sheds, and stock holding or penning structures are unlikely result in the development of significant archaeological deposits. Secondly the institutional nature of the farm was such that it is considered unlikely that the use of structures such as houses, laboratories, and machinery sheds will have resulted in the development of archaeological deposits. In other contexts the use of such structures might



be expected to result in the development of at least limited archaeological deposits. However, in the present context it is reasonable to expect that waste and other refuse will have disposed of in such a way that significant or substantial deposits are unlikely to have accumulated around the structures themselves. It is possible that such materials were disposed of elsewhere within the broader precinct, however, we have no information at this stage indicating a likely location.

With regard to the use of the precinct prior to the establishment of the State Research Farm no evidence has been identified which indicates that the land functioned in any way other than as outfields within larger pastoral holdings.

On the basis of these considerations the former State Research Farm site has been divided into two broad zones of historical archaeological potential. These consist of:

Zone of No-Low Archaeological sensitivity - this zone essentially comprises all of the former State Research Farm Land used for crop and pasture trials. No evidence has been viewed to suggest that this land was at anytime subject to historical building activity and as such it is considered that there is no predictable potential for the presence of significant and or substantial archaeological deposits in these areas.

Zone of Low-Moderate Archaeological sensitivity - this zone consists of the locations of structures associated with the State Research Farm and associated land. In reality the majority of the land immediately surrounding these buildings is more likely to be of no-low sensitivity.

These zones of sensitivity are shown in Figure 2.

## Conclusion

The predictive model of the study area has identified two broad areas of predicted historical archaeological sensitivity. These areas represent blocks of land with significantly different historical land use.

As noted above the general nature of the activities carried out within the former State Research Farm area means that the potential for the development of substantial and predictable archaeological deposits within the precinct is likely to have been relatively limited. Given this consideration the principal archaeological remains likely to be encountered during ground disturbing work are likely to comprise structural evidence of former farm buildings which have been demolished. However, in most cases building demolition appears to have occurred within the last 30 years, suggesting that the potential for archaeological remains to be present is very limited indeed.

## Management Considerations

On the basis of the results of the predictive modelling and due to the requirements of the Heritage Act 1995 which provides legislative protection for all archaeological remains older than 50 years, it is recommended that the zone of low-moderate archaeological sensitivity be listed as an archaeological site on the Victorian Heritage Inventory. The majority of this area would receive no practical protection, however, components of the area likely to or actually containing archaeological deposits would be subject to the protection and therefore would require Consent from Heritage Victoria for ground disturbing works to take place.

# Werribee Employment Precinct, Werribee

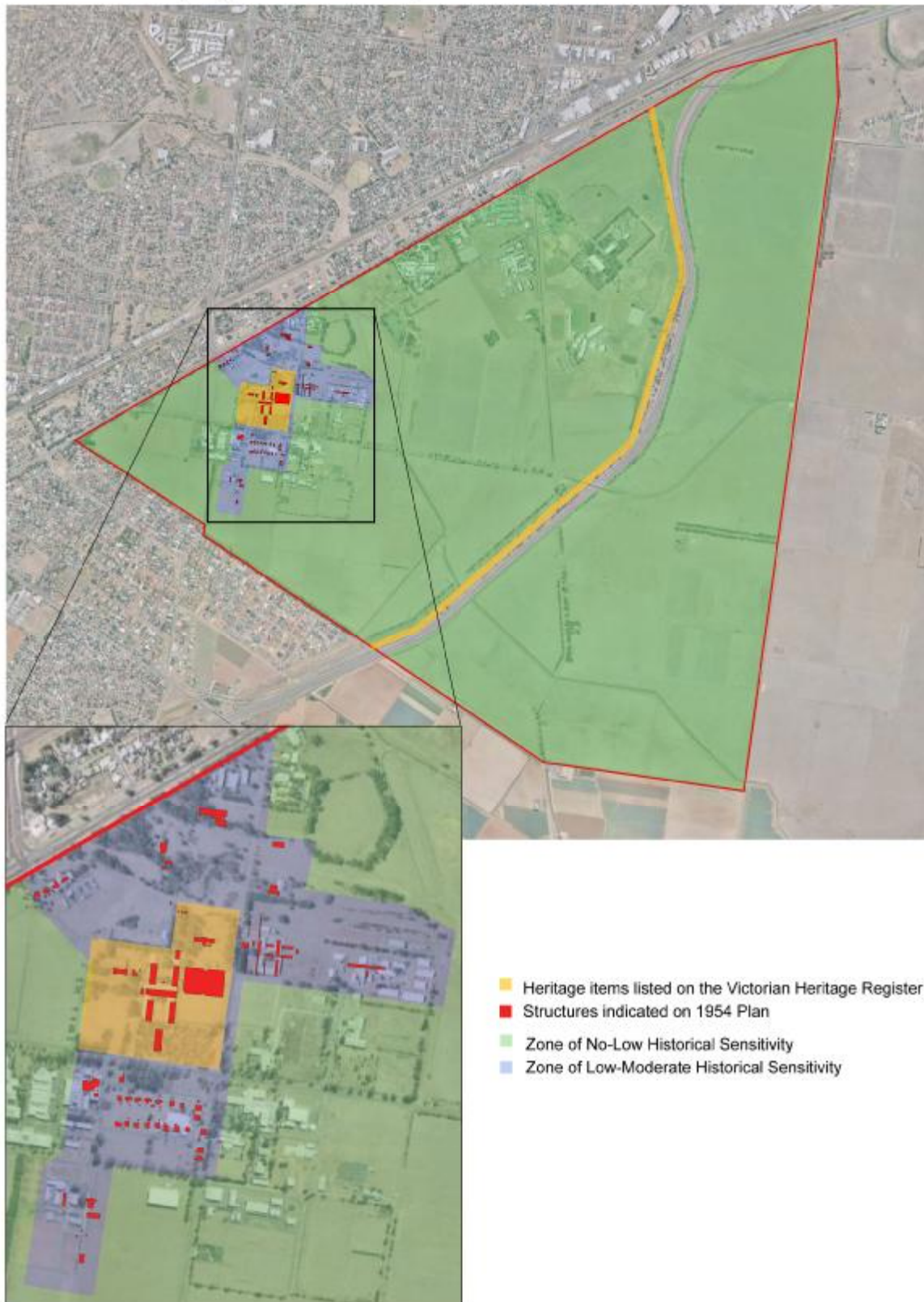


Figure 2 Zones of Historical archaeological sensitivity.