

Historic Heritage Assessment

**Tarneit Precinct Structure Plan
Area 91**

**Final Report
Revised April 2012**

CONTEXT

**Prepared for
Growth Areas Authority**

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Historic Heritage Assessment, Tarneit Precinct Structure Plan Area 91

Report Register

This report register documents the development and issue of the report entitled Heritage Assessment, Tarneit Precinct Structure Plan Area 91 undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue date	Issued to
1508	1	Draft Report	22/07/2011	Dane Logan
1508	2	Final Report (with changes)	05/08/11	Dane Logan
1508	3	Revised Report	23/4/2012	Dane Logan

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EXECUTIVE SUMMARY

This report outlines the results of an historical heritage (non-Aboriginal) desktop cultural heritage investigation of the Tarneit Precinct Structure Plan Area 91 (Figure 1 – The Study Area) undertaken in August 2011. The findings and recommendations of this report were revised in April 2012 in response to new information which has come to light since the completion of the project, namely:

- ‘Shanahan’s House 1070 Savers Road, Tarneit – Report to the GAA ‘(prepared by Bryce Raworth, January 2012)
- Wackett, Lance (TerraCulture Pty. Ltd), letter to Luke O’Grady (Stockland Residential Group) 21 November 2011 – providing advice regarding Lee House and Hogan’s House, Tarneit.
- *Wyndham Planning Scheme Amendment C86 Panel Report*, October 2009

Our report has been updated on the basis of information obtained through subsequent surveys undertaken by Raworth and TerraCulture Pty. Ltd and presented in the above reports.

The original report and its revisions were commissioned by the Growth Areas Authority (GAA). The report provides information which will inform the design of the Precinct Structure Plans for the Tarneit area, in terms of suitability for heritage places and sites to be removed or retained. The Tarneit Precinct Structure Plan area is situated within the City of Wyndham, approximately 25km west of Melbourne.

This report focuses on PSP91, located in Tarneit, historically associated with agricultural and pastoral pursuits, but more recently included within the urban growth boundary. This investigation and assessment is supported by limited fieldwork, and an exploration of the Victorian Historic Themes represented within the area through a Thematic Environmental History.

This report provides recommendations and justification for the retention and removal of known heritage places and archaeological sites (referred to hereafter as sites) within PSP91. Management recommendations are also provided for those places and sites which are recommended for retention.

KEY RECOMMENDATIONS

The key recommendations which arise from this assessment and report are as follows:

1. That Wyndham City Council implement the findings and recommendations of the *Wyndham Planning Scheme Amendment C86 Panel Report* (2009)
2. That those sites which were not able to be physically surveyed as part of this report should be inspected as soon as possible by a suitably qualified professional to determine the *current site conditions* and a report be prepared outlining the physical fabric, condition, integrity and significance of the place in 2012. The management recommendations provided in this report can then be confirmed.
3. The following places are not considered significant, and do not require protection and retention during the redevelopment of the area (although the requirements of the *Heritage Act* 1995 apply to all places):
 - Shire Windmill & Tanks, 2 Davis Road, Tarneit
 - McKenzie House, 1245 Sayers Road, Tarneit
 - Lee House (site) 180 Davis Road, Tarneit
 - Shanahan's House, Sayers Road, Tarneit (HO90)
4. The following place should be deleted from the Schedule and Maps of the Heritage Overlay:
 - Shanahan's House, Sayers Road, Tarneit (HO90)
 - Chaffey's Channel (only the portion included on 1245 Sayers Road, Tarneit) (HO92)
5. The following places should be protected and retained in any redevelopment of the area:
 - Hogan's House (ruin) Hogan's Road, Tarneit
 - North Base Stone, 1245 Sayers Road, Tarneit
 - Wattle Park, 85-87 Sewell's Road, Tarneit
 - Chaffey's Channel culvert, pump, sluice gate (but not the portion of the channel located on 1245 Sayers Road, Tarneit) (to be confirmed on inspection of the pump and sluice gate)
6. The following place should be retained in any redevelopment of the area, pending site inspection (by a suitably qualified heritage professional):
 - Stock House (site), Sewell's Road, Tarneit
7. The following places should be recorded and added to the Victorian Heritage Inventory:
 - Lee House, 180 Davis Road, Tarneit
 - Hogan's House (ruins), Lot 3, LP136754, Hogan's Road, Tarneit (HO62)
 - Wattle Park 85-87 Sewell's Road, Tarneit (HO93 (subject to site inspection)
 - Stock House (site), east of Sewell's Road, Tarneit (subject to site inspection)

KEY FINDINGS

The key findings may be summarised as follows:

Key findings of Panel Hearing 2009

The Wyndham Planning Scheme Amendment C86 was completed in October 2009. The Panel Report from the hearing of the Amendment provided the recommendations, based on submissions, expert evidence and site inspections.

In relation to PSP91, the following recommendations were made:

Outcomes of Panel Report Recommendations

Recommended Action	Completed?	Comment
Delete HO90 (Shanahan's House, 1070 Sayers Road, Tarneit) from the Schedule to the Heritage Overlay of the Wyndham Planning Scheme in accordance with Council resolution	No	HO90 is still included on the Schedule to the Heritage Overlay and the Heritage Overlay of the Planning Scheme Maps. The reason for its recommended deletion is not provided in the Panel report. The reason for Panel's recommendation not being taken is not clear. Based on new information provided in Bryce Raworth's report, this report recommends that HO90 be deleted from the Heritage Overlay.
Council immediately undertake a study to identify significant pre 1940 drystone walls within the municipality; seek the Amendment of the Wyndham Planning Scheme to include the municipality in the Schedule to Clause 52.37; and allow HO51 to be deleted from the Amendment	No Yes	There has been no study undertaken that we are aware of. This has been completed
Apply the Heritage Overlay to Hogan House- Hogan Road, Tarneit HO62 with a nominal curtilage to surround the ruins.	Yes	This has been completed
Delete the Heritage Overlay from 1245 Sayers Road, Tarneit HO92. Conduct further investigation of the bluestone remains and channel remnants on the property to the south, adjacent to the Werribee River, to determine their heritage significance and relationship to the channel and/or irrigation system	No	HO92 is still included in full on the Schedule to the Heritage Overlay and the Heritage Overlay of the Planning Scheme Maps. The reason for its recommended deletion is not provided in the Panel report. The reason for Panel's recommendation not being taken is not clear. This report recommends that the portion of HO92 not located on 1245 Sayers Road be retained pending further historical and field research be undertaken to determine the significance

		and association of the structures with the Chaffey Brothers.
Apply the Heritage Overlay to Wattle Park – 85-87 Sewells Road, Tarneit Ho93; Reduce the overlay to cover the place with a sufficient curtilage.	Yes No	The Heritage Overlay has been applied to the whole of the land at Wattle Park (85-87 Sewell's Road Tarneit). No reduction in the Heritage Overlay as recommended has been undertaken. The reason for Panel's recommendation not being taken is not clear. The recommendation of this report is that the HO be retained, and that a site inspection be undertaken to determine a suitable curtilage and whether the place should be included on the VHI as well as the HO.

Known Heritage Places

Within the boundaries of PSP91 there are:

- 9 known individual heritage places

Of these 9 places:

- 5 are Heritage Overlays protected through the Wyndham Planning Scheme.
- 1 place, the North Base Stone is identified to be of State Significance, and on the Victorian Heritage Register
- There are 0 places identified to be of National Significance
- There are 2 archaeological sites which do not have the Heritage Overlay applied, but none of the site sites within the area are recorded on the Victorian Heritage Inventory
- There are 2 known places with no statutory protection

Key Historic Themes

The 4.0 Key Victorian Historic Themes for PSP91 are as follows:

- 1.5 Exploring, surveying and mapping
- 2.6 Promoting Settlement
- 4.1 Living on the Land
- 4.3 Grazing and raising livestock
- 4.4 Farming
- 4.6 Exploiting water resources

Field Survey

Inspections

Context undertook fieldwork to 'ground truth' the findings of our desktop survey. Unfortunately, we were unable to gain consent to access any of the nine sites from property owners. Two places were inspected from the public realm:

- Chaffey Channel (but not the pumping plant), between Sewell's Road and Werribee River

- Shire Windmill and Tanks, 2 Davis Road, Tarneit

The following seven (7) places were not able to be adequately inspected in August 2011:

- Lee House (site) 180 Davis Road,
- Hogan's House (ruin) Hogan's Road, Tarneit (viewed from Hogan's Road)
- North Base Stone, Sayers Road, Tarneit
- McKenzie house, 1245 Sayers Road, Tarneit (easily viewed from Sayers Road)
- Wattle Park, 85-87 Sewell's Road, Tarneit
- Stock House (site), Sewell's Road, Tarneit
- Shanahan's House, Sayers Road, Tarneit

This was due to difficulty arranging mutually conducive access times and dates for places on private properties which are not visible from the public realm. Some places were not willing to participate in the study. The condition and integrity of these sites has not been confirmed, but an assessment has been made based on previous reports and studies. The assessment of Lee House (site), Hogan's House (ruin) has been revised in April 2012 on the basis of a subsequent survey and letter of advice prepared by TerraCulture Pty. Ltd. The assessment of Shanahan's House has been revised in April 2012 on the basis of a subsequent survey and report prepared by Bryce Raworth.

Findings

Of the known places and sites inspected during the fieldwork, four (4) were found to have insufficient integrity or significance to warrant their retention. These places are listed below.

Places and sites which are not considered significant

- Shire Windmill & Tanks, 2 Davis Road, Tarneit
- McKenzie House, 1245 Sayers Road, Tarneit
- Lee House (site) 180 Davis Road,
- Shanahan's House, Sayers Road, Tarneit (HO90)

Places and sites which are considered significant

Of the known places and sites inspected during the fieldwork, and investigated through desktop and archival research, the following places are considered to be significant. It is however strongly recommended that these sites be inspected to determine their integrity prior to a final recommendation being given.

- Hogan's House (ruin) Hogan's Road, Tarneit (viewed from Hogan's Road)
- North Base Stone, Sayers Road, Tarneit
- Wattle Park, 85-87 Sewell's Road, Tarneit
- Stock House (site), Sewell's Road, Tarneit (to be confirmed once site survey has been undertaken)
- Chaffey's Channel culvert, pump, sluice gate (but not the channel itself) (to be confirmed on inspection of the pump and sluice gate)

Drystone walls pre-dating 1940

There are many drystone walls located within this PSP. A number of these define the road reserves, property boundaries and also have a practical application, as domestic farm fences. The Wyndham Amendment C86 Panel Report stated that “Clearly dry stone walls are a significant element in the western plains landscape and should be protected” (Marsden & Wale, 2009:21). It was further recommended that “Council immediately undertake a study to identify significant pre 1940 drystone walls in the municipality; and seek the Amendment of the Wyndham Planning Scheme to include the municipality in Schedule to Clause 52.37” (Marsden & Wale, 2009:21). The Amendment to the Planning Scheme was subsequently undertaken, and Clause 52.37 of the Wyndham Planning Scheme conserves significant dry stone walls constructed prior to 1940. The Planning Scheme states that :

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

Dry stone structures other than walls and fences.

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

The reconstruction of damaged or collapsing walls which are undertaken to the same specifications and using the same materials as the existing walls.¹

Archaeological site recording & investigation

Based on research, review of existing material and a limited field investigation, it is clear that there are a number of archaeological sites of high potential and at least local heritage significance. These sites have not been adequately recorded in most cases, even where included on the Victorian Heritage Inventory (VHI).

It is recommended that the following archaeological sites are inspected, recorded and researched in more detail, possibly in conjunction with a small scale excavation. If any sites are found to contain significant remains either a major salvage or a research based excavation should be undertaken to document as much as possible about the site.

Sites that require archaeological survey

Place	Priority for survey	Reasons
Chaffey Channel and Pump	Medium	Site has never been properly surveyed or recorded, although it does have current statutory protection under the HO. Believed to have low-medium archaeological potential may exist. Archaeological survey may assist in determining significance of HO92
Stock House (site)	Low	Site has never been properly surveyed or recorded, and has no current statutory protection, and there is no certainty of what fabric survives or what archaeological potential may exist. May be of little or no significance. It is important to ensure that this site is inspected if not surveyed as soon as possible.

¹Particular Provisions - Clause 52.37, Wyndham Planning Scheme, 2011

1 INTRODUCTION

1.1 Purpose

This report has been prepared for the Growth Areas Authority (GAA). It seeks to provide guidance regarding the retention and possible removal of known heritage (non-indigenous) places and sites within the Tarneit Precinct Structure Plan area 91. In addition, it provides recommendations for how the significant places and sites should be managed where possible provides an approximate curtilage. The significance assessment and management recommendations are underpinned by a brief Thematic Environmental History, which explores the principal Victorian Historic Themes the area, and how these are expressed in the significant places and sites.

The Tarneit Precinct Structure Plan (PSP) areas are located within the City of Wyndham; some 25km west of Melbourne. This report focuses on PSP area 91 (PSP91), which is located north and east of the Werribee River, and west of Davis Creek. It primarily covers the Parish of Tarneit. This assessment was conducted over a five week period, from 16th June 2011 – 22 July 2011. The report makes an assessment of the cultural heritage significance of all known heritage places in PSP 91 based on desktop research and one day of fieldwork. The findings of the report were reviewed and updated in April 2012 in response to reports detailing the findings of subsequent surveys and fieldwork undertaken by TerraCulture Pty. Ltd. on Lee House (site), 180 Davis Road and Hogan's House (ruin), Hogan's Road, Tarneit; and by Bryce Raworth on Shanahan's House, 1070 Sayers Road, Tarneit.

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

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

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

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

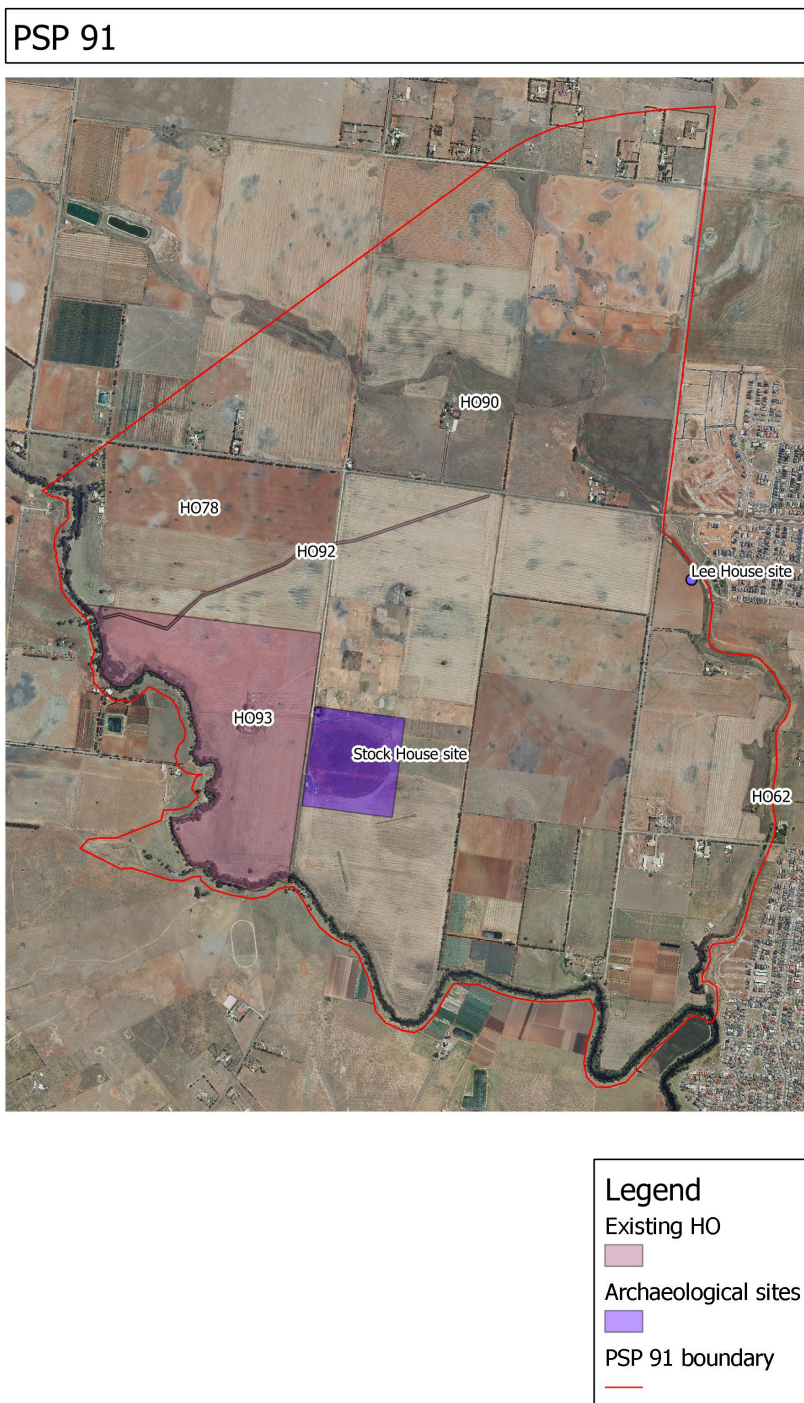
1.2 Study limitations

The study conducted in 2011 had a very limited (five weeks from inception to completion) timeframe and modest budget which proved a limitation on the amount of consultation and fieldwork which was able to be undertaken. In addition, property owners in the PSP have been noted as experiencing 'consultant fatigue', after having numerous consultants and government agencies request access to properties for various statutory reports to be prepared. This made accessing sites on private property difficult and in some cases impossible. The modest budget also limited the amount of time able to be devoted to fieldwork, in depth historical research and assessment of the known heritage places.

As is usual for studies of this kind, inspection of individual properties easily viewed from the public realm was limited to the front and side views of the property only.

The revisions which have been undertaken to the report in April 2012 are limited to the new information provided in the report by Bryce Raworth, the letter of advice from Terra Cultrue Pty. Ltd. and the findings and recommendations of the Panel Report for *Wyndham Planning Scheme Amendment C86* (October 2009). It is presumed that these reports are accurate and comprehensive, as no further fieldwork or research has been undertaken by Context in 2012.

1.3 The Study Area - Precinct Structure Plan Area 91 (PSP91)



1.4 Approach & methodology

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

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

- Initial consultation meeting with the GAA
- Search of the Victorian Heritage Register, Victorian Heritage Inventory, Wyndham City Council's Heritage Overlay
- Preparation of a Project Management Plan.
- Review of previous heritage assessments which are relevant to the study area
- Review of local histories and conduct a search of archival sources which are relevant to the identification of heritage buildings, sites and places
- Site visits to private properties within the study area as needed to assess heritage places/elements²
- A brief Thematic history of the study area, from the earliest period of non-indigenous settlement to the present, identifying places or events that are significant to the locality's history
- A list of known buildings, sites and places of heritage significance within the study area and associated historic themes
- Identification of areas which may contain significant archeological sites associated with non-indigenous heritage
- Assessment of the significance of identified heritage elements and make recommendation for important elements to be retained

Assessment & documentation

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

- Historical information from various primary and secondary sources was consolidated into a single set of concise historical information.
- A brief description of the place where possible (some sites were not able to be seen due to access issues or vegetation. In these cases, descriptive information from previous studies has been used, and cited. In particular, some sites were inspected in 2010 as part of the *Outer Western Metro Site Reassessment Project - Melton & Wyndham* (March 2010). Where necessary, descriptive information from this study has been used, and acknowledged.

² A visual inspection of all accessible heritage sites and places within both PSP 90 and 91 was carried out by both Annabel Neylon and Julia Cusack. Due to difficulties in arranging mutually agreeable property access times with land owners within the timeframe of the project, the survey concentrated on an inspection of the exterior of places where they could be viewed from the public realm. The inspection of places on public land such as the Truganina cemetery and Air Raid Precautions Hall enabled a more detailed assessment of condition and integrity.

- An assessment of significance in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999) using the HERCON criteria (See Appendix) applying the thresholds of local or State significance (Please refer to section 2.5).
- A brief statement of significance for each significant place and precinct. The Statement clearly and accurately describes (based on available evidence):
 - *What* is important about the place – what elements contribute to its significance: buildings (including which phases of construction), trees, objects, views, etc.; and
 - *How* it is important – in terms of its historic, aesthetic/architectural, social, technical, spiritual or other values; and
 - *Why* it is important – What historic themes does it demonstrate? Is it a good or representative example of its type? Who is it associated with? Is it valued by the community?
- Revision of the report in April 2012, based on new information which has come to light, provided to Context by Growth Areas Authority.

2 FINDINGS

2.1 Previously recorded heritage places and sites

Desktop research into a variety of secondary sources revealed that there are nine (9) previously recorded historic places and sites within PSP91. These sites can be divided into three categories:

- 1) Solely above ground
- 2) solely archaeological (below ground)
- 3) Above and below ground.

Sources

As part of this cultural heritage assessment a number of sources were examined to determine all of the known places within the study area. These included the Victorian Heritage Register and the Schedule to the Heritage Overlay of the Wyndham Planning Scheme, which both provide statutory protection to the places included on them.

In addition, we examined the Victorian Heritage Inventory, which lists all of the known archaeological sites within the study area, including site information regarding the fabric of some places. Generally those places which are included on the Victorian Heritage Inventory can be considered to have statutory protection under the *Heritage Act 1995* as archaeological sites which are over fifty years old.

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

- Werribee Growth Area Heritage Report (Andrew Ward, 1990)
- Rural Heritage Study: Western Region of Melbourne (Chris Johnston, 1994)
- Wyndham Heritage Study (Context, 1997)
- City of Wyndham Review of Sites of Local Interest (Peter Andrew Barrett, 2004)
- Outer Western Metro Site Reassessment Project - Melton & Wyndham (March 2010)
- Australian Heritage Database (including Register of the National Estate)
- National Trust of Australia (Victoria) Register
- Schedule to the Heritage Overlay, City of Wyndham Planning Scheme
- HERMES database (Heritage Victoria)
- Heritage Inventory Site Cards (held by Heritage Victoria)
- Archaeology reports held by Heritage Victoria (see Appendix B)

The majority of known places were first identified as a result of the extensive community consultation and fieldwork undertaken in the 1994 *Rural Heritage Study: Western Region of Melbourne* and subsequent *City of Wyndham Heritage Study* prepared by Context Pty Ltd. in 1997. A number of sites which were recommended to be of 'Local interest' in the 1994 study were reviewed in the *City of Wyndham Review of Sites of Local Interest* (2004). This report however provided limited new information, and recommended that almost all of the archaeological site be recorded in more detail. A brief review of the archeology reports

included in Appendix B indicates that while some limited reporting has been done on some sites, it is by no means complete. It also appears that none of the archaeological sites within this PSP area have had any preliminary sub-surface investigation undertaken.

The proposed Werribee Growth Area was also examined in the *Werribee Growth Area Heritage Report* in 1990. Most recently, the *Outer Western Metro Site Reassessment Project - Melton & Wyndham*, an archaeological survey was undertaken in March 2010. For the purposes of this study, those archaeological sites which have not been able to be accessed during the course of this assessment, we have used the most recent descriptions available from earlier work.

In February 2012, GAA provided Context with three documents which had not been viewed or considered in the original report (dated August 2011). These documents were:

- ‘Shanahan’s House 1070 Savers Road, Tarneit – Report to the GAA’ (prepared by Bryce Raworth, January 2012)
- Wackett, Lance (TerraCulture Pty. Ltd), letter to Luke O’Grady (Stockland Residential Group) 21 November 2011 – providing advice regarding Lee House and Hogan’s House, Tarneit.
- *Wyndham Planning Scheme Amendment C86 Panel Report*, October 2009

These documents were examined, and their findings considered when making updates and changes to this revised report.

Existing Statutory Registers and Protection

Victorian Heritage Register

There is one (1) place recorded on the Victorian Heritage Register in PSP91 –North Base Stone, Sayers Rd, Tarneit (VHR No. H1957). The Victorian Heritage Register lists places of cultural heritage significance to the State of Victoria, Australia. It has statutory weight under the *Heritage Act* 1995 which establishes Heritage Victoria as the permit authority.

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

Heritage Overlay of Wyndham Planning Scheme

There are five (5) places in PSP91 currently included on the Schedule to the Heritage Overlay of the Wyndham Planning Scheme. Heritage Overlay places are recorded in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme and mapped on the Planning Scheme Maps, and afforded a level of statutory protection under the *Planning and Environment Act* 1997.

Individual places to which the Heritage Overlay currently applies

HO number	Place name	Location	Significance attributed by original recorder	Significance attributed by this report (April 2012)
HO62	Hogan’s House	Lot 3, LP136754, Hogans Road, Tarneit	Local	Local (additional portion should be recorded on VHI)
HO78	North Base Stone	Allotment C1, Section 16, Parish of Tarneit (Crown Land), Sayers Road, Tarneit State	State	State

HO90 ³	Shanahan's House	1070 Sayers Road, Tarneit	Local	Nil
HO92 ⁴	Chaffey channel and pumping plant	between Sayers Rd and Werribee River, Tarneit	Local	Channel – Nil Pumping plant and associated infrastructure – Local (to be confirmed)
HO93	Wattle Park	85-87 Sewell's Road, Tarneit	Local	

Drystone walls pre-dating 1940

There are many drystone walls located within this PSP. A number of these define the road reserves, property boundaries and also have a practical application, as domestic farm fences. Clause 52.37 of the Wyndham Planning Scheme conserves significant dry stone walls constructed prior to 1940. These have not been mapped as part of this report.

Victorian Heritage Inventory and other archaeological sites

PSP91 contains no archaeological sites recorded on the Victorian Heritage Inventory. While the inventory is a repository for recording known archaeological sites across Victoria, it does not provide specific statutory protection. Rather, the *Heritage Act 1995* provides protection to all historical archaeological sites over 50 years old in Victoria (not included on the Heritage Register) under Section 127. Under this section of the Act it is an offence to excavate, damage or disturb relics and sites whether they are included on the Heritage Inventory or not, unless a consent has been issued under Section 129.

There are two archaeological sites within PSP91 which have not been recorded on the VHI, but are protected by the Act as specified above.

Archaeological sites protected by the Heritage Act 1995, with no current Heritage Overlay or VHI recording

VHI number	Place name	Location	Significance attributed by original recorder	Recommendation of this report (April 2012)
Not recorded on VHI	Lee House (site)	180 Davis Road, Tarneit	Local interest	Record on VHI
Not recorded on the VHI	Stock House (site)	East of Sewell's Road	Local interest	Record on VHI (subject to inspection)

Known heritage places and sites without statutory protection

There are some places within the study area which have been previously identified as heritage places and sites of local interest or local significance in various heritage studies, but have no current statutory protection. They have not been included under the Heritage Overlay of the Wyndham Planning Scheme, or included on the Victorian Heritage Register and have no known archaeological potential to grant protection under the *Heritage Act 1995*.

³ Wyndham Planning Scheme Amendment C86 – Panel Report (October 2009) recommended that this place (and others) should be removed from the Schedule to the Heritage Overlay in accordance with Council's resolution to delete the place from the Amendment (Marsden and Wale, 2009:15)

⁴ Wyndham Planning Scheme Amendment C86 – Panel Report (October 2009) recommended that a portion of the Heritage Overlay (HO92) be deleted place (that part which was applied to 1245 Sayers Road, Tarneit).

A brief assessment of the exterior of these places was undertaken during fieldwork, and neither are recommended for any statutory protection in this report.

Neither were proposed in the 2009 Amendment of the Wyndham Planning Scheme.

Sites without statutory protection

Place name	Location	Significance attributed by original recorder	Significance attributed in this assessment
Shire Windmill and Tanks	2 Davis Road, Tarneit	Local interest	Local interest – record prior to demolition, include on the VHI
McKenzie House	1245 Sayers Road, Tarneit	Local significance	Nil

3 THEMATIC HISTORY

The thematic context of an individual PSP is difficult to separate from its immediate neighbouring areas. The boundary of the Precinct Structure Plan area is an artificial one, and themes tend to flow between areas. In this case the themes of Truganina and Tarneit are similar, as vast tracts privately owned pastoral runs and later, smaller selections spanned areas which are now defined as 2, 3 or 4 different PSP areas. Truganina has some themes which are specific only to that PSP area, including those which relate to the naming of the place and the affect of the 1969 bushfires which effectively burnt out the township.

The Thematic history for both PSP90 and PSP91 should be read in conjunction, as neither should be considered individually without reference to the other (and inter-connecting PSPs).

3.1 Truganina & Tarneit - regional context

What is now the City of Wyndham began to be settled by European settlers in the 1840s. The era of Pastoralism began with squatters who began flooding into the Port Phillip District after 1834. In 1836, squatting was legalized and this encouraged a 'further wave of fortune hunters', and by 1850 all but the most uninviting or inaccessible areas of Victoria such as the northern Wimmera, Mallee and parts of Gippsland had been occupied (Context, 2004 Vol. 1:9, cites Dingle, *The Victorians. Settling*, pp.28, 68).

Large tracts of land were taken up by squatters after favourable reports from early explorers, promoting the area for grazing and raising livestock. From the 1850s, regional centres began to develop as a result of increased traffic through the area en route to the goldfields. During this time many of the towns in the study area were surveyed and subdivided. The geodetic baseline, the point from which all surveys in the colony were referenced against ran through the study area, and the North Base Stone is located in a field some southern portion of the study area. The Selection Acts of the 1860s opened the land for freehold settlement and provided opportunities for establishing small, often mixed, farming operations. Closer settlement from the 1900s promoted settlement in the area as larger pastoral holdings were subdivided and sold off.

Relevant Victorian Historic Themes:

- 1.5 Exploring, surveying and mapping
- 2.6 Promoting settlement
- 4.1 Living off the land
- 4.3 Grazing and raising livestock
- 4.4 Farming

The adjoining City of Wyndham suburbs of Truganina and Tarneit, located on the northern area of the Werribee plains, have been predominately agricultural districts. Their names derived from Aboriginal words applied to parishes surveyed in 1839-40. In the earliest years pastoral stations dominated the district, but later in the 19th century haymaking for the Melbourne markets became a chief local agricultural activity. There was notable residential expansion in the late 20th century in southern areas around Sayers Road.⁵

There is little published material on the history of Truganina and Tarneit but an examination of the development of the adjoining larger area of Werribee will provide insights into how Truganina and Tarneit grew. KN James' *Werribee: The First One Hundred Years* (1985) offers a good summary of the chief stages of historical development in the district that included Truganina and Tarneit. The principal theme in the history of this district has been concerned

⁵ Jill Barnard, 'Tarneit', Andrew-Brown May and Shurlee Swain (eds.), *The Encyclopaedia of Melbourne*, Port Melbourne, 2005

with pastoral life and agriculture. There are five main periods in the history of the district from the 1830s to the 1930s. In turn these fall into two broad eras. From 1835 to the 1890s it was a squatter-pastoralist dominated community, while from the 1890s to the 1930s it was a community evolving from pastoralism to closer settlement.

The first period (1835-1838) was that of unauthorised occupation. This involved John Batman at Melbourne and John Wedge and others along the Werribee River. There are no confirmed heritage places or sites from this period identified in PSP 90 or 91.

The second period (1838- 1850) was a time in the Werribee area of regulated occupation of large areas for pastoral purposes. It was a period of control, first by a system of licenses and then leases. This early history paralleled that of Victoria.

The third period (1850-1890) saw a divergence from the history of Victoria which in the 1840s and 1850s there were the beginnings of agricultural settlement as distinct from pastoralism, followed by a period of three decades of rapid absorption of the most fertile land by selectors and other purchasers. But in Werribee's history the period from the 1850s to the 1890s saw the district remain an enormous sheepwalk dominated by pastoralists, notably the Chirnside family.

During this period there were relatively few agriculturalists and limited farm production. For example, in 1879-80 when of the 186,350 acres of occupied land in the district, no more than 7,500 acres, or slightly less than 4 per cent of the total area of occupied land was under tillage. A reasonable amount of hay was produced but only little amounts of barley, wheat, oats, maize, peas, potatoes and other root crops. Therefore in the Shire of Wyndham Shire there were numerous sheep, but, in relation to the size of the Shire, few people.

In the 1870s the whole district was known as 'Wyndham and the Plains'. People considered themselves 'townspeople' or 'people of the plains'. The chief settlement within the district started in 1850 as the village of Wyndham. On 25 February 1861 the village became the township of Wyndham and lasted as such until 25 January 1884 when it became the township of Werribee.

PSP 90 encompasses lands associated with the historic village of Truganina. PSP91 focuses around the Tarneit settlement, but is closely linked to Truganina geographically, socially and historically.

3.2 Truganina

Introduction

These lands were part of the alliance of the Kulin nations prior to their seizure by the British Crown during colonisation. The area was part of the vast tracts of land which Port Phillip Association colonist and entrepreneur John Batman attempted to purchase from the ngurungaeta (leaders) of the Wurundjeri in 1835. His treaty was subsequently invalidated by the British Crown, which assumed ownership of the entire Australian continent. The name 'Truganina' is a connection to this history of early colonisation of Victoria, then the Port Phillip District, by the Tasmanian colonists. The village, sold as county lands on 7 April 1858 was named after Truganina, who was believed by the British to be the last so-called "full-blooded" Tasmanian Aborigine" (Green, c1935).

The name 'TRUGANINA' and the legacy of the Black War

Victorian Historic Themes:

8.5 Preserving traditions and commemorating

7.2 Struggling for political rights

Truganini's real name was Trugernanner. She was born in Tasmania around 1812 and lived through the full onslaught of the colonists and the infamous Black War.

[H]er mother had been killed by sailors, her uncle shot by a soldier, her sister abducted by sealers, and Paraweena, a young man who was to have been her husband, murdered by timber-getters. (Ryan, 1976)

In 1835, Trugernanner was among the few survivors of the war of extermination waged against the Tasmanian Aboriginal peoples by the island's colonists (Reynolds, 1981; Ryan, 1981). The 'hundred or so' prisoners who were spared, were removed to Flinders Island where they were to be Europeanised and Christianised under the scheme established by Protector of Aboriginals George Augustus Robinson. The mission was unsuccessful, and Trugernanner was among those who resisted this final attempt to eradicate the Tasmanian Aboriginal culture. She died in 1876.

Trugernanner was the most famous of the Aboriginal Tasmanians, but her life is shrouded in myth and legend. As the faithful companion of [Protector of Aboriginals] Robinson in 1829-35, she assisted in bringing in her compatriots because she wanted to save them from European guns. The establishment at Flinders Island was a grave disappointment to her. Small in stature, forceful, gifted and courageous, she held European society in contempt and made her own adjustment on her own terms.

'Truganini' was already famous by the 1850s, when the village of Truganina was established. Truganina Post Office opened in 1878, just two years after Trugernanner's much celebrated death. It was in that year that her body was exhumed for 'scientific' research by the Royal Society of Tasmania, fulfilling one of her last fears – 'I know that when I die the Museum wants my body' (Ryan, 1976).

The naming of the village is thus historically significant to the theme of commemorating, as it testifies to the fame of Trugernanner, a significant indigenous Australian, among settler Australians at the time of her life and death. While the exact motives for naming the village after Trugernanner are not known, it can be assumed to be connected to the wealth of other commemorative material and literature at the time which celebrated the 'nobility and grace' of the 'last' Tasmanian Aboriginal 'princess' (Gippsland Times 31 January 1877). Her treatment and her memorialisation after her death typified the problematic attitudes of British colonists towards the Aboriginal people, for whom they expressed fitful compassion but whose demise and ultimate disappearance they also considered inevitable. This was 'smoothing the pillow of a dying race' as it was later conceived – one such way of salving the colonial conscience was to memorialise the deaths of the 'last' Aboriginals, even though, like Truganini, they were often not the last of their people. Such memorialisations could deny the continued existence of a legitimate Aboriginal people and culture. As such, the naming of the village is also historically significant to the theme of struggling for political rights, as an example of the powerful and pervasive colonial myth-making against which Aboriginal people struggled for recognition in the nineteenth and twentieth centuries.

The village of Truganina has been severely altered by the effects of the 1969 fires, which swept through the area and burnt a considerable number of homes, farms and commercial structures. The township today is represented by the archaeological site of the former church on the corner of Woods and Doherty's Road, a large recreation reserve and former Air Raid Precautions shelter and the Truganina cemetery. While the site of the church and the reserve are directly opposite, the cemetery, as was traditional is a short distance south along Woods Road. An understanding of what the village once represented is difficult to understand without interpretation.

Island in a sea of stations: forming pastoral & agricultural settlements

Victorian Historic Themes:

4.1 Living off the land

4.3 Grazing and raising livestock

4.4 Farming

4.6 Exploiting water resources

The village of Truganina has been described as being ‘like an island surrounded by a sea of Stations’. While its immediate context was the pastoral grazing industry of its surrounding area, the village itself appears to have included small scale farming to support its local population. Farming activity, of crops such as Lucerne however, could also support and supplement the surrounding grazing industry. To the north-west was WJT Clarke’s sheep and cattle station, with its headquarters at Sunbury and extending down to Boundary Road. To the north of Boundary Road lay Mt Derrimut Station, owned by Morton and Leech. GT Chirnside’s ‘Werribee Station’ ran up to Skeleton Creek Road, and formed Truganina’s southern and southern-eastern boundaries.

The area of land known as Truganina was passed for sale as county lands on 7 April 1858. It was mostly divided into blocks of approximately 160 acres and sold by auction in Melbourne. The buyers were mainly of two categories: Melbourne land speculators and genuine settlers. Of the genuine settlers, many had come from Great Britain to the Victorian goldfields. Some holdings became quite large.

Some of the early farmers around Truganina were William and Alfred Leake, the brothers George, Benjamin, Effield and John Copley, John Robinson, Samuel Evans, George Harrison, Septimus Davis and George Missen. Establishing water supply and transport were among the challenges faced by the early farmers and graziers alike. Water was carted from the Werribee River before wells and dams were built (Murray, 1974:98).⁶ Extant early water infrastructure such as the Skeleton Creek water holes were used to water stock and according to Barrett (2004), water reserves were established to provide water for local and travelling stock.

A considerable part of the Truganina land was used for cropping and dairying, and Lucerne was the principal source of feed. Hay growing was once an extensive activity, and pressed hay was exported at times to India. William Leake bred rabbits for shooting by horse dealers and hay buyers. There was quite a demand for hired labour (Green, c1935).⁷ An example of an expanding local farm complex was that owned by John Wood, the first recorded owner of the land taking in 725 Boundary Road. In the 1850s he held an allotment of 159 acres described on an early map as ‘well grassed plains – free from stone’. By the 1860s this allotment had been incorporated into the Samuel Evans farm, who also owned an adjacent allotment of 159 acres (CA4 in Section XXV). Evans paid rates on 320 acres of pasture in 1864 and 1865. By the time of the First World War, Edward Charles Evans was recorded as the owner of two allotments of 159 acres as well as the original allotment 4.

A huge change came over the district at the end of the 19th century and the beginning of the 20th century. Farming eclipsed the grazing industry. Closer settlement programs were introduced in Victoria in the early 1900s, and they were designed to revive an agrarian ethic so men of small means could own quarter acre blocks (0.1 ha). Country estates were purchased by the State Government and broken up for small farming. By the mid-twentieth century much of the land in the City of Wyndham had been taken up. This led to a decline of grazing and the development of a diverse farming community in which dairying, cheese-making, agriculture, the breeding of horses and cattle, and the planting of orchards were major occupations until well into the twentieth century (Context, 2004 Vol. 1:9).

⁶ Esther Murray, *The Plains of Iramoo*, Geelong, 1974, p 98

⁷ George F Green, ‘A Brief History of Truganina to 1935’ (manuscript), p 1; State Library of Victoria, MS 9231; Esther Murray, *The Plains of Iramoo*, Geelong, 1974, p 98

Forming centres for local communities

Victorian Historic Themes:

- 4.4 Farming
- 6.4 Making regional centres
- 8.1 Maintaining spiritual life
- 8.2 Educating people
- 8.4 Forming community associations
- 8.6 Marking the phases of life.

The village of Truganina

The history of the village of Truganina is inextricable from its agricultural and rural context. Its development continued to be influenced throughout the nineteenth and early twentieth century by its role as a local centre providing places to meet, work and socialise for the people who lived in its essentially rural hinterland. Places associated with worshipping, educating, marking the phases of life, and forming community associations were ultimately connected to and subsumed within this overarching theme in the development of the settlement.

Truganina church

The first concerted public effort seems to have been in connection with the church. Samuel Evans gave one quarter acre of land forming the north-east corner of the intersection of Doherty's Road and Woods Road for religious purposes only. On this site was built a Baptist Church of corrugated iron in 1863. The stalwarts of the church included the four Cropley brothers and the Evans family. It was sold to the Werribee Presbyterian Minister, the Rev McIntosh, and became the Presbyterian Church in 1907. The church also attracted a number of other Protestant sects who shared in its use.

Truganina cemetery

The very poor state of the roads, particularly in wet weather, made it very difficult for funerals to proceed to the Melbourne General Cemetery. Some early deceased residents were buried in enclosures in the paddocks. Samuel and Henry Cropley were interred on the property known as Hayfarm. The first burial in the Truganina Cemetery took place on 4 October 1865 before the site had been proclaimed a cemetery. William Leake was one of the original trustees.

Truganina State school

The earliest known schools were conducted in private houses by women who taught their neighbours' children. The first two organised schools in the district were opened in 1856. In 1869 the Common School was established. In 1877 the school became Truganina State School No 192 and was in use until the fires swept through the district in January 1968 (Murray, 1974:98). The school destroyed in the fires.

Forming community associations

From the early 1900s community organisations grew in number in Truganina, including the establishment of the Mechanics Institute (with its own Hall), the Debating Society and the Progress Association. The A.R.P. (Air Raids Precautions) Hall was given by Council to the Truganina community in October On 18 Oct 1908 to be used as a public hall at the Recreation Reserve. (Context, 1997:167).

Living on the fringes in the Great Depression

Victorian Historic Theme:

- 6.8 Living on the fringes

During the 1929-30s Great Depression, a third of Australians became unemployed. Social dislocation and economic hardship were widespread, and many unemployed men of Melbourne in particular took to the hinterlands to find work, or just food (such as rabbits) or shelter. The itinerants' cave located on Skeleton Creek was reportedly used by itinerants during the depression in the 1930s. Rocks inside the cave have been blackened by fire and there are ventilation holes in the roof (VHI).

The 1969 fires

Victorian Historic Theme:

1.5 Living with natural processes

Truganina was devastated by the 1969 bushfire, which also destroyed many homesteads, leaving only a few still standing (Murray, 1974:99). On January 8, 1969, twenty-three people die in grassfires in Victoria across townships including Lara, Daylesford, Dulgana, Yea, Darraweit, Kangaroo Flat and Korongvale (Australian 8/2/2009). The 1969 bushfires claimed all the cemetery records at Truganina, a number of headstones and about 60 houses in the area. Burials that took place prior to the fires are only identifiable by the remaining headstones (Context, 1997). The A.R.P. Hall was one of the few buildings to survive the 1969 bush fires.

3.3 Tarneit

Introduction

Tarneit is a growing suburb in the City of Wyndham. Like Truganina, it was established as grazing land. While very little has been written about Tarneit's history, it followed the patterns of Truganina's development. The post office opened on 8 March 1888, closed in 1895, reopened in 1902 and closed again in 1943. Tarneit today is mostly used as agricultural grazing land, but this is changing due to urban sprawl coming from nearby suburbs.⁸

Farming

Victorian Historic Themes:

4.4 Farming

5.1 Processing primary raw materials

4.6 Exploiting water resources

The extant heritage of the Tarneit area testifies to its historical development as a small farming community with a diverse local economy based around primary production and rural living.

An example of a local farmer was William Leake, who emigrated to Victoria with his brothers to seek his fortune at the goldfields and settled in the district in 1854. He built his home in the west bank of Skeleton Creek, Tarneit, several kilometres to the north of the then main road from Melbourne to Geelong. He had a successful farm and kept a herd of some 150 cows. He built a large bluestone dairy, part of which is still standing. Cheeses were produced in the dairy, some of which were exported and won a gold medal. William Leake was involved in civic matters of the wider district, including the establishment of the Truganina School, which was constructed of stone quarried on his property. He was the second president of the shire in 1864 and was a prominent member for many years. In 1877 William built a new bluestone house, which was adjacent to the old house on Skeleton Creek.⁹

Colin Campbell is one of the few farmers in the area who established a horticultural venture, combining his pasture (for grazing purposes) with a vineyard on Skeleton Creek (known as Leake's Cellars). Campbell established innovative cellars which utilized the bank of the creek

⁸ Wikipedia: [//en.wikipedia.org/wiki/Tarneit_Victoria](https://en.wikipedia.org/wiki/Tarneit_Victoria)

⁹ Esther Murray, *The Plains of Iramoo*, Geelong, 1974, pp 101, 102

to provide thermal insulation, as well as drystone wall construction. The size of the cellars would indicate that their purpose was commercial, but little is known about the product. There has been some oral history which states Campbell was producing wine from vines as well as other fruits, including Mulberries from the trees which survive on the site. Other farming properties and houses included the Davis farm (c1858) and the Lee House, both on Davis Road. One of the principal concerns for the farmers of the district was establishing reliable supplies of water for both stock and domestic supply. A Shire windmill and three tanks were constructed for this purpose to pump water from the river. In addition, an irrigation channel and pump are located on the former Tarneit Estate property. It is believed to be the first channel dug in the 1880s and used as part of the Chaffey irrigation system, a venture of Agar, Salmon and Chaffey. The irrigation channel and pump survives despite the failure of the scheme due to pumping and servicing problems (Context, 1997).

Figure 3 – Parish of Tarnet, 1857

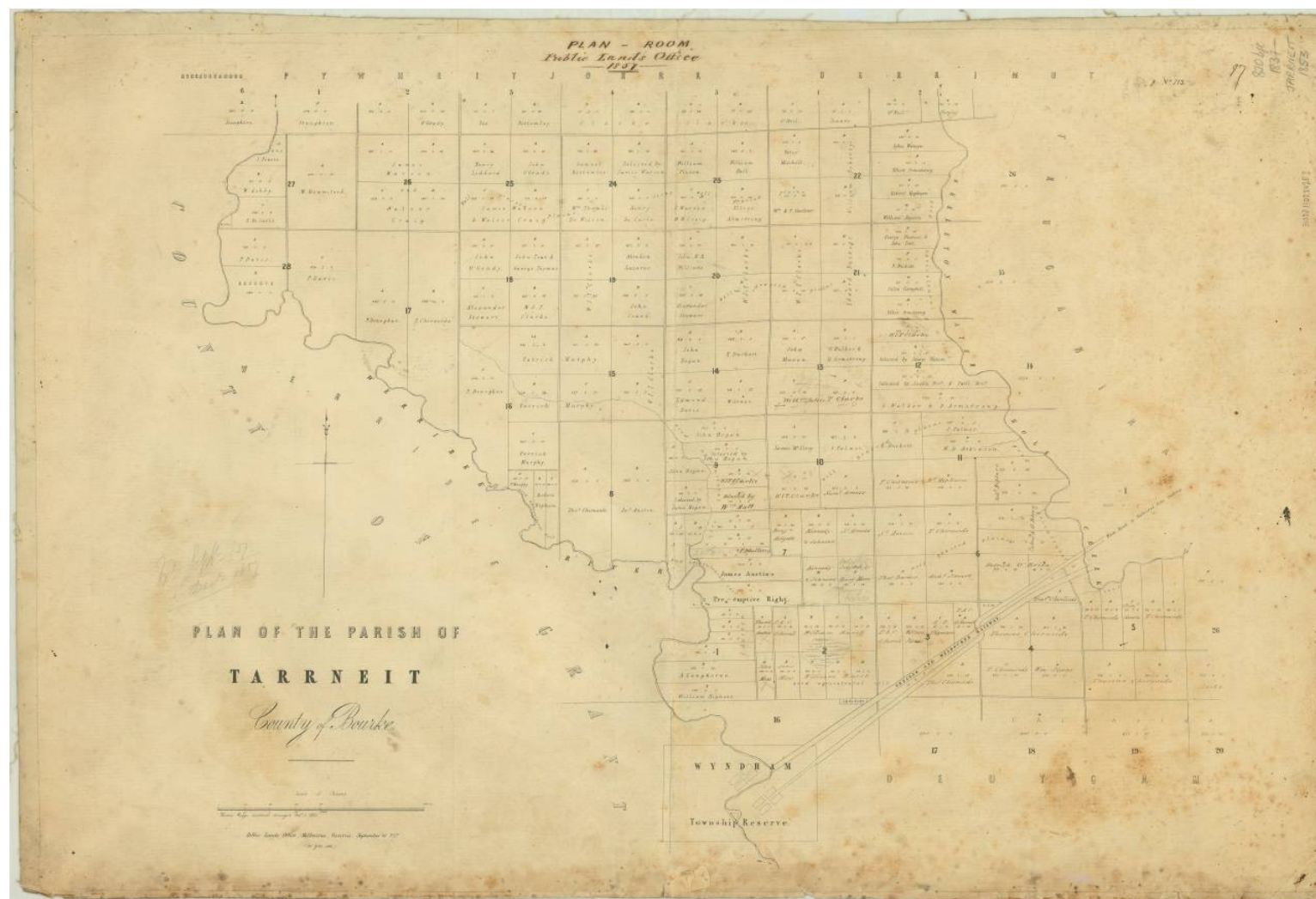
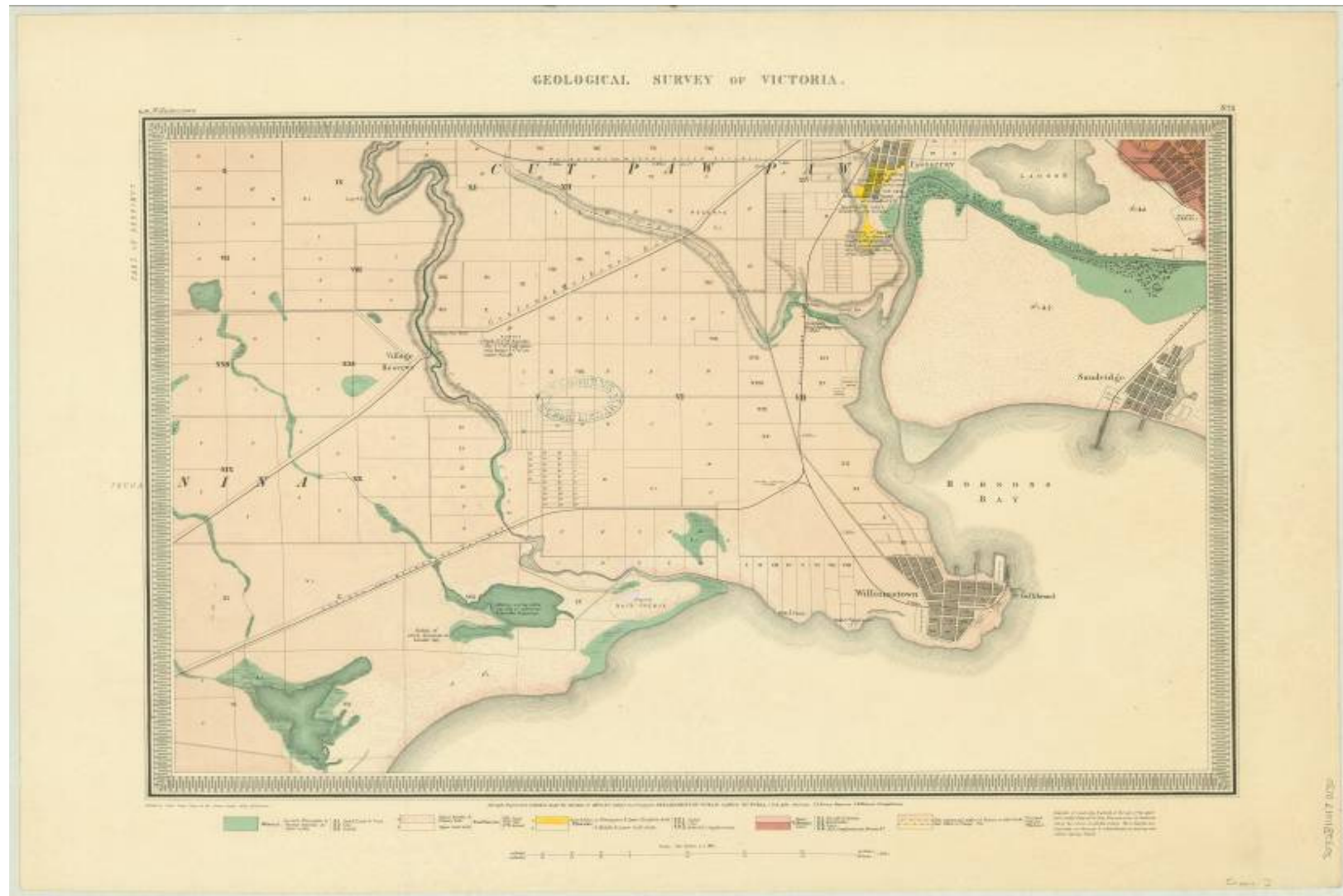
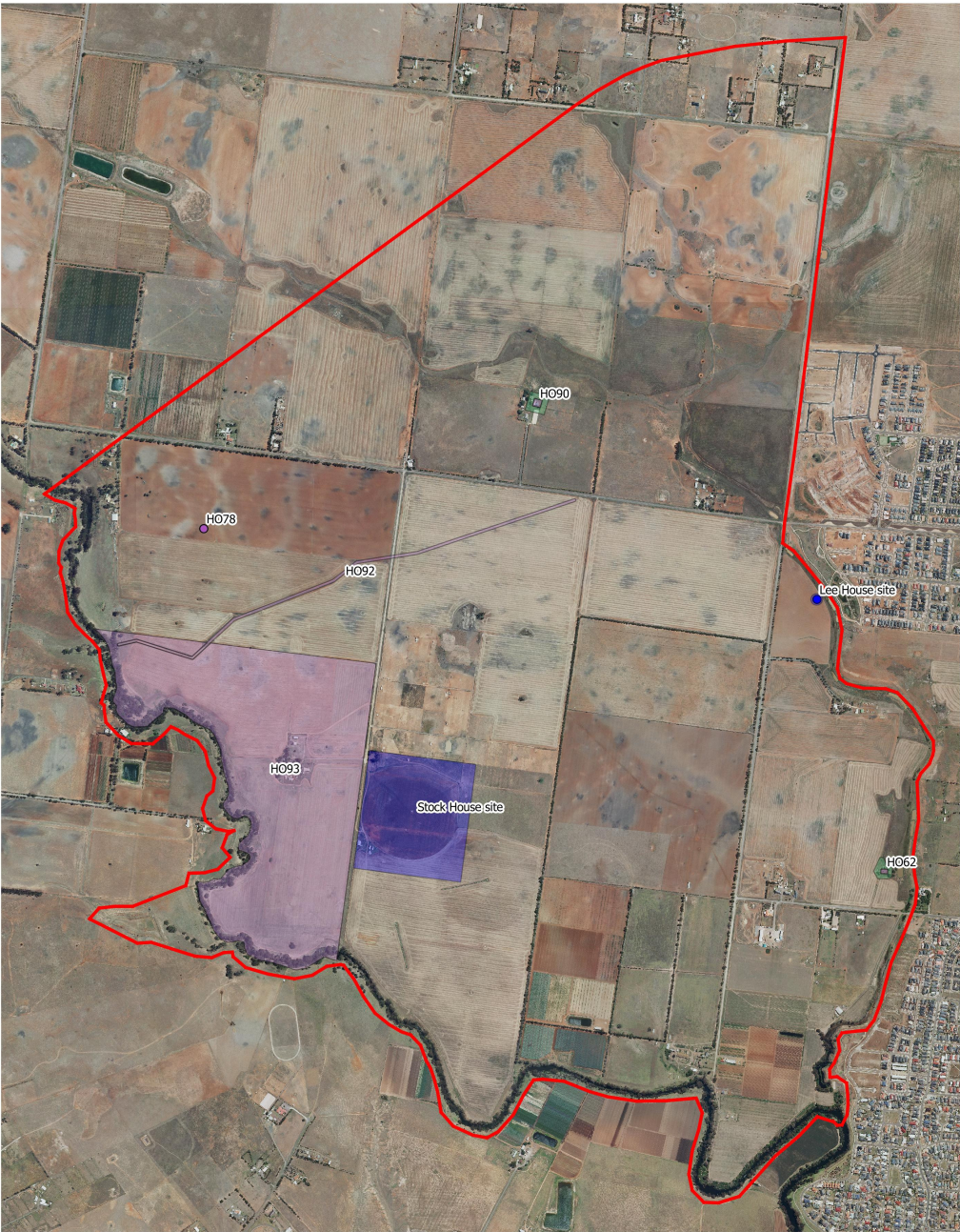


Figure 4 – Geological Survey of Victoria – showing the Parishes of Cut Paw Paw and Truganina



PSP 91



Legend

Existing HO

Additions to existing HO

New to HO

Archaeological sites

PSP 91 boundary

4 REVIEW OF SIGNIFICANCE

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

As also noted in Section 1, some places were not able to be inspected during the course of this project, and will require physical inspection to review the recommendations regarding appropriate curtilage and significant elements. This relates primarily to archaeological site and ruinous sites.

4.1 Basis of Assessment

The Burra Charter defines 'cultural significance' as:

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

The Burra Charter further clarifies that:

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

In accordance with Heritage Victoria guidelines, this report provides an assessment using the Hercon¹⁰ criteria and concludes with a statement of cultural heritage significance.

4.2 Establishing threshold for local significance

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

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

¹⁰ 'Hercon' is the name given to the standard National heritage assessment criteria that were recently adopted by Heritage Victoria

- The association has resulted in a deeper attachment that goes beyond utility value.
- The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

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

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

4.3 Assessment of archaeological potential

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

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

4.4 Citations

Each of the known places and sites within the precinct has had a brief citation prepared, which describes the place, gives a 2.0 Site History (which should be read in conjunction with the Thematic Environmental History) and provides an assessment of significance, based on the thresholds set out in Section 3.2.

The citations have been prepared on available material as at April 2012.

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

The citations are included in Appendix A

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2011. [This article was first published in hardcopy in Australian Dictionary of Biography, Volume 6, (MUP), 1976.]

Wackett, Lance (TerraCulture Pty. Ltd), letter to Luke O'Grady (Stockland Residential Group) 21 November 2011 – providing advice regarding Lee House and Hogan's House, Tarneit.

APPENDIX A

Citations

Lee house (site)

Land Description/Address:	180 Davis Road, Tarneit
LLG Co-ordinates:	37°50'51.9"S, 144°39'10.3"E
MGA Co-ordinates:	293488, 5808480 (55)
Listing:	None
Inspection date	not inspected by Context Pty. Ltd.
Significance level 2012	archaeological potential

No photograph of this site is available

1.0 Site Description

The Lee House site is located 175m east of Davis Road and is not visible from the public realm. This site was unable to be assessed during Context Pty Ltd's 1997 study, Barrett's 2004 study or during Context's fieldwork in August 2012. Previous studies noted that the remains of a stone house may survive on site.

TerraCulture Pty. Ltd undertook a field survey of PSP91 in November 2011.

Based on their findings, it can be surmised that the site comprises of a small weatherboard house dating from around 1960, with a timber bungalow and various sheds and outbuildings at the rear of the dwelling. TerraCulture found no structural remains of a previous stone building in the area around the existing buildings, and state "it appears unlikely that any significant remains of the stone building will survive at the site ." (Wackett, 2011:1)

It is believed that the 1960s house was constructed on the footings of the earlier stone structure.

2.0 Site History

Associated with Bill Lee and the Lee family, an early house was built at this site from paddock stones. It is believed that the stone house was destroyed in the 1960s bushfires, and a small timber dwelling replaced the stone house soon after (Wackett, 2011:1).

3.0 Key Victorian Historic Themes

4.3 Grazing and raising livestock

4.4 Farming

4.0 Key site features

The remains of a stone house may survive either below ground or underneath the existing buildings.

5.0 Significance

The *Wyndham Heritage Study* 1997 has rated this site as being of local significance for its association with the Lee family. Subsequent field survey undertaken by TerraCulture Pty. Ltd. in 2011 reveals that there are no surviving structures evident.

This site is considered to be of local interest only.

Statement of Significance

A statement of significance is not required as the place is considered of local interest only.

Level of Significance

Archaeological potential

6.0 Management Recommendations

There is no formal constraint to development of this site. However, there is a possibility that the stone structure may survive in subsurface contexts either beneath the existing buildings or elsewhere on the property. In the event that any such remains are discovered during the non-archaeological works program, works must cease in the vicinity while Heritage Victoria is informed and consulted regarding their management. (Wackett, 2011:1)

Add this site to the Victorian Heritage Inventory

7.0 Sources

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

Barrett, P. A. *City of Wyndham: Review of Heritage Sites of Local Interest (pp 118-119)*

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Wackett, Lance (TerraCulture Pty. Ltd), letter to Luke O’Grady (Stockland Residential Group) 21 November 2011 – providing advice regarding Lee House and Hogan’s House, Tarneit.

Shire Windmill and Tanks

Land Description/Address:	2 Davis Road, Tarneit (on the eastern bank of the Werribee River) Lot 2, LP84778, TP942971
LLG Co-ordinates:	37°51'59.9"S, 144°38'50.2"E
MGA Co-ordinates:	293488, 5808480 (55)
Listing:	None
Inspection date	Inspected 04/07/11
Significance level 2012	local interest only



Site of Shire Windmill and Tanks, Davis Road, Tarneit (Source: Context 2011)

1.0 Site Description

The site of the former Shire Windmill and tanks is located on the east bank of the Werribee River, at the termination of Davis Road. There is very little fabric remaining of these structures. What does survive are the foundations of windmill or tank, wooden framework (possible windmill or tank stand structure), a corrugated iron pump shed and corrugated iron sheeting. There was dense boxthorn at the site obscuring some of the sites remains.

2.0 Site History

A windmill and tanks were built by the Shire to provide a water supply for both stock and domestic use in the area. Water was pumped directly from the river. According to Peter Andrew Barrett's 2004 study, a water hole at the end of Davis Road had been in use around World War I, however, by the 1930s, a windmill had been installed at the current windmill and pump location on the eastern bank of the Werribee River.

3.0 Key Victorian Historic Themes

4.6 Exploiting water resources

4.0 Key site features

- Foundation for a pump, windmill or tank
- Wooden framework (possible tank / windmill stand)
- Corrugated iron shed to house the pump
- Corrugated iron sheeting (possible tank remains)

Significance

The shire windmill and tanks were assessed as locally significant in Barrett's 2004 study based on their use for domestic and stock water supply and the remaining pumping equipment at this site.

In 2010, the potential significance of this site was reassessed as part of a Heritage Victoria funded study, the *Outer Western Metro Reassessment Project – Melton and Wyndham*. According to this study, this site does not appear to have any archaeological potential.

This study concludes that the site is of local interest only.

Statement of Significance

The Shire Windmill and tanks are considered to be of local interest, but do not have sufficient integrity or fabric to warrant their inclusion under the Heritage Overlay. Therefore, no Statement of Significance has been prepared.

Level of Significance

Local Interest Only

6.0 Management Recommendations

Prior to the item being removed, a site survey to adequately record and photograph the site should be undertaken and lodged with Council. If any artefacts are found (while the item is being removed or works being undertaken to the site) these should be salvaged or excavated (if there are deposits).

7.0 Sources

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

Barrett, P. A. *City of Wyndham: Review of Heritage Sites of Local Interest* (pp 69-70)

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

McKenzie House

Land Description/Address:	1245 Sayers Road, Tarneit
LLG Co-ordinates:	37°50'28.9"S, 144°37'07.9"E
MGA Co-ordinates:	290480, 5809114 (55)
Listing:	None
Inspection date:	Inspected 04/07/11
Significance level 2012	<i>nil</i>



McKenzie House, 1245 Sayers Road, Tarneit (Source: Context 2011)

1.0 Site Description

A preliminary inspection was undertaken of this site on Monday 4 July 2011 from the public realm as access to the site was not able to be arranged. A timber house with a hipped roof clad in corrugated iron and with tall chimneys. The house is symmetrical in form and probably dates to the late nineteenth or early twentieth century.

2.0 Site History

The McKenzie house, located on Sayers Road at Tarneit (on AC, A1, Sec VIII, Parish of Tarneit) is considered to be typical for a farmhouse of the late nineteenth and early twentieth century period.

The house was once situated on a larger allotment in Werribee and was originally owed by the McKenzie family, and transported to its current location in the mid Twentieth Century (Jim McKenzie in Context 1997:132). The Rowe family became owners of the property at a later date. Various alterations and additions have been made to the house in the second half of the Twentieth century.

3.0 Key Victorian Historic Themes

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

4.0 Key site features

- Residence
- Outbuildings

Significance

In 1997, Context assessed this site to be of local significance because it is typical for a farmhouse of its period.

The house was subsequently reassessed by Barrett (2004) who also determined that it is of local significance based on its late Victorian and early Edwardian features and its association with the McKenzie and Rowe families who were farmers in this district. However, Barrett also mentions that the house was transported to the site at some time in the late 20th century.

Statement of Significance

No statement of significance has been prepared for this place as it is considered to have insufficient heritage value to warrant the application of a Heritage Overlay. The house is a typical Victorian timber residence, which has been added to and altered. It was moved to the site by the McKenzie family in the mid twentieth century and therefore has lost the context of its original location (within the township of Werribee). It has no particular historical associations with its current location.

Level of Significance

Nil

6.0 Management Recommendations

Does not require retention

7.0 Sources

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

Barrett, P. A. *City of Wyndham: Review of Heritage Sites of Local Interest* (p. 95).

Shanahan's House

Land Description/Address:	1070 Sayers Road, Tarneit
LLG Co-ordinates:	37°50'23.9"S, 144°38'22.2"E
MGA Co-ordinates:	292290, 5809315 (55)
Listing:	HO90
Inspection date	not inspected by Context Pty. Ltd.
Significance level 2012	local interest only

No photograph is available for this site

1.0 Site Description

A preliminary inspection of the site from the public realm was attempted by Context Pty. Ltd on Monday 4 July as access to the site was not able to be arranged. The heritage place was not however visible from Sayers Road. The house has been previously recorded by Context (1997) as a simple timber house, symmetrical in form with features characteristic of the late Victorian and Edwardian periods, including a skillion addition at the rear and external stepped chimney, and timber verandah across the front. The house is located in a garden setting, with mature trees and a number of outbuildings (modern).

Bryce Raworth (acting for Taylors Development Strategists on behalf of the Golden Group who own the subject site) undertook a detailed site inspection and prepared a report in January 2012. A summation of the description provided in this report follows (paraphrased from Raworth, 2012:2-7)

The existing dwelling has a hipped roof clad in painted corrugated galvanised steel. The main entrance door is flanked by double hung windows which retain their Victorian joinery and architraves. A timber verandah with a corrugated iron roof and simple stop-chamfered posts once extended along the front façade of the dwelling but now only extends part way, the northern section having been remodelled. The front verandah has lost much of its original detail and now stands on brick paving rather than a timber floor.

The building has undergone a number of alterations since first being constructed, including the construction of new sections at the rear and at the front of the building. The original chimney has been demolished leaving only a small area of brickwork protruding from the ridge line and the original rainwater goods have been replaced with PVC downpipes. The house is generally in poor condition.

A number of mature trees, largely Eucalypts and Cypress and some fruit trees surround the house.

2.0 Site History

In 1856, P. Murphy was the first registered owner of the land on which this house is situated (Crown Allotments A and C, section XV). By 1912, George Shanahan was the registered owner of the house and a surrounding 320 acre property (Crown Allotment C, Section XV, Parish of Tarneit). The Shanahan's had earlier leased a homestead from the prominent local land owner, J.P. Chirnside.

Michael and Edmond Shanahan both owned houses in the vicinity, with Michael owning one on Crown Allotment A, section XVI and Edmond owning one on Crown Allotment B, Section XVII. At the time of the Context study (1997), the property was owned by Ms Maggie Daniel.

3.0 Key Victorian Historic Themes

4.1 Living on the land

4.3 Grazing and raising livestock

4.4 Farming

4.0 Key site features

House

Mature Trees

5.0 Significance

Context (1997) recommended that Shanahan's House be included on the Heritage Overlay as a place of local significance for its association with George Shanahan and as a typical example of a timber farmhouse of its period in the municipality. The place was added to the Heritage Overlay of the Wyndham Planning Scheme in 2003.

The *Wyndham Planning Scheme Amendment C86 – Panel Report* (October 2009) recommended that it be deleted from the Schedule to the Heritage Overlay, in response to a Council's written submission (Marsden & Wale, 2009:15) .

Bryce Raworth's report to the GAA (January 2012) states that the subject site is substantially altered to the extent that it is of little architectural interest. He does state that the dwelling may have some local historical significance, but generally is considered a generic, architecturally unremarkable and altered example of a Victorian dwelling (Raworth, 2012:12).

This report finds the subject site is of local interest only

Level of Significance

Local interest only

6.0 Management Recommendations

Delete Shanahan's House, 1070 Sayers Road, and Tarneit from the Heritage Overlay, as per the recommendation of the *Wyndham Planning Scheme Amendment C86 – Panel Report* (October 2009).

Prior to any future works on the site, a detailed photographic survey by a suitably qualified professional should be undertaken. Archival copies of the survey should be deposited with Local Council and/or the State Library of Victoria.

7.0 Sources

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

Raworth, Bryce, 'Shanahan's House 1070 Sayers Road, Tarneit – Report to the GAA', prepared for Taylors Development Strategists on behalf of the Golden Group, January 2012

Hogan's house

Land Description/Address: Lot 3, LP136754, Hogan's Road, Tarneit

LLG Co-ordinates: 37°51'30.21"S, 144°39'20.95"E

MGA Co-ordinates: 293778, 5807307 (55)

Listing: HO62

Inspection date **Inspected 04/07/11(from road)**

Significance Level 2012 **Local**



Hogan's House (Ruin), Hogan's Road, Tarneit (Source: Context 2011)

1.0 Site Description

A preliminary inspection of the site from the public realm was attempted by Context Pty. Ltd on Monday 4 July as access to the site was not able to be arranged. The ruins of this bluestone house are located on a tributary of the Werribee River, overlooking a large waterhole (which may have been man made). The house was a finely constructed bluestone and red brick building, which was symmetrically arranged, as was typical for the mid to late nineteenth century. The ruin illustrates a number of unusually fine architectural details for this period in the locality, including the use of decorative red brick quoins and arched window openings.

The residence was sited on a rise overlooking the creek, and is surrounded by rocky outcrops and Peppercorn trees. Aerial photographs appear to show some evidence of the footings of outbuildings and other structures, but this is not confirmed.

TerraCulture Pty. Ltd. undertook a survey of the site in November 2011. In addition to the above, they noted that "It (the ruin) retains largely extent bluestone walls, a cobbled driveway and other architectural elements. Importantly, the site also appears to retain conditions conducive to the survival of archaeological deposits..."(TerraCulture Pty. Ltd.,2011:2)

2.0 Site History

The former Hogan residence (now ruinous) dates to occupation of the area the Hogan family. Rate records show that that Hogans became registered owners of land in the Parish of Tarneit between 1853 and 1854. At this time, they held 310 acres known as Allotments A and B and C and D. These Allotments were dissected by a creek line, with C and D to the east of the creek (Context 1997:126).

The property was owned by the Hogan family for a number of generations, with the land passing from John Hogan, who in 1863 owned 310acres, to Mary and Patrick Hogan who

were the owners of 223 acres (being Allotments A, B and D). By 1893-94, the homestead situated was on 103 acres (being Allotments A and B) owned by Daniel Hogan, who, by the mid 1920s, was still the recorded owner of this land and homestead.

3.0 Key Victorian Historic Themes

4.1 Living on the land

4.3 Grazing and raising livestock

4.4 Farming

4.6 Exploiting water resources

4.0 Key site features

House (ruin)

Waterhole below the house

Footings of outbuildings and stone walls

Brick quoins and arched window openings

European trees providing evidence of the former garden

5.0 Significance

In 1997, Context assessed this site to be of local significance based on the ruined building and its surroundings. The evidence for local significance is in its early date as the site of intense farming practices and for its remaining architectural features that are unusual in bluestone farmhouses in this area.

In 2010, the potential significance of this site as reassessed as part of a Heritage Victoria funded study, the *Outer Western Metro Reassessment Project – Melton and Wyndham*. According to this study, this site was not able to be accessed; however, the site may have medium archaeological potential if there are:

- Associated archaeological deposits
- Extant features
- Some documentary evidence

It is therefore, necessary that further assessment of archaeological potential and archaeological significance be undertaken at this site.

Statement of Significance

What is significant?

Hogan's House (ruin) located on a rise overlooking the Davis Creek dates from the mid nineteenth century (possibly as early as 1853). The ruin represents the remains of a single storey symmetrical bluestone construction, which was the primary residence of the Hogan family, who established a small farm along the Davis Creek in 1853. The residence has several unusually fine architectural features including the use of arched window openings with red brick quoins (possibly made from Davis Creek clay). The waterhole on Davis Creek may have been deliberately constructed to provide water for the residence. There are several plantings surrounding the ruin.

How is significant?

Hogan's House ruin is of historical (architectural and archaeological) significance to the City of Wyndham.

Why is it Significant?

Hogan's House Ruin is of historical (architectural) significance for its unusually fine construction methods, and detail, including the use of red brick quoins and arched window

openings. These techniques are quite uncommon within the municipality for buildings of this type and period. (Criterion B)

It is of historical (archaeological) significance for its potential to yield information about the life and way of life of the Hogan family, an early farming family from the 1850s through to 1900. (Criterion A)

Level of Significance

Local Significance

6.0 Management Recommendations

Enter the site on the Victorian Heritage Inventory through the submission of a Heritage Inventory card.

Undertake detailed site survey to adequately record and photograph the site. This should include detailed site plans and photographs.

Prior to any development of the site, limited excavation should occur. This will confirm the archaeological potential of the site. If there are artefacts present these should be salvaged or excavated (if there are deposits).

If the site is retained, a CMP should be prepared to guide the conservation of the place and ensure that it is integrated successfully into the surrounding development.

All sites, whether they be developed or retained should have interpretation developed for the new suburb, preferably on the archaeological site itself.

7.0 Sources

Context Pty Ltd. *City of Wyndham Heritage Study*, 1997. Wyndham City Council (p. 126).

Chris Johnston Rural Heritage Study, Western Region of Melbourne

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

Wackett, Lance (TerraCulture Pty. Ltd), letter to Luke O'Grady (Stockland Residential Group) 21 November 2011 – providing advice regarding Lee House and Hogan's House, Tarneit.

North Base Stone

Land Description/Address:	Sayers Road, Tarneit Allotment C1, Section 16, Parish of Tarneit (Crown Land)
LLG Co-ordinates:	37°50'39.9"S, 144°37'23.5"E
MGA Co-ordinates:	290869, 5808786 (55)
Listings:	VHR 1957 HO78
Inspection date:	not inspected
Significance Level 2012	State

No photograph was able to be taken of this site

1.0 Site Description

The North Base stone is located in a field south of Sayers Road, Tarneit. The stone itself was not viewed as part of this project, but the Victorian Heritage Register describes it a large cylindrical block of basalt set into the ground (possibly up to 5ft or 1500m deep) with the top flush with ground level. Above this is a raised stone torus set in the centre with a gunmetal plug indicating the termini of measure. The base stone is covered with a sculpted square cap stone with iron eyes to aid in lifting.

2.0 Site History

The north base stone was laid in the 1860s by the Geodetic Survey of Victoria to facilitate the survey process used to subdivide land during the early development of Victoria. According to the Victorian Heritage Register:

The Geodetic Survey of Victoria, established in the 1860s was a triangulated survey which took into account accurate calculations of the curvature of the earth's surface. The principles of Geodetic Surveying were first developed and applied in England in this period by A R Clarke. To initiate a geodetic survey of a large area, a line of very accurate length had to be established from which the triangulation could commence. Robert Lewis Ellery, Victorian Government Astronomer and Director of Melbourne Observatory for much of the second half of the 19th century, was responsible for task. The site on the Werribee Plains was selected because it was sufficiently flat to facilitate this measurement. The southern end of the baseline was commenced in 1860 from a site near the Werribee Railway Station. The original baseline extended to the north-west for five miles to the North Base Stone. The measure of the base took 4 months commencing on 29 January 1860 and completed in 29th May. The baseline was extended northwards by triangulation for nine miles to the Green Hill extension marker on the saddle of Green Hill, completed by June the 12th 1860.

The baseline measuring apparatus consisted of three iron measuring bars made in Victoria against the NSW standard obtained from the Ordnance Survey Department of Southampton, England. The rods were mounted on heavy brass tripods called camels mounted in turn on timber trestles, and leapfrogged along the length of the line. The measuring bars were encased in wooden cases with approximately 2 inches protruding and were protected from exposure to the elements by an A-frame segmented tent structure. . Tent bearers would move the structure forward when one measurement was complete and this process was continued for the entire length of the baseline. The bars were aligned by sight with a theodolite by the two sight vanes on the bar case and the bars were levelled.

The north [base stone] end, now within a large paddock to the south of Sayers Road, bears 304 degrees, 36 min. 31 secs. and 4.9146 miles

3.0 Key Victorian Historic Themes

1.5 Exploring, surveying and mapping

2.6 Promoting settlement

4.0 Key site features

- a large cylindrical block of basalt set into the ground (possibly up to 5ft or 1500m deep) with the top flush with ground level
- above this is a raised stone torus set in the centre with a gunmetal plug indicating the termini of measure. The base stone is covered with a sculpted square cap stone with iron eyes to aid in lifting.
- There are also three iron measuring rods and their cases held in the collection of the Museum of Victoria.

5.0 Significance

The North Base stone, being part of the geodetic survey is significant to the State of Victoria because:

it was the principal line of measure upon which the greater Geodetic Survey of Victoria was established. It is the key component of the wider survey, which encompassed the whole of Victoria and was integral and essential to the processes of European settlement Victoria.

The Geodetic Survey Baseline is scientifically significant to the State of Victoria, as it was the first application in Victoria of Clarke's method of triangulation taking into account the polar flattening and equatorial radius of the earth. The survey markers are the remaining physical remnants of the painstaking early practice employed in establishing such a baseline.

The Geodetic Survey Baseline is historically significant for its association with Robert Ellery, the Government Astronomer and Surveyor of the Geodetic Survey.

This site and its related elements (the south base stone and Green Hill extension marker) have been listed on the Victorian Heritage Register (H1957).

The extent of this registration includes:

1. All of the objects known as the geodetic survey baseline marked B1 (South Base stone), B2 (North Base stone) and B3 (Green Hill Extension) on diagram number 1957 held by the Executive Director, Heritage Victoria.
2. All of the land shown on Diagram 1957 held by the Executive Director, Heritage Victoria.

This registered land consists of the cadastral parcels containing the North and South Base Stones and a 5 metre diameter circle around the Green Hill extension marker.

Level of Significance

State Significance

6.0 Management Recommendations

Maintain Heritage Overlay and inclusion on Victorian Heritage Register.

Develop Public Open Space provisions around the curtilage of the North Base Stone to allow it to be understood in context of the triangulated survey of Victoria (keeping view lines to the south base stone and Green Hill if possible)

Prepare interpretation (within public open space) which allows users of the place to understand the significance of the site of the State of Victoria.

7.0 Sources

Victorian Heritage Register

http://vhd.heritage.vic.gov.au/vhd/heritagevic_new#detail_places;6068

Andrew C. Ward & Associates. 1990. *Werribee growth area heritage report*. Melbourne: Heritage Branch, Department of Planning and Urban Growth (pp. n).

Stock House (site)

Land Description/Address: Sewell's Road, Tarneit
East of Sewell's Road between the Werribee River and Sayers' Rd (specific site not able to be located from public realm)

LLG Co-ordinates: not able to be determined

MGA Co-ordinates: not able to be determined

Listing: None

Inspection Date **Not inspected**

Significance Level 2012 **unable to be determined**



Locked gate at end of Sewell's Road, Tarneit – likely to lead to the former Stock House site. (Source: Context 2011)

1.0 Site Description

During the survey for the current study no house could be seen from the gates into the property at the end of Sewell's Road. Visibility, however, was hampered by heavy rain during this survey. Examination of aerial photography provides little evidence of a house site or ruin in the area. Further investigation may determine that the modern sheds and structures located east of Sewell's Road are the location of the former Stock House.

2.0 Site History

According to Context Pty Ltd's 1997 study, this house was owned by the Stock family and dates from around the time of the First World War. From 1913-14 Seth Mounter Stock was the owner and occupier of a homestead on 352 acres of land in Crown Allotment A1 in Section 8, Parish of Tarneit.

An earlier homestead was owned in 1905-06 by Thomas Canny. It is not known if the earlier house was incorporated into the later building or was demolished.

By 1916-17, John James Stock was listed as the owner of the property but the following year, it was transferred to a new owner, John Porter. In 1919-20 Mrs Fallon appears in rate records as the owner of the property and by 1920-21 the property was listed as owned by Fallon Bros.

According to Barrett (2004), a 1915 army ordinance map of the district shows a house on the east side of Sewell's Road close to the Werribee River. A 1933 army ordinance map shows the house on the east side of Sewell's Road.

The site was not visited during the 1997 study or by Barrett during his 2004 study or for the survey undertaken for this study. According to Barrett, there was a hay shed and some outbuildings visible on the east side of Sewell's Road but no house can be seen.

3.0 Key Victorian Historic Themes

4.3 Grazing and raising livestock

4.4 Farming

4.0 Key site features

Possible intact house, ruin or house site (not able to be assessed).

5.0 Significance

The significance of this place is unable to be assessed without first seeing some physical evidence of its survival. At best, the place will be of local interest as an example of a First World War era house; however, access to the property is needed to investigate this assessment.

Statement of Significance

No statement of significance can be prepared at this stage.

Level of Significance

To be assessed, likely to be of local interest or nil significance.

6.0 Management Recommendations

Site visit to determine whether *any* physical fabric (above or below ground) survives. If the site survives in some form, it should be briefly recorded and an assessment made as to its significance.

Record and add to the Victorian Heritage Inventory if appropriate.

It is likely to be of local interest only, and subsequent recommendations would include that the site was recorded and photographed prior to development occurring on the site.

7.0 Source

Context Pty Ltd. *City of Wyndham Heritage Study*, 1997. Wyndham City Council (. 140).

Barrett, P. A. *City of Wyndham: Review of Heritage Sites of Local Interest* (pp 103-104)

Wattle Park

Land Description/Address: 85-87 Sewell's Road, Tarneit

LLG Co-ordinates: 37°51'12.7"S, 144°37'38.6"E

MGA Co-ordinates: 291265, 5807785 (55)

Listing: HO93

Date inspected **not inspected**

Significance Level 2012 **Local**



Wattle Park, 85-87 Sewell's Rd, Tarneit (Photograph is likely to be of the Edwardian residence)
(Source: Context 2011)

1.0 Site Description

A preliminary inspection was undertaken of this site on Monday 4 July 2011 from the public realm as access to the site was not able to be arranged. During the inspection, the site was not clearly visible from Sewell's Road due to inclement weather. It was however noted that several substantial structures survive. Research determines that there is a high probability of archaeological deposits at this site.

The Key site features identified are based on desktop research and the views of the site from the public realm. It should be noted that the last time this site was inspected and recorded for the purposes of heritage assessment was 1990 (over 20 years ago). Bearing this in mind, there may be significant changes to the site.

In 1990, Ward stated that the site contained:

- A ruined bluestone and brick house with sandstone sills and remnant hipped slate roof, rendered finish with tuck-pointed ashlar and evidence of a cement wash finish to the door and window surrounds.
- An attached smithy shop retaining a forge and bellows in poor condition. The front timber posted veranda had collapsed.
- A few garden and orchard elements
- An asymmetrical Edwardian house with a gabled-roof and a rear addition which is intact
- A third house (described as a new residence)

The site appears to be surrounded by a mature garden, and is likely to have the remains of a number of outbuildings, typical of a substantial farming complex of this type.

2.0 Site History

According to Ward (1990), rate records for the area show that Wattle Park was a property covering 2460 acres in 1888 and was owned by prominent local landholder Andrew Chirnside of Werribee Park. By 1898, ownership of the property had passed to John Percy Chirnside.

During Andrew Chirnside's period of ownership, the property was broken into leased allotments with Patrick Hogan leasing 215 acres around 1893, Barrie and Son leased 213 acres in Section 8A in 1896 and Donald Sewell leased 215 acres (and homestead) in Section 16, Part D, E, F and Section 8 Part A in 1900 (the subject site). At some point between 1911 and 1920, Sewell purchased Section 16, lots D, E, and F covering 336 acres on the west side of Sewell's Road between Sayers Road and with frontage to the Werribee River. This land had a dwelling which according to Ward (1990) may have been the present (extant) timber house.

The Chaffey Channel and pump runs through the land of Wattle Park, although further research is required to determine whether the two heritage places are specifically related.

3.0 Key Victorian Historic Themes

4.1 Living on the land

4.3 Grazing and raising livestock

4.4 Farming

4.6 Exploiting water resources

4.0 Key site features

- Victorian brick and bluestone house (ruinous)
- Blacksmith's shop
- Significant archaeological deposits
- Garden and orchard
- Edwardian timber residence

5.0 Significance

The full significance of this site has not been determined because the site was not able to be physically inspected in 2011, or in previous studies (Context, 1997; Earth Imprints, 2010). The site was last visited and recorded by Andrew C. Ward & Associates in 1990. At that time, Ward considered that the early original Wattle Park farmhouse was of architectural significance, particularly in relation to its ability to provide an understanding of the construction and finishing techniques used for early bluestone farm houses in the district.

Context's 1997 study assessed the site as being of local significance because it shows evidence of tenant farming practices associated with the Chirnside family.

The *Wyndham Planning Scheme Amendment C86 Panel Report* considered that the place was of local significance, but recommended a reduction in curtilage of HO92 to 'cover the place with a sufficient curtilage' (Marsden & Wade, 2009:34). Context agrees with this statement, but considers that a site inspection is the most appropriate way to determine an appropriate curtilage.

In 2010, the potential significance of this site as reassessed as part of a Heritage Victoria funded study, the *Outer Western Metro Reassessment Project – Melton and Wyndham*. According to this study, this site was not able to be accessed; however, the site may have high archaeological potential if there are:

- Structural foundations/ remains

- Stratified archaeological deposits
- High degree of integrity/ minimal disturbance
- Sound documentary evidence
- The site is rare or unique.

It is therefore, a high priority for further assessment of its archaeological potential and archaeological significance.

Statement of Significance

A site inspection to determine the surviving physical fabric is required prior to preparing a revised statement of significance.

Level of Significance

Local Significance

6.0 Management Recommendations

Undertake site inspection to review surviving physical fabric and an assessment of archaeological potential and archaeological significance.

Reduce the size of the Heritage Overlay to include the driveway, all of the significant buildings and archaeological sites, the garden and orchard and an appropriate curtilage.

Undertake further research to determine what (if any relationship) existed between the Sewell family or the Chirnside family and the Chaffey Brothers irrigation scheme which is located north of the former residence.

Add to the Victorian Heritage Inventory (subject to site inspection)

Undertake detailed site survey to adequately record and photograph the site. This should include detailed site plans and photographs.

A CMP should be prepared to guide the conservation of the place and ensure that it is integrated successfully into the surrounding development.

7.0 Source

Werribee growth area heritage report. Melbourne: Heritage Branch, Department of Planning and Urban Growth

Context Pty Ltd. *City of Wyndham Heritage Study*, 1997. Wyndham City Council (p. 311).

Earth Imprints, Outer Western Metro Reassessment Project – Melton and Wyndham 2010 (p. 36).

Marsden, Mark (Chair) & Wale, Neville (Member), *Wyndham Planning Scheme Amendment C86 Panel Report*, October 2009

Chaffey Channel and Pump

Land Description/Address: between Sewell's Road and Werribee River

LLG Co-ordinates: between 37°50'55.9"S, 144°37'08.2"E and 37°50'37.4"S, 144°38'27.5"E

MGA Co-ordinates: between 290508, 5808284 (55) and 292430, 5808905 (55)

Listing: HO92

Site inspected **04/07/11** (channel and culvert on Sewell's Road)

Significance Level 2012 **Local**



Chaffey Channel (indentation) viewed from Sewell's Road, Tarneit. (Source: Context 2011)



Chaffey Channel from Werribee River through to Sewell Road (Source: Nearmap 2012)

1.0 Site Description

Bluestone remains of the pump site at the Werribee River and a sluice gate (not viewed in 2011)

Small bluestone culvert beneath Sewell's Road (viewed 2011)

Slight indentation across the paddocks north of Wattle Park (viewed 2011), said to be the former irrigation channel. This is clearly visible from aerial photographs of the area (see above)

During the Wyndham Heritage Study in 1997, a small section of the channel was recorded where it crossed under Sewell's Road and was visible for approximately 100m west of Sewell's Road. Signs of a small bluestone culvert under the road were also visible in 2011. The channel is said to be more visible near the River, although as this was on private property, this portion of the channel was not inspected during this study.

The infrastructure including the pump, sluice gates and other elements were not viewed in 2012, but are believed to be located on the Werribee River.

2.0 Site History

(Taken from Context, 1997:301; HERMES record 140287)

In 1890, the Chaffey Brothers arrived in the area, and Mr. George Chaffey built the homestead "Quantin Binnah" at Riverbend. Around 1888, Chaffey conceived the idea of a large irrigation system along the Werribee River to serve a 595-hectare market garden, feeding the growing city of Melbourne. He established the Werribee Irrigation and Investment Company. By 1892, some 65 hectares of land were under irrigation, but the company collapsed in the 1890s depression.

This channel and pump is thought to be the first irrigation scheme built in the area. It was built in the 1880s and was part of the Chaffey irrigation system. However, the system failed due to pumping and servicing problems and was moved to a new site at Glen Devon Stud. The property was subsequently taken over by Donald and Mary Sewell.

The remains of the irrigation scheme includes the blue stone remains of the pump at the Werribee River, a sluice gate and evidence of the channel itself in a few areas across the study area.

The channel ran from the Werribee River in a north-easterly direction, crossing Sewell's Road through a culvert (below Sayers Road) and appears to connect to a small tributary west of Davis Road. Most of this area is level, with few signs of the former channel.

A 1933 plan shows the channel marked as a 'drain'. It is also said to be shown on a number of early plans held by Melbourne Water.

Bick's expert evidence (2009) states that there is no evidence that the channel was constructed as part of the Chaffey Brothers' irrigation scheme, or that it was even an irrigation channel. The limitations of this report (and its revision in 2012) did not allow for further research to determine whether evidence shows any connection. It is a strong recommendation that this research is undertaken.

3.0 Key Victorian Historic Themes

4.6 Exploiting water resources

4.0 Key site features

- Blue stone remains of the pump at the Werribee River
- A sluice gate
- Evidence of the channel in a few areas across the study area
- Culvert beneath Sewell's Road

5.0 Significance

Context (1997) assessed the Chaffey Channel and Pumping Station to be of local significance based on its remaining features - a bluestone pump base and sluice gates at the Werribee River

and remaining sections of the irrigation channel- and its history as a first attempt at developing an irrigation scheme in the area.

The *Wyndham Planning Scheme Amendment Panel Report* (October 2009) recommended that the Heritage Overlay HO92) should be altered to delete the Heritage Overlay from the land at 1245 Sayers Road. This recommendation was made based on expert evidence provided by David Bick, architectural historian. Mr Bick concluded that the significance claimed by the Context study (1997) was speculative, and did not provide any evidence that the channel was constructed by the Chaffey Brothers, that it was the first irrigation channel in Werribee, that the channel exists. Further research should be undertaken to determine whether any association with the Chaffey Brother's irrigations scheme pilot can be determined for this site

In 2010, the potential significance of this site as reassessed as part of a Heritage Victoria funded study, the *Outer Western Metro Reassessment Project – Melton and Wyndham*. According to this study, this site was not able to be accessed. The site may be of low - medium archaeological potential if there are:

- Associated archaeological deposits
- Extant features / landscape features
- Some documentary evidence
- Secondary archaeological deposits

Statement of Significance

What is significant?

The Chaffey Channel and Pump are believed to be the first attempt by the Chaffey Brothers to establish an irrigation system, and date from about 1888. While the system failed at this location, it was the precursor to highly successful irrigation schemes the Chaffey Brothers went onto create in inland areas such as Mildura. The place consists of a long narrow channel, believed to be unlined, sluice gates in the Werribee River, a bluestone culvert beneath Sewell's Road, and the remains of the bluestone pump base on the west side of the Werribee River. The channel is considered to have medium to low archaeological potential, although the built structures are more intact.

How is it significant?

The Chaffey Channel and Pump are of historical and scientific significance to the City of Wyndham.

Why is it Significant?

The Chaffey Channel and Pump are of historical significance as evidence of the first attempt by the famous Chaffey Brothers at dry land irrigation, which they established great success with in Mildura. (Criterion A and Criterion B)

The site provides information regarding the scientific and technological innovation used in inventing different ways of utilizing existing water resources. (Criterion F)

Level of Significance

Local Significance

6.0 Management Recommendations

The pump, sluice gates culvert under Sewell's Road and an appropriate portion of the channel and an appropriate curtilage should be retained and conserved as part of HO92.

Remove a portion of HO92 (where it is applied to 1245 Sayers Road, Tarneit) as per the recommendations of the *Wyndham Planning Scheme Amendment C86 Panel Report* (October 2009). Retain other portions of HO92 as existing.

Undertake further research to determine the historical associations and significance of the surviving fabric with the Chaffey Brothers irrigation scheme.

The channel itself should be photographed, recorded and have a limited small scale site excavation to determine if key parts of the channel are lined with stone or other material prior to being developed.

The culvert below Sewell's Road and a limited curtilage should also be conserved and remain as part of HO92. Any widening of the road should ensure that at least one side of the culvert is visible

Add to the whole of the channel Victorian Heritage Inventory

7.0 Sources

Bick, David, 'Expert evidence of David Bick, Architectural Historian and Conservation Architect, prepared at the request of the property owner' 17 September 2009

Context Pty Ltd. *City of Wyndham Heritage Study*, 1997. Wyndham City Council (p. 138).

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

Marsden, Mark (Chair) & Wale, Neville (Member), *Wyndham Planning Scheme Amendment C86 Panel Report*, October 2009

APPENDIX B

Known Heritage Places within PSP91

Place name	Street No	Street name	Locality	LLG Co-ordinates	MGA Co-ordinates	HO #	VHI 7822 -	Significance	Retain ?	Comments
Lee house (site)	180	Davis Road	Tarneit	37°50'51.9"S, 144°39'10.3"E	293488, 5808480 (55)	NONE		Low archaeological potential	No	Archaeological deposits may be found during removal of existing structures. TerraCulture Pty. Ltd. did not find any above ground evidence of an earlier stone structure in 2011.
Shire Windmill & Tanks	2 Davis Road (Lot 2, LP84778, TP942971)	Davis Road (sth end on river)	Tarneit	37°51'59.9"S, 144°38'50.2"E	293050, 5806373 (55)	NONE		Local interest	No	Record and photograph site prior to redevelopment of the land. However, is location means that it will probably fall into a riparian zone, so possibility to retain and interpret?
Hogans house	Lot 3, LP136754	Hogans Road	Tarneit	37°51'30.21"S, 144°39'20.95"E	293778, 5807307 (55)	HO62		Local Significance	Yes	Include on VHI
North Base Stone	Allotment C1, Section 16, Parish of Tarneit (Crown Land)	Sayers Rd	Tarneit	37°50'39.9"S, 144°37'23.5"E	290869, 5808786 (55)	HO78		State Significance	Yes	Maintain on VHR. Develop generous buffer zone around the site, possibly through incorporating into Public Open Space with interpretation requirement.
McKenzie House	1245	Sayers Road	Tarneit	37°50'28.9"S, 144°37'07.9"E	290480, 5809114 (55)	NONE		Local interest only	No	

Place name	Street No	Street name	Locality	LLG Co-ordinates	MGA Co-ordinates	HO #	VHI 7822 -	Significance	Retain ?	Comments
Wattle Park	85-87	Sewell's Road	Tarneit	37°51'12.7"S, 144°37'38.6"E	291265, 5807785 (55)	HO93		Local Significance	Yes	Site inspection required to determine integrity and appropriate curtilage. Recommendation that the Heritage Overlay be applied (subject to confirmation after inspection). Archaeological survey also recommended prior to curtilage being determined.
Chaffey channel and pumping plant	between	Sewell's Road to Werribee River	Tarneit	between 37°50'55.9"S, 144°37'08.2"E and 37°50'37.4"S, 144°38'27.5"E	between 290508, 5808284 (55) and 292430, 5808905 (55)	HO92		Local Significance	Yes	Retain Heritage Overlay to pump, sluice gates, infrastructure, culvert under Sewell's Road and an appropriate area of Channel. Consider archaeological survey of areas of channel to determine whether any material lining them. Remove HO from 1245 Sayers Road as per <i>Wyndham Planning Scheme Amendment C86 Panel Report</i> recommendations.
Stock house (site)	East of	Sewell's Road (between Werribee River and Sayers Rd)	Tarneit	site unable to be located during fieldwork and through examination of aerial photographs (current)	site unable to be located during fieldwork and through examination of aerial photographs (current)	NONE		To be confirmed	Tbc	Site inspection to determine whether any fabric survives. Recommendation to be made in light of findings.

Place name	Street No	Street name	Locality	LLG Co-ordinate s	MGA Co-ordinate s	HO #	VHI 7822 -	Significance	Retain ?	Comments
Shanahan's House	1070	Sayers Rd	Tarneit	37°50'23.9"S, 144°38'22.2"E	292290, 5809315 (55)	HO90		Local significance	No	Remove HO90 as per <i>Wyndham Planning Scheme Amendment C86 Panel Report</i> recommendations

APPENDIX C

It is acknowledged that a number of these studies are well outside the boundaries of PSP 90 and 91, however they have a general relevance to the area, and may be called on to clarify specific areas as part of the overall Precinct Structure Plan for Tarneit.

The following archaeological reports have also been prepared for the Tarneit and Truganina areas (Source: Heritage Victoria).

Report Name	Report Author	Report Year
An archaeological survey of Cowies property 'Moorookyle', Tarneit Road, Hoppers Crossing, Victoria	Weaver, F.	1991
St James Subdivision, Tarneit: A Preliminary Cultural Heritage Investigation	Murphy, A.	2000
Truganina, Cell C	Tulloch, J. (Biosis Research)	2000
Property Located Between Tarneit Road and Werribee River, Werribee	Tulloch, J. (Biosis)	2000
Rose Grange Subdivision, Tarneit: A Preliminary Archaeological and Cultural Heritage Survey	Debney, T. & Nicolson, O. (Biosis)	2000
An Archaeological subsurface testing program and historical research at Lot 2, Tarneit Road, Werribee, Victoria	Tulloch, J. & George, S. (Biosis Research)	2001
An archaeological survey of proposed housing development, McGrath Rd, Wyndham Vale	Cekalovic, H	2002
Truganina Explosives Reserve Cultural Heritage Management Plan	Vines, G	2002
An Archaeological Survey of the rear of 201 Sayers Rd, Truganina, Victoria	Muir, S. (Biosis)	2003
Lot 2 Hogan's Rd, Tarneit	Terra Culture P/L	2002
Skeleton Creek, off Sayers Rd, Truganina	Patterson, L	2003
Greens Rd, Wyndham Vale	Tulloch, J	2003
Parcel of land between Sayers Rd and Melbourne Water Outfall Sewer, Truganina	Bell, J (Terra Culture)	2002
Recording Historic Sites H7822-0344 & H7822-0345 Sayers Rd, Truganina	Bell, J (Terra Culture)	2002
Lots 14 & 15, Westmeadows Lane, Truganina	Weaver, F.	2002
445 McGrath Rd, Wyndham Vale	Murphy, A	2003
Lots 5 & 6 Westmeadows Road, Truganina	Nicholson, O	2003
Lot 12 Westmeadows La, Truganina	Chamberlain, M	2003
Lot 3 Westmeadows La, Truganina	Debney, T	2004
Lot 3 Sayers Rd, Truganina (Lot A)	Bell, J	2004
Lot 9 Westmeadows La, Truganina	Nicholls, C	2004
Corner Sayers and Davis Roads, Tarneit	Feldman, R	2004
145 Sayers Road, Truganina	Murphy, A	2004

Report Name	Report Author	Report Year
Hogans Rd, Tarneit	Chamberlain, M	2004
Lot 1 Westmeadows Lane, Truganina	Weaver, F	2004
Lot 2 Westmeadows La, Truganina	Weaver, F	2004
School Site, Ardell Park Estate, Truganina	Murphy, A	2004
Lot 10/135 Westmeadows La, Truganina	Thomson, M	2004
Grieve Parade & Boundary Road, Truganina	Thomson, M	2004
Lots 5 & 6 Westmeadows La, Truganina	Tulloch, J	2004
Honour Ave, Wyndham Vale	Dr Vincent Clark & Ass	2004
Sayers Rd, Tarneit "Mount Pleasant Farm", (H7822-0076)	Myers, S & Paterson, L	2004
Manor Lakes Areas C & D, Wyndham Vale	Murphy, A	2004
Archaeological Monitoring: Sayers Road Tarneit, H7822-0076 'Mount Pleasant Farm'	Myers, S & L Patterson	2005
Archaeological sub-surface testing of a proposed footbridge site, Truganina, Victoria - A	Tulloch, J	2005
Archaeological sub-surface testing of a proposed footbridge site, Truganina, Victoria - B	Tulloch, J	2005
Corner of Hogans and Tarneit Roads, Tarneit	Howell-Meurs, J	2005
Wootten Rd, Tarneit	Nicholls, C	2005
30 Westmeadows La, Truganina	Weaver, F	2006
560 Tarneit Rd	Heritage Insight	2006
Three Properties, Tarneit	HeritageInsight - Jo Bell	2006
Drain between Doherty and Boundary Roads, Truganina	Tardis Enterprises Pty Ltd	2007
660 Tarneit Road, Tarneit	Andrew Long & Assoc	2006
A 90ha Property, Dohertys Road, Truganina	Bell, J	2006
441 Dohertys Road, Truganina	Heritage Insight - Jo Bell	2006
550 Tarneit Road Tarneit	Andrew Long and Assoc.	2006
1576 Boundary Road, Truganina	Andrew Long and Assoc. Jon Howell-Muers	2006
440 Dohertys Road, Truganina	Tardis	2006
Lot 4, Tarneit Road, Tarneit West	Heritage Insight - Jo Bell	2006
Lot 10 Westmeadows Lane, Truganina	TerraCulture - Chris Kaskadanis	2007
Corner Boundary Road and Robinsons Road, Truganina	Biosis - Andrew Orr	2007

Report Name	Report Author	Report Year
Property at Tarneit Road, Tarneit	Andrew Long - Ricky Feldman	2007
Lot 50 Wootten Road, Tarneit -A	HeritageInsight - Matthew Barker / Penny Koromanli	2007
Lot 90 Wootten Road, Tarneit -B	HeritageInsight - Matthew Barker / Penny Koromanli	2007
Lot 1 Sayers Road, Truganina	HeritageInsight - Penny Karamanlis	2007
Rose Grange, Tarneit - A	Biosis - Fiddian Thomson Dore	2007
Rose Grange, Tarneit Artefact Report - B	Biosis - Fiddian Thomson Dore	2007
An Archaeological Survey. Lot 4 Westmeadows Lane, Truganina	TerraCulture-Helene Athanasiadis	2007
Corner Boundary Road and Robinsons Road Truganina [H7822-0894] CO536	Biosis - Andrew Orr	2007
Archaeological Investigations at Crown Portion 6, corner of Boundary Rd & Robinsons Rd Truganina, Victoria	A.Orr & M. Schlitz	2007

APPENDIX D

Mapping heritage places and curtilage

Source: Heritage Victoria Model Consultants Brief for Heritage Studies

What is a curtilage?

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

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

What does the Burra Charter say?

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

Article 1.2 states in part:

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

Article 1.12 states in part:

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

Article 8 ("Setting") states:

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

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

Why is a curtilage critical?

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

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

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

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

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

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

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

How do you establish a curtilage?

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

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

APPENDIX E

Known archaeological sites within PSP91

PSP 91 - Archaeological sites

