

people place heritage

CONTEXT

PSP 67 - DONNYBROOK POST-CONTACT HERITAGE ASSESSMENT

Final report
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Growth Areas Authority



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Report Register

This report register documents the development and issue of the report entitled *PSP 67 – Donnybrook; Post-contact Heritage Assessment* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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1 INTRODUCTION

1.1 Project background

Context Pty. Ltd. was commissioned by the Growth Areas Authority (GAA) at the end of January 2013 to conduct a post-contact heritage assessment of Precinct Structure Plan area 67 (hereafter 'the Precinct') at Donnybrook, Victoria.

The purpose of the assessment is to identify post-contact (i.e. non-Indigenous) cultural heritage within the Precinct, so that this information can be used to determine the land uses within the Precinct.

This 'post-contact heritage assessment' represents one of a suite of investigations designed to inform the potential development of the Precinct. These investigations will guide master planning for the Precinct, identifying any possible constraints to development and optimum areas to which development should be directed in respect of these constraints.

1.2 The need for cultural heritage assessment

Cultural heritage legislation protecting post-contact heritage places applies in Victoria. Of particular relevance is the *Victorian Heritage Act 1995*.

These places provide us with important information about past lifestyles and cultural change. Preserving and enhancing these important and non-renewable resources is encouraged.

It is an offence under the above legislation to damage or destroy heritage sites without a permit or consent from the appropriate body. Heritage Victoria (HV) is responsible for non-Aboriginal, or 'historic' heritage in the state.

When a project or new development is proposed, it must be established if any cultural heritage places are in the area and how they might be affected by the project. Often it is possible to minimise the impact of development or find an alternative to damaging or destroying a heritage place. Therefore, preliminary research and survey to identify heritage places is a fundamental part of the background study for most developments.

1.2.1 Potential impacts on cultural heritage

The following activities would most likely be associated with any future development of the Precinct. Each of these has the potential to significantly disturb or destroy any places of cultural heritage significance:

- Clearing of the site in advance of construction works;
- Stripping (removing) of the topsoil, utilising heavy machinery, to be stockpiled for later use on nature strips and allotments;
- Excavation of trenches for the installation of services (electricity, telecommunications) utilising heavy machinery;
- Landscaping and construction works involving the excavation of soils.

(The last three activities would each involve the removal of topsoil and therefore have some potential to harm any sub-surface archaeological sites in the Investigation Area.)

1.3 Assessment aims

The objectives of this study, as required by the GAA, are to:

- Consult with the GAA and the relevant local councils regarding the management of heritage in the Precinct;

- Prepare a 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;
- Search of the relevant heritage registers to identify buildings, places or sites of heritage significance within the Precinct;
- Review any previous heritage assessments which are relevant to the PSP area;
- Review local histories and search archival sources (e.g. historic maps and aerial photos), which are relevant to the identification of heritage buildings, sites and places;
- Contact landowners to arrange access to their property, as required;
- Undertake site visits to properties within the PSP area as needed to assess heritage places/elements;
- Compile a list of known buildings, sites and places of heritage significance within the PSP area, according to their associated historic themes;
- Identify areas which may contain significant archaeological sites associated with non-indigenous heritage;
- Assess the significance of identified heritage elements and make recommendations for important elements to be retained.

1.4 The Study Area

PSP 67 covers a total of 1,067ha. Its northern portion, to the north of the Merri Creek, lies in the Mitchell Shire municipality, whilst its southern majority lies in the City of Whittlesea.

Although the purpose of this study is to identify post-contact (i.e. non-Indigenous) cultural heritage within the Precinct, it does not cover the whole of the area. As Plan 1 shows, this project has not required survey to be undertaken over some areas within the Precinct. The GAA envisages that these areas (which total 467ha) will be covered by separate studies to be commissioned by the landowners.

Therefore, for the purposes of this report the term 'Precinct' is used to describe the whole PSP area, whilst the area within it on which this study is focussed (a total of 600ha) is hereafter referred to as the 'Study Area'.

Throughout this report the properties within the Study Area are described using their GAA assigned property numbers. These numbers are shown on each of the plans which accompany this report.

1.5 Report Lodgement

This report has been distributed to:

- The Growth Areas Authority
- Heritage Victoria.

2 ASSESSMENT METHODOLOGY

This report relates the results of a desktop study of the Precinct, presented within a background of a thematic history for the area, complemented by a field survey of the Study Area and consultation with the appropriate bodies.

2.1 Information sources consulted

This assessment is primarily a desktop exercise. The sources consulted include Heritage Victoria's HERMES database and catalogue of archaeological reports, the Australian Heritage Database and the Register of the National Trust. The information contained on these systems comprises records of known sites and places and reports relating to past studies and archaeological investigations.

Information on the background history of the area has been obtained from the existing municipal heritage studies. The Public Record Office Victoria and the State Library of Victoria were consulted for further records relating to the site, with the information noted including historic maps, documents and secondary sources. Historic aerial photographs of the Precinct held at the Land Victoria repository in Laverton were also examined.

Local historian John Waghorn of Whittlesea Historical Society was approached for any additional information he may have on the area.

2.2 Consultation

2.2.1 Consultation with Heritage Victoria

Heritage Victoria must be informed when a survey that aims to identify historical archaeological sites is to be undertaken by submitting a Notification of Intent to Conduct a Survey. A completed notification form was forwarded to Heritage Victoria on 26th February 2013. Heritage Victoria no longer provides letters acknowledging the submission of Archaeological Survey Notifications, but acknowledgement of receipt was received from Bethany Sproul, Heritage Victoria Major Projects Archaeologist, by email on 1st March 2013.

2.2.2 Consultation with Council

Mitchell Shire Council and the City of Whittlesea Council have been invited to comment on the study.

Amy Reynolds, Senior Strategic Planner at Mitchell Shire, points out that Mitchell Shire Council has not completed a Heritage Study/Assessment which relates to that part of the LGA (Local Government Area) within the Precinct. The Council has though recently received authorisation to prepare a Planning Scheme Amendment which seeks to make significant changes to the Heritage Overlay Schedule and the Local Planning Policy Framework with respect to Heritage, and it is anticipated that this will be placed on public exhibition during April 2013. While the Planning Scheme Amendment will not add any place within the Precinct onto the Heritage Overlay, it will seek to introduce an additional clause relating to heritage policy that will be of relevance.

Mitchell Shire Council expects that consideration of all potential places of heritage significance will occur as part of the preparation process for the Precinct, and that where possible these places would be recognised as part of the future development within the area. Council will respond on these grounds on receipt of the draft report.

Darren Jackson, Assistant Manager Established Areas Planning at the City of Whittlesea, highlighted that whilst little post-contact heritage may be found in the Precinct, what does remain will be of importance to future communities. He asserted that while it may be the case that under normal circumstances the retention of places and features would not be a priority

(for example, if they were not subject to statutory protection) , it would be appropriate in this case to have what does remain retained and featured without this imposing an unreasonable encumbrance on future development.

Mr Jackson encouraged reference to the City of Whittlesea Cultural Heritage Strategy (currently in preparation) which sets out action plans for ‘building knowledge and recording our heritage’ and ‘protecting and managing our cultural heritage’. This document contains a number of relevant actions such as ensuring that place names reflect an appropriate historic understanding of place.

Mr Jackson stressed that this broad level overview should not be definitive about what constitutes the European heritage of the Precinct but that it should provide recommendations for further detailed investigations to occur at the subdivision stage.

2.3 Field survey

A brief reconnaissance survey was undertaken on 6th March. Field survey was then overtaken across the majority of the Study Area on the 25th and 26th March 2013.

2.4 Report format

Chapter 3 of this report sets out the legislation and policy which applies to post-contact cultural heritage in the Precinct.

Chapter 4 then describes the physical conditions relating to the Precinct which may have a bearing on its cultural heritage potential, before a thematic history of the area is presented in Chapter 5. Information on previously recorded heritage, including details of known sites in and around the Precinct, is presented in Chapter 6, and Chapter 7 discusses the findings of the field survey.

Having checked the situation on the ground, Chapter 8 provides a summary of known post-contact heritage in and around the Study Area and discusses the potential for hitherto undiscovered material of cultural heritage significance within it. The recommendations in Chapter 9 then describe an appropriate approach to the management of post-contact cultural heritage in the Study Area.

3 LEGISLATION AND POLICY

The following legislation and local policy applies to post-contact heritage in the Precinct.

3.1 Heritage Act 1995

The 1995 Heritage Act established the Victorian Heritage Register (VHR) and the Victorian Heritage Inventory (VHI). Both are administered by Heritage Victoria and intended primarily to protect places and sites of non-Indigenous or 'post-contact' heritage, although many of the places included will have 'shared value' in that they also relate to the activities of Aboriginal people in the historic period.

The VHR provides a listing of places or objects, including buildings, structures and areas/precincts which have been assessed as being of State Cultural Heritage Significance using assessment criteria established by the Heritage Council. The Victorian Heritage Inventory (VHI) lists all known archaeological sites and relics. Places may be on one or both lists and all places on the VHR and the VHI are legally protected under the 1995 Act. A permit may be required for works or activities associated with a registered place or object, and a Consent is required for any works or activities, including excavation, associated with an archaeological site.

It should be noted that the Act also confers blanket protection on all significant heritage material of over 50 years in age, regardless of whether it is included on a statutory list.

3.2 Local planning scheme

The northern part of the Precinct lies in Mitchell Shire whilst its southern majority is within the City of Whittlesea.

Places of local or State heritage significance can be protected by inclusion in the Heritage Overlay (HO) of local government planning schemes. The purpose of the HO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- To conserve and enhance heritage places of natural or cultural significance
- To conserve and enhance those elements which contribute to the significance of heritage places
- To ensure that development does not adversely affect the significance of heritage places
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

3.2.1 Local planning policy

Mitchell Shire and the City of Whittlesea have adopted the following policies relating to heritage.

Clause 15.03-1 Heritage Conservation

Both Mitchell Shire and the City of Whittlesea have adopted this clause, which provides State strategic policy in relation to heritage with the objective '*To ensure the conservation of places of heritage significance*'.

The strategy established by this clause includes that the Council undertake the following:

Provide for the protection of... man-made resources.

Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.

Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings whose use has become redundant.

21.07-3 Heritage Conservation

The City of Whittlesea has adopted this clause, recognising that:

The cultural heritage of existing and past residents contributes greatly to the identity of the City of Whittlesea. It is essential that the significance of heritage buildings, places and artefacts continue to be documented and measures continue to be put in place to ensure they are retained and incorporated within the development process. In a similar fashion to local environmental features, culture heritage offers the opportunity to add identity, interest and diversity to the City of Whittlesea.

It sets the objective ‘To increase the level of protection for and opportunities for incorporation of the City’s European and Aboriginal heritage’, through a number of strategies including:

Strategy 2.2 - Pursue heritage advice on key applications which involve sites of heritage significance.

Strategy 2.3 - Recognise and incorporate heritage significance as an integral component of all planning processes.

Strategy 2.6 Place increased emphasis on recognition of local heritage and other cultural features in undertaking site analysis processes in accordance with Council’s ‘Subdivision Design – Site Analysis Procedures Guidelines’.

Clause 52.37 Post Boxes and Dry Stone Walls

Both Mitchell Shire and the City of Whittlesea have adopted this clause, the purpose of which is to conserve historic post boxes and dry stone walls.

The clause applies to all land within each municipality and establishes the need for a permit to demolish, remove or alter a dry stone wall constructed before 1940. A permit is not required in order to reconstruct damaged or collapsing walls to the same specifications with the same materials.

In deciding whether to award a permit, the Council are required to consider the significance of the dry stone wall, whether the proposal will adversely affect the significance of the wall and whether the proposal will adversely affect the significance, character or appearance of the wider area.

4 THE INVESTIGATION AREA

4.1 Location and current land use of the Precinct

PSP 67 is located at Donnybrook, approximately 30km to the north of the Melbourne CBD. It is bounded by Donnybrook Road to the south and to the west it follows the property boundaries along the eastern side of the Melbourne to Sydney railway line. The line of the Outer Metropolitan Road (OMR)/E6 reservation defines its northern extent whilst its eastern edge follows a series of property boundaries which form the western edge of PSP 96 at Woodstock.

The majority of the Precinct comprises large grassy paddocks under pasture for cattle and sheep. Several smaller holdings, including residential properties, line Donnybrook Road, with most of these grouped at the south western corner of the Precinct where the road crosses the railway line at Donnybrook.

4.2 Proposed land use

The proposed primary land use for the majority of the Precinct is residential development, and it is expected to accommodate over 10,000 residential lots, together with local town centres, community facility hubs, recreation reserves and a potential regional active open space.

The land to the north of Merri Creek, in Mitchell Shire, is also identified as “potential urban” in the North Growth Corridor Plan, although the specific land use for this land awaits confirmation (GAA project brief 2013).

4.2 Environmental conditions

The following describes the environmental conditions which may have governed post-contact activity in the Precinct. It is important to consider environmental information as part of a heritage assessment as this provides a broader context in which to view places and understand how they were formed and may have changed over time.

4.2.1 Geology and topography

The Precinct is located within the Western Volcanic Plains geographic region, a very large unit that encompasses land stretching from Victoria's south west border with South Australia across to Melbourne's north and north western suburbs (DPI 2012a). The area is characterised by basalt plains which vary in their elevation, escarpments and valleys formed by drainage lines, stony rises and ephemeral lakes or soaks. The soils of the basaltic areas are predominantly shallow and more suited to pastoral agriculture than arable planting.

The Precinct is generally flat, at between 200 and 250m above sea level (a.s.l.), but generally rising to the north, before it is interrupted by the line of the Merri Creek. A small part of a volcanic hill is located in the south east corner of the Precinct.

Rocky knolls, or stony rises, dot the Victorian Volcanic Plains bioregion, and a number are present in the Precinct. These were formed about 4.5 million years ago when lava flowing from the many active volcanos that were part of western Victoria's landscape cooled. Today, the knolls that remain are considered significant land forms, recognised as places of high value for both Indigenous and post-contact settlers, and as places of high ecological and natural significance containing significant grasslands and grassy vegetation, as well as small patches of woodland.

The North Growth Corridor Plan (GCP) identifies a large area of woodland in the north of the Precinct and zoned in the Rural Conservation Zone (RCZ). In reality, aside from some small groups of trees and isolated examples, and plantings around individual properties, tree

cover in the Precinct is restricted to an area of Red Gums in the north western corner of the Precinct.

4.2.2 Water courses

Merri Creek and a number of small drainage lines run through sections of the Precinct. The creek crosses the railway line and passes into the Precinct approximately three quarters of the way along its western boundary. It then winds across the Precinct and runs out through its north eastern corner. A small tributary of Merri Creek bisects the southern half of the Precinct.

5 THEMATIC HISTORY FOR PSP 67

The following history is largely derived from the *City of Whittlesea Thematic Environmental History*, which comprises Volume 1 of the City of Whittlesea Heritage Study (Context 2010). However, this history also provides appropriate contextual background to that portion of the Precinct located within Mitchell Shire, the current administrative boundaries being relatively recent creations.

PSP 67 Donnybrook is located within the Parish of Kalkallo and Parish of Merriang, both in the County of Bourke. To the north, the Precinct includes parts of both Crown Portion 3 and 4 in the Parish of Merriang. A majority of the Precinct is located in the Parish of Kalkallo, and consists of Crown Portions 22 and 27 (Parish of Merriang and Kalkallo plans, PROV).

5.1 First contact and European settlement

This section incorporates the following Victorian Historical Themes:

- Tracing climate and topographical change
- Exploring, surveying and mapping

5.1.1 Tracing climate and topographical change

The Plenty River basin is the dominant geographical feature in the area. Within the basin there are three discrete regions. The first is the Kinglake plateau, the second the Nillumbik surface and the third the newer basalt lava plain.¹

The Kinglake plateau was the oldest of the regions, created during the Mesozoic era. The Nillumbik surface was “an erosional land surface forming the basin to the north and east of Melbourne, containing the Plenty River, Yarra River, Darebin and Merri Creeks and their tributaries”.² The land was subsequently modified by relative changes in sea level, the outpouring of basalt and some tectonic movement.³ The actions of the Plenty River, the Yarra River and Diamond Creek have removed much of the sand that was left during the tertiary era. The newer basalt lava plain was deposited in the western section of the valley about 1 million years ago and today forms the world’s third largest basalt plain.⁴ To the east of Merri Creek, the land sinks to form the Beveridge swamp, which contains flora and fauna species of national significance.⁵

5.1.2 Exploration and first contact

Captain W.H. Hovell and Hamilton Hume were the first Europeans (who recorded their journey) to travel overland from Sydney to Port Philip Bay.⁶ The first description of the area now occupied by the City of Whittlesea appeared in their journal on 14 December 1824.

Having passed through the first plain... myself and Mr Hume ascended a high but single hill. In front from which we saw a very gratifying sight. This was a very extensive plain extending from west to south east for several miles with patches of forest which appear to separate one plain from another. But the whole appeared in front, say south, to be level but in parts in the plains some

1 Melbourne Metropolitan Board of Works, Plenty River Basin Study (Phase 1), May 1976, 5-8.

2 Ibid.,

3 Ibid.,

4 Inquiry into urban growth boundary, Melbourne, 20 Oct 2009. See www.parliament.vic.gov.au/osisd/inquiries/UrbanGrowthBoundary/Transcripts/20.10.2009/3%20%20OSISDC_UGB_Trenerry_20.10.09Corrected.pdf. (Accessed 01.02.10).

5 Ibid.,

6 J.W. Payne, *The Plenty: A Centenary History of the Whittlesea Shire* (Lowden Publishing: Kilmore, 1975), 1.

*hills arose of a conical shape, with only here and there a few trees upon them. And all the soil of best quality.*⁷

Hovell and Hume's description of the land affirmed its desirability and, effectively, ensured that it would be settled. In 1835, after hearing about the area John Batman decided to investigate. He formed the Port Phillip Association and in May 1835 travelled to Victoria. After exploring the land, Batman, famously, signed his so-called treaty with Jagajaga (Douta Galla treaty) and other Aboriginal elders on 6 June 1835.⁸ The events surrounding the signing of the treaty are vague, and (as the land had been claimed by the Crown) the treaty was also seen as worthless by Colonial Authorities. However, Batman's descriptions of the land around Port Phillip excited great interest.⁹ Despite initial opposition from the Colony's administration, settlers began to flow into the region.

J.T. Gellibrand (a friend of Batman's who had prepared the treaty documents) was one of the first Europeans to explore the area, and on 12 February 1836 he recalled the naming of the river "Plenty":

*We called the river the Plenty River as it is the only stream except the Barwon deserving the name River.*¹⁰

The River ultimately came to give its name to the valley through which it flowed.

Following Gellibrand's visit, the area was formally surveyed in 1838/39, in accordance with instructions from the colonial surveyor, Robert Hoddle. The survey not only measured and mapped the land; it also established two key north-south routes. The first was what became known as the Epping Road and the second the Sydney Road (now the Hume Highway).¹¹ The third major route, the Plenty Road, was gazetted in 1848.¹²

Victoria's pastoral era began in the mid-1830s when pastoralists brought livestock, mainly sheep, across Bass Strait from Van Diemen's Land; or overland from the Riverina District, following Major Thomas Mitchell's exploration of new pastures south of the Murray River in 1836. It lasted until the 1860s when a series of Land Acts opened up Victoria for selection and most of the large pastoral runs were broken up into smaller farms. The first pastoralists grazed their animals on vast areas of land illegally, thus acquiring the name 'squatters'. In 1836 the government formalised their occupation of the land by means of pastoral licences, for which pastoralists paid £10 per year. The pastoral occupation of what was then known as the Port Phillip District occurred rapidly. By 1850 all the best grassland had been taken up, with only the arid parts of the north-west and the inaccessible areas of Gippsland remaining unoccupied.¹³

The proximity of the region to Melbourne and the resulting pressure for development meant that the squatter's grasp was weaker here than in more distant rural districts and, the age of the squatter lasted only a few short years. By 1841, the Precinct was included in what was termed the "settled districts" of Melbourne (a strip of land that ran within 40 kilometres of Melbourne, 24 kilometres of Geelong and 16 kilometres of Portland and Alberton in Victoria,

7 Journal of Proceedings of Royal Historical Society, vol 7, 360. Quoted in Payne, Ibid., 1.

8 J. W Payne, Ibid., 2.

9 Robert Wuchatsch, 'The Plenty Valley - An Historical Perspective' in Lucy Ellem (ed) Cultural Landscape of the Plenty Valley (vol 1) (LaTrobe University: Bundoora, 1995), 29-48.. "The country about here exceeds anything I ever saw, both for grass and richness of soil. The timber light, and consists of sheoak and small gum, with a few wattle." See www.onlymelbourne.com.au/melbourne_details.php?id=5579. (Accessed 24.06.09).

10 T. F Bride (ed), Letters from Victorian Pioneers (Heinemann: Melbourne, 1969), J. T. Gellibrand.

11 City of Whittlesea, Whittlesea's History, Available from www.whittlesea.vic.gov.au/content/content.asp?asc=7&chr=h&cnid=1273 (Accessed 21.07.09).

12 Meredith Gould Architects, Whittlesea Conservation Study, III(a), 1991.

13 Tony Dingle, The Victorian: Settling, (Fairfax, Syme & Weldon, Sydney, 1984) 28, 68.

and where farming development was encouraged and colony services provided).¹⁴ As a result, the area was quickly settled by small scale agriculturalists.¹⁵ Subsequent selection Acts further eroded what remaining tenure the squatters possessed as smaller farms were developed and the land was aggressively cleared for more intensive land-use.

5.2 Settling the land and development

This section incorporates the following Victorian Historical Themes:

- Adapting to diverse environments
- Arriving in a new land
- Living off the land
- Promoting settlement
- Making homes for Victorians
- Migrating and making a home
- Shaping the suburbs

5.2.1 Early squatters and land owners

By 1837 settlement of the Plenty Valley had begun. In the beginning the changes to the natural landscape were, comparatively speaking, relatively small. Labour and capital were scarce and on most runs there were no fences apart from those around holding yards. There were no sown pastures, no fodder crops and only the most rudimentary buildings. Dingle concludes “Because they did not own the land and had no security of tenure, squatters kept housing and fixed equipment to a minimum.”¹⁶ However, in 1847 as part of the *Sale of Waste Lands Act*, new regulations were gazetted allowing squatters to purchase ‘pre-emptive rights’ to their homestead blocks.

Under the Act, pastoral run holders who previously held grazing leases (sometimes called ‘grass rights’) were able to purchase up to 260 ha. (640 acres) of their runs before any land in the locality was made available for purchase by the general public. This privilege was given in recognition of their pioneering efforts. This legislation gave landholders more certainty and thus encouraged them to construct more permanent and substantial homes, outbuildings and other structures, which began to alter the landscape of the study area, a process that was further accelerated by the selection era.¹⁷

Key early settlers in the area were George Sherwin, John Sherwin, Dr William Ronald, John Bear and Captain John Harrison. The large runs of these early pioneers sprawled across many of the townships and boundaries that have since been established. The south and west of the City were dominated by the Campbell family. In 1839 James Campbell took up the run Campbellfield. Following his death, in 1841, Charles Campbell took over the property. His brother, Robert Campbell, took up the Kinlochewe run and held it until 1854 when he became insolvent. Finally, Neil Campbell took up land in the Parish of Keelbundoora.¹⁸ To the west of the Campbell holdings was James Malcolm’s property “Olrigh”, probably named after the parish in Scotland.

¹⁴ PROV, Land Acts in Victoria to 1884 (Govt. of Victorian, Melbourne 2008). See www.prov.vic.gov.au/peopleparliament/qt_landacts.asp (Accessed 02.03.10).

¹⁵ Meredith Gould Architects, Whittlesea Conservation Study, II (i).

¹⁶ Dingle, *The Victorians: Settling*, 28.

¹⁷ Peel., *Rural Industry in the Port Phillip Region* (MUP: Melbourne, 1974), 49-53.

¹⁸ Ibid, 6.

Selection and freehold land sales

The tracts of land taken up by the squatters were not secure though and the early squatters were rapidly squeezed out by a series of government land sales that opened up the district to broader settlement. This led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping as major rural occupations. This in turn accelerated the process of change that was begun with the granting of Pre-emptive Rights and led to perhaps the most significant alterations to the pre-contact landscape of the study area until the advent of suburban development in the post war period. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in a more visible pattern of development.

In addition, the selection period also brought profound social and cultural changes. Whereas squatters were usually 'male, young and unmarried' and conditions made it difficult to sustain family life, the family became "the foundation stone of the selection era."¹⁹ The selection era thus stimulated the development of larger and more permanent settlements.

The first land sales in the region occurred in 1839 (just a year after the survey completed by Hoddle); the sale was held in Sydney and the price asked was 15s per acre. Most purchasers were speculators, and had little long-term interest in the future of the district. They subdivided the land and either sold or leased the lots. The resulting smaller lots attracted small scale farmers, and the character of the district quickly began to change. The subsequent subdivision and the later development of towns increased the population and further changed the character of the area. Early developments appeared in Kinlochewe (near Donnybrook) (1839), Merriang/Beveridge (1840) and the Medlands Estate (c1853)²⁰ followed by Woodstock (c.1853), the Township of Whittlesea (1853), Egglestone Estate (near Hazel Glen/Doreen) (1853) and Wollert (1853). As a result, by the mid 1850s the Plenty district had established itself as a major pastoral and agricultural district, dotted with small towns. It was feted in Parliament as the "second most important district in the colony".

The discovery of gold had a profound impact upon the district, and upon patterns of settlement. Initially, the large numbers of people flooding on to the goldfields meant that there was a surge in the demand for meat and agricultural products. The prices of wheat, beef and hay all rose sharply.²¹ The Plenty Road was also one of the major routes to Victoria's north-eastern gold fields. It quickly filled with diggers, traders and those carting goods to and from the goldfields. The steady flow of people through the district generated income but also encouraged settlement. As miners returned from the goldfields, some stayed in the area, swelling the population of the settlements. The passage of a series of Land Selection Acts in the 1860s was also designed to assist settlers of small means and to help them to pay off small holdings (40-640 acres). There were significant problems with the legislation, which was periodically amended; however, the effect over time was to aid the development of the area and encourage small farmers to settle in, and work, the area.²²

5.2.2 Migrating for opportunity

The settlers who came to the Port Phillip district in the 1830s, firstly from Van Diemen's Land and then overland from Sydney and the Riverina were overwhelmingly of British and Irish origin, although many, like Batman, were colonial born. From 1839 migrant ships began to bring people directly from Britain to populate the new Port Phillip District.²³

Among the first non-British migrants to settle were German families, and the German settlement at Westgarthtown was one of a number of German settlements established in

19 Dingle, *The Victorians: Settling*, 28, 68.

20 Payne, 89. There are, however, earlier reports of sales. See, *The Argus*, 19 July 1852.

21 Meredith Gould Architects, *Conservation Study*, II (iii b)

22 Meredith Gould Architects, *Conservation Study*, II (iii b)

23 R. Broome, *The Victorians: Arriving* (Fairfax, Syme & Weldon: Sydney, 1984), 48

Victoria between 1840 and 1860. Small groups of Germans also settled at Harkaway (near Berwick), Germantown (now Grovedale), near Geelong; at Greensborough, around Doncaster, Bulleen and Nunawading, and at Oakleigh. These settlers sometimes came to Victoria via South Australia.²⁴

A second wave of migration began after World War II. Between 1945 and 1963 almost 1,000,000 migrants arrived in Victoria.²⁵ The majority (over 47%) arrived from the UK, but other nations were also heavily represented. Over 69,000 people arrived from Germany, over 65,000 from the Netherlands, over 40,000 from Italy, over 33,000 from Greece and over 28,000 from Malta.²⁶ In excess of 200,000 people classified as 'refugees' (with no country of origin given) also arrived during this period.²⁷ By 1972, as many as 60% of families living in the southwest corner of the then Shire of Whittlesea were described as "migrant families."²⁸ The introduction of large numbers of migrants into the community created opportunities, but also raised particular challenges- in particular, in relation to the provision of infrastructure and language services. A local monthly community newspaper -*Outlook* that covered the Thomastown area in the early 1970s featured articles in English, Italian and Greek. The paper continued throughout the early 1970s to promote the benefits of migration, stressing the importance of English classes for migrants and the difficulties faced by migrant communities.²⁹ Census data illustrates that since the 1970s the City of Whittlesea has continued to provide a home for many migrant communities and today the City has a higher than average migrant population - 61.7% of residents were born in Australia (compared to a nation-wide figure of over 70%). 52.9% of residents only speak English at home compared to a nation-wide figure of over 78%. The most common language (other than English) spoken at home is Italian (8.7%) followed by Macedonian (8.3%) and Greek (5.7%). Today the City of Whittlesea is the third most culturally diverse municipality in Victoria.³⁰

5.2.3 Suburban development in the 20th century

Suburban beginnings after World War I

The rapid population growth of Melbourne in the period following World War I created considerable pressure for the city to expand. The electrification of the Whittlesea railway to Thomastown (completed by 1929) provided an impetus to development and the first suburban subdivisions were created in southern parts of the City of Whittlesea in the latter part of the 1920s and early 1930s.

However, the onset of the Great Depression slowed development and few houses were actually built prior to World War II.

Suburban expansion after World War II

Following the conclusion of World War II, development resumed and the growth in motor car ownership meant that the suburban boundaries were able to expand beyond the limits imposed by the public transport network. The relative proximity of Thomastown to the City centre and the ready availability of land drew many residents to the area. Many of these people were migrants (as noted above).³¹

24 Peel., Rural Industry in the Port Phillip Region, 16, 27

25 Victorian Year Book, Migration to Victoria (Assisted) 1945 to 1963.

26 Ibid.

27 Ibid.

28 Outlook, February 1972.

29 Outlook, July 1971. One Article reflects upon the reasons that settlers returned from Australia. It notes that of those that left, the majority cited an inability to make friends as the primary reason for their departure. See Outlook, February 1972.

30 City of Whittlesea, Cultural Heritage Program Guide 2009, 7.

31 John Waghorn, Private Correspondence 15.11.09.

In the early 1950s the Melbourne & Metropolitan Board of Works began preparing a plan to cater for the future growth of Melbourne. The Plan, released in 1954, covered the whole of the metropolitan area including districts that were 15 to 18 miles from the City centre and encompassed a total of 688 square miles or 1,780 sq km. In 1971, the planning area was extended by nearly three times including parts of Whittlesea. At that time the concept of growth corridors emanating from the city core along key transport routes was introduced.³² One of these corridors was along the Plenty Valley following the route of the Whittlesea Railway.

Since the early 1970s this has led to the significant suburban growth within Epping, Thomastown and Lalor, as well as the creation of the new suburbs of Mill Park and South Morang. The population more than quadrupled from 27,000 in 1969 to approximately 130,000 in 2007. Thomastown in 2006 had a population of over 20,000.³³

The trend has accelerated in recent years as areas closer to the city have been built up and by 2000, new suburbs were being built as far north as Mernda. The most recent metropolitan strategy known as *Melbourne 2030* endorsed the role of Whittlesea as a growth area of metropolitan significance and envisages a doubling of the population to 220,000 persons by 2030.

5.3 Building settlements and towns

This section incorporates the following Victorian Historical Themes:

- Promoting settlement
- Living in country towns
- Marking significant phases in development of Victoria's settlements, towns and cities

The earliest settlements in the region developed around facilities provided for travellers, which were often situated near creek and river crossings. As settlers began to arrive the demand for houses and facilities increased and schools, churches, shops, inns and other community infrastructure was developed. Other settlements grew as a result of the timber industry and the arrival of the railway in the township of Whittlesea in 1889, which linked the township of Whittlesea to the City to Melbourne.

5.3.1 Early pastoral and village settlements

Donnybrook

John Hunter Patterson received the Crown Grants for a majority of the land in the Woodstock and Donnybrook area in 1840.³⁴ From the 1840s, the Donnybrook area was known to European settlers as Rocky Water Holes. It was populated by small dairyman and farmers, along with the larger cattle and sheep runs. Early pastoralists and graziers in the area included Patterson, a pastoralist, and, John Horton Sherwin, pastoralist and grazier, who ran 'Braemore', located in the northern part of Woodstock and Donnybrook.³⁵

By 1849 a number of small businesses and tradespeople had begun operating in the township which was located 2km to the west of the Precinct on the Sydney road. These included the Fountain Inn (which opened in 1841), two more inns, a post office, watchhouse and flourmill. Traffic through the town was high, and included many drays loaded with wool. In 1852, the land was surveyed, after which the area was called Donnybrook.³⁶

³² Susan Priestly, *The Victorians: Making their mark* (Fairfax, Syme & Weldon: Sydney, 1984), 246, 252.

³³ Census Data. See www.censusdata.abs.gov.au. (Accessed 21.07.09)

³⁴ Meredith Gould Architects, *Whittlesea Conservation Study*, Part 1, 1991.

³⁵ John Waghorn, personal communication via letter 14 April 2013.

³⁶ Meredith Gould Architects, *Whittlesea Conservation Study*, Volume 1, 1991.

Later, an abundance of travellers' lodgings appeared, suggesting Donnybrook was a frequent stopping place for people on the road to Sydney or the goldfields. In 1872 the railway came to Donnybrook, a factor that partially contributed to the decline of the township, as the station lay away from the township and the railway reduced the opportunity for passing trade on the road. In 1874, the township of Donnybrook became Kalkallo, after the Parish. However, the name remained for the larger area.³⁷

5.3.2 Inns and settlements

Some of the earliest settlements grew up around stopping places along the early roads, such as Inns, which were often situated near watercourses. The Fountain Inn opened in the township of Donnybrook in 1841 and the Donnybrook Springs Hotel (now just the 'Donnybrook Hotel') was first established in 1895, although it has undergone significant renovation since that time.

5.4 Governing and Administration

This section incorporates the following Victorian Historical Themes:

- Developing institutions of self-government and democracy
- Educating people

5.4.1 Development of local government

The City of Whittlesea has a complex municipal history. It is a political and a social history that both reflects and mirrors aspects of the broader history of the State.

Roads Boards

In the early days of its development roads in Victoria were of a poor quality and transport was difficult. This was particularly true of travel in regional Victoria where early settlers had neither time nor money to spend upon improvements.³⁸ While the roads were in poor condition, they were used by a relatively small number of people. However, the gold rush of the early 1850s generated far more traffic and, in turn, placed far more strain upon the infrastructure. This led to a series of petitions that were lodged by those complaining about the condition of the roads. For example, on 16 July 1852, a petition of gold diggers published in the *Argus* railed against the poor quality of the roads and the cost (not to mention the dangers) of using them.³⁹ A select Committee Report from 1852 described "the succession of quagmires impassable by wheel carriages and traversed by pack horses conveying goods and merchandise".⁴⁰ The establishment of the Central Roads Board (1853) was an attempt to manage and improve the condition of the roads and, effectively, marked the start of local government in Victoria. The origins of the City of Whittlesea are in the Roads Boards of: Merriang, Whittlesea, Epping, Morang and Woodstock.⁴¹ The Epping District Roads Board (1854) and the Woodstock Roads Board (1857) were amongst the first to be established.

Shire of Darebin

On 26 August 1870 an application for the districts of Epping, Morang and Woodstock to form a single Shire appeared in the Government Gazette. On 26 September 1870, the Shire of Darebin was created.⁴² On 22 September 1871, an application was lodged asking that the Shire

³⁷ Wuchatsch & Hawke, Historic views of the City of Whittlesea, 47.

³⁸ Payne, The Plenty, 13.

³⁹ The Argus, 16 July 1852, 2.

⁴⁰ Report of Select Committee of Legislative Council on Roads and Bridges, 1852. Quoted in Payne, The Plenty, 13.

⁴¹ Gray, History of Whittlesea, 1.

⁴² History of the City of Whittlesea. Available from: www.whittlesea.vic.gov.au/content/content.asp?cid=369&tid=369&cnid=1273. (Accessed 22.10.09)

of Darebin be divided into two Shires. This appeal was granted and, as a result, the southern portion of the Shire was severed to form the Shire of Jaka Jaka.⁴³ The Shire of Darebin itself existed until 1895 when it was incorporated into the Shire of Epping.⁴⁴

Shire of Whittlesea

On 1 January 1875, the Whittlesea Roads Board and the Merriang riding (part of the Shire of Darebin) were merged to form the Shire of Whittlesea.⁴⁵ In 1915, the Shires of Epping and Whittlesea were merged to form the Shire of Whittlesea.⁴⁶ The Shire of Whittlesea was proclaimed a city in 1988. Since the City was proclaimed there have been some changes to its boundaries.

City of Whittlesea

The present day City of Whittlesea dates from 1994, when, following Council amalgamations, some sections of the former City of Whittlesea were lost to other municipalities. Arthurs Creek, Yarrambat and Nutfield as well as sections of Doreen were ceded to the Shire of Nillumbik and sections of Kinglake were lost to the Shire of Murrindindi, while Craigieburn was transferred to the control of the City of Hume. As a result of the changes the city was reduced in size by approximately 18%. Despite the loss of these areas, the population of the City of Whittlesea has continued to grow. In 2006 it stood at over 124,000, up from just over 95,000 in 1991.

5.5 Utilising natural resources

This section incorporates the following Victorian Historical Themes:

- Living off the land
- Grazing and raising livestock
- Farming
- Transforming the land and waterways
- Exploiting other mineral, forest and water resources
- Processing raw materials

5.5.1 Grazing and agriculture

The first graziers in the region were the squatters who came to the area in the 1830s. They carved out large tracts of land and set about generating an economic return from working their properties. However, the proximity of the Plenty Valley to Melbourne meant that the squatter's dominance was short lived.⁴⁷ The surveying and selling of the Plenty Valley proceeded apace and by the mid 1840s all land to the west of the Plenty River was in private hands. The squatters' passing was not mourned by the general population. On the one hand, the squatters' large runs were seen to deprive small holders of the opportunity to own and farm land. On the other, the huge runs and relatively low need for labour acted to stymie population growth. In Beveridge the earlier growth of the town was effectively stifled by the return to the region of the squatter, John Sherwin (Sherwin was also Member of the Legislative Assembly for East Bourke (1864-65) and the Member of the Legislative Council for the 'Southern'

43 Gray, History of Whittlesea, 2.

44 Ibid., 38.

45 History of the City of Whittlesea. Available from: www.whittlesea.vic.gov.au/content/content.asp?asc=7&chr=h&cnid=1273 (Accessed 29.10.09).

46 Gray, History of Whittlesea, 46.

47 Meredith Gould Architects, Whittlesea Conservation Study, IV.

Electorate from 1866 until his death in 1868).⁴⁸ In 1865 one local commented, with obvious distaste that, as a result of Sherwin's activities, the town was "becoming more and more a sheep run."⁴⁹ By the turn of the 19th Century, Sherwin's property, 'Braemore' exceeded 6,000 acres in size, extending to the old Hume highway in the west and towards the foot of Mt Disappointment in the north-east.

The development of the agricultural industry in Victoria in the 19th century was assisted by farmers or agricultural societies. The Port Phillip Farmers Society, established in 1848, was the first such organisation in the Port Phillip district and led to the formation of branches in other districts from the 1850s onwards. Funding was provided by the Colonial government and the Society provided advice to the Government on "all matters concerning agricultural and pastoral matters." The importance of the Whittlesea area as an agricultural district was illustrated in 1859 with the formation of the Whittlesea Agricultural Society to encourage the "advancement of agriculture and horticulture," "improve the breed of stock", "make examination and trial implements" and to collect and disseminate seeds, plants and information.⁵⁰ The WAS held its first show in 1859, which became an important annual event which continues today.

5.5.2 Dairying

The fertile soils of the Plenty Valley were perfectly suited to the dairy industry and dairying was practised in the area from the 1840s. By 1873, Stephen Morgan had a 2500 acre dairy farm with 320 cows and employed 40 men. Morgan's farm was one of the largest dairy farms in the Colony. At that stage though, transport of the produce to Melbourne was by horse and cart, along the Epping Road.⁵¹ The arrival of the railway in the late 1880s provided local farmers with a far easier way to transport their produce to market, and assisted the growth of the industry. Subsequent improvement of grazing pastures, allowed the full potential of dairying in the district to be realised.

The type of production carried out initially depended on the proximity of the farm to its market. Until the development of refrigeration and improved transport in the late 19th century it was only the dairymen closest to Melbourne who could supply the growing urban market with whole milk. In other areas milk had to be turned into butter (or cheese) if it was to reach its market in an edible condition.⁵² Thus, the dairying industry is often represented by two key phases; cheese and butter making predominantly in the late 19th century, and whole milk production from the early 20th century onwards.

In the late 19th century, the dairying industry was revolutionised by technological advances which included effective refrigeration (which allowed long-distance marketing of perishable products and more effective quality control), the development of the centrifugal cream separator, and the invention of the Babcock tester (which accurately measured butterfat content in milk). The increased use of fertilisers also allowed carrying capacities to be increased. These advances, together with the opening of the railways, created new markets for the dairying industry in the area and led to changes in production. For the first time, dairy farmers who were close to a railway station could despatch their whole milk directly to Melbourne by loading cans directly onto trains at the stations. The transport of milk by train continued until the interwar period when trucks began to assume this role.

These changes are reflected in the increased size of some of the dairy farms established in the early 20th century such as the Burnside Dairy in Yan Yean, established in 1922 by R.R (Milky) Kerr (the property had previously been devoted to wool growing under the name Kooringal).

48 Re-member, John Sherwin, 2004. See www.parliament.vic.gov.au/re-member/bioregfull.cfm?mid=858. (Accessed 01.02.10).

49 Stephen Skinner, quoted in Payne, *The Plenty*, 49.

50 Whittlesea Agricultural Society, *The Whittlesea District*, foreword (Whittlesea Agricultural Society: Melbourne, 1949)

51 Outlook, May 1971.

52 Tony Dingle, *The Victorians: Settling*, 115.

5.5.3 Quarrying

Small scale quarrying has occurred in the Whittlesea district since it was first settled. The area is rich in basalt (bluestone) that was used by local settlers to construct both their homes and sometimes walls that divided their lands.

The exhaustion of the basalt deposits in Melbourne's western suburbs led to the rapid expansion of the industry in the City of Whittlesea. Initially the quarries were comparatively small, and the Council sought to contain works to the area between Lalor and Epping, from High Street west to the Merri Creek. However, this was soon to change. By 1958 Alpha Quarrying Co had started operations and G. H. Reid started up the following year. Blue Metal Quarries established operations in the area soon afterwards and, in 1974, Apex Quarries opened a \$2 million dollar complex near Wollert. By the late 1970s Apex was employing 40 people. Apex was taken over by Pioneer Concrete Services, which in 2000 was, in turn, taken over by Hanson Australian Pty Ltd, a subsidiary of Hanson Plc. In 2007, Hanson merged with the UK Company Lehigh Ltd. Through this process the Wollert quarry has continued to operate.

5.5.4 Water

Donnybrook Mineral Springs

The Donnybrook springs are reported to have been used by early settlers in the area. However, it was not until 1912 that the Director of the Geological Survey (E.J. Dunn) formally reported the existence of two springs in the Donnybrook area. An *Argus* report from 21 February 1912 describes the water coming from the springs as being “a strong flow of excellent water of palatable quality.”⁵³ By that time various developments had taken place and both springs had pipes driven in to them.⁵⁴ The report, prepared by Dunn, recommended further development and that they be made “available to the public.”⁵⁵



Figure 1 - Donnybrook Mineral Springs

Over the past century or so, various attempts have been made to develop the springs as a going concern. On 1 November 1912, Donnybrook Mineral Springs Pty Ltd was established, but the business (for reasons that are unclear) failed and was deregistered on 9 May 1917.⁵⁶ In 1920 an

⁵³ The Argus, 21 February 1912.

⁵⁴ Victorian Mineral Water Committee, Donnybrook Mineral Springs. Full details are available from www.mineralwater.vic.gov.au/project/pdf/Donnybrook_MS73.PDF (Accessed 16.11.09).

⁵⁵ The Argus, 4 January 1912.

⁵⁶ For the date of registration see Victoria Government Gazette No.3, 5 January 1917. For date of deregistration see www.asic.gov.au (Accessed 16.11.09).

attempt was made to commercially bottle the spring water by O.T. Pty Ltd.⁵⁷ In 1935, the land was bought from the Crown by W. H. Stone and an accommodation resort was developed. In 1953 the property was bought by Mr A. Sattler and the mineral water was being sold under the name of “Donny Spa.” The piping of the spring was reconditioned in 1958, but the accommodation side of the business was discontinued in 1960.⁵⁸ In 1983 the business was sold to Luigi Campeotto, the noted tenor.⁵⁹ Campeotto planned to expand the business and build a \$1.5 million natural spa complex; however, he struggled to obtain finance and, in the face of the 1990s recession, was ultimately declared bankrupt.⁶⁰ In recent times, the complex has been bought by the Macedonian Orthodox Church, which is currently constructing a monastery on the site.⁶¹

5.6 Transport

This section incorporates the following Victorian Historical Themes:

- Establishing pathways
- Linking Victorians by rail

5.6.1 Railways

The Railway to Albury/Sydney

The City of Whittlesea contains a small section of the main North Eastern Railway line between Melbourne and Sydney. The first proposals for a railway to north eastern Victoria were presented to the Victorian Government in the early 1860s. Construction of the North Eastern Railway was authorised in 1869 and tenders closed in March 1870. After considerable delay, the partnership of O’Grady Leggatt and Noonan was appointed to construct the Essendon to Seymour section of the railway, at a cost of £305, 555. Joseph Brady was appointed Supervising Engineer. The first soil was turned at Essendon on 20 June 1870 and the first rails were laid in March 1871. By June 1871 the track bed was completed and rails laid as far as Craigieburn. The line reached Donnybrook on 14 October 1872 and finally arrived in Albury in 1883.⁶² The same year, the link between Donnybrook and Beveridge was duplicated.⁶³ In 1962 a standard gauge line was constructed adjacent to the main line between Melbourne and Sydney.

Heritage place – Donnybrook Railway Station

The station at Donnybrook was opened on 14 October 1872, with a single platform on the west (down) side. In 1882 an ‘up’ platform was provided and three years later a small signalling frame installed. A goods shed was erected to the west of the station in 1888. The existing station building was opened on 19 September 1900 and was built to a standard Victorian Railways design.⁶⁴ The level crossing gates at the adjacent Donnybrook- Yan Yean Road crossing were replaced by flashing light signals in August 1961, during construction of the

⁵⁷ Victorian Mineral Water Committee, Donnybrook Mineral Springs.
www.mineralwater.vic.gov.au/project/pdf/Donnybrook_MS73.PDF (Accessed 16.11.09).

⁵⁸ Ibid.

⁵⁹ Nalini de Sielvie, *Is this Your Caruso? Biography of Tenor Luigi Campeotto* (Melbourne: Landin Books, 2006), 193.

⁶⁰ Ibid, Chapter 28.

⁶¹ List of Macedonian Orthodox parishes in Australia Available from:
www.orthodoxwiki.org/List_of_Macedonian_Orthodox_parishes_in_Australia (Accessed 17.11.09)

⁶² Wapedia, Wiki: North East railway line, Victoria, 2009. See
www.wapedia.mobi/en/North_East_railway_line%2C_Victoria?t=1.#2.. (Accessed 18.10.09)

⁶³ Andrew Waugh, ‘Donnybrook’, *Victorian Signalling Histories*, No. 41, Version 1.0 (2002). Available from:
www.vrhistority.com/Locations/Donnybrook.pdf (Accessed 18.10.09)

⁶⁴ Keith Turton, *Six and a Half Inches from Destiny: The first hundred years of the Melbourne to Wodonga Railway, 1873-1973* (Australian Railway Historical Society, Victorian Division: Melbourne, 1973), 88.

Melbourne - Sydney standard gauge line.⁶⁵ There has been little change at Donnybrook Station since.



Figure 2 – Donnybrook Station

5.6.2 Bridges

Despite improvements to roads in the area, travel was still difficult. In particular, a lack of bridges meant that many river crossings had to be made at fords that became treacherous following rain. In 1866, in an attempt to address the problem, Parliament voted a sum of £50,000 to help construct bridges across the state.⁶⁶ The money assisted in the construction of several significant bridges in the City, which provide an important reminder of the development of the early road network.

The Donnybrook and Wallan Wallan District Roads Board applied for a grant to construct a bridge over the Merri Creek on what was then called Yan Yean Road. The bridge was completed in 1868, at a cost of £549,17s, plus an additional £236,1s,3d allowed for the construction of the embankments approaching the bridge.⁶⁷ In September 1874, the Donnybrook and Wallan Wallan District Roads Board approved the construction of a stone bridge over the Mill creek on the Yan Yean road (in Donnybrook). A tender from R. Anderson for £679,13s,9d was accepted and the bridge itself was opened some four months later.⁶⁸

Even without direct government assistance, local road boards and residents were keen to see the quality of road infrastructure improved. Sometimes local landowners and roads boards would work together to achieve this. For example, on the Epping Road, in 1868, a bridge over the Darebin Creek was constructed with Mr Cleland (a local landowner) providing the timber and Epping Roads Board £50 for the labour.⁶⁹

⁶⁵ Meredith Gould Architects, Whittlesea Conservation Study, 3.05.

⁶⁶ J. W. Payne, Donnybrook-Kalkallo: 1855-1980 (Back to Kalkallo Committee: Kalkallo, 1980), 27.

⁶⁷ Ibid..

⁶⁸ Ibid, 30.

⁶⁹ S.T. Gray, The History of the Shire of Whittlesea 1854-1960 (Unpublished Manuscript 8962, SLV), 15.

6 PREVIOUSLY RECORDED HERITAGE

This section sets out background information on the heritage of the Precinct, including details of previous heritage investigations undertaken in and around it, and of known heritage places.

The locations of the known post-contact cultural heritage places in and around the Precinct are shown on Plan 1.

6.1 Previous investigations

A number of previous investigations have assessed areas in or near to the Precinct. These have included government sponsored strategic heritage studies and other more focussed assessments undertaken in advance of development or infrastructure works.

6.1.1 Municipal heritage studies

City of Whittlesea Heritage Study, Meredith Gould Architects 1990

In 1990, the *City of Whittlesea Heritage Study* was prepared by Meredith Gould Architects. The study identified heritage places across the municipality and adopted a system of prioritised grading to ensure that as many significant examples in the municipality were assessed and afforded statutory protection as was possible with the available resources. Although the study focussed on extant places it also identified some potential archaeological sites, but these were referred to the Victorian Archaeology Survey (VAS) for future examination.

For the purposes of the study, Grade 'A' was deemed to denote National or State significance, 'B' regional significance, and 'C' local significance. All A, B or C graded places were recommended for inclusion in the Heritage Overlay, however, it should be noted that of the many properties which were 'A', 'B' and 'C' graded in the 1990 study, only a small number have been added to the HO thus far.

Several buildings at the south west corner of the Precinct were assessed as part of the study, including one within it (these are shown on Plan 3) - the property within the Precinct (the Donnybrook Springs Hotel) was given an 'F' grading, and each of the other properties were given a 'C' grading. No potential archaeological sites were identified in the Precinct as part of this study. Merri Creek Concept Plan Strategic and Statutory Planning Project; Cultural Heritage Report, Johnston & Ellender 1993

The purpose of this project was to compile a database of heritage places located along, or close to, the Merri Creek on the basis of information derived from previous studies and other sources. The report formed part of the *Strategic and Statutory Planning Project* for the development of a Concept Plan for Merri Creek and certain of its tributaries.

The project identified a number of places of potential heritage significance along the creek to the west of the Precinct and at its western edge, but none of these has subsequently been added to statutory heritage registers. One possible site is recorded at a location which coincides with the north east corner of the Precinct, based on a reference in the report for the 1990 Meredith Gould Architects study. This is the site of the Merriang school recorded as having been built by landowner William Kirby on the land he purchased in 1840. However, examination of the original 1990 report shows its putative location to have been wrongly transcribed in the 1993 report – the 1990 reference places the site further to the east, beyond the Precinct.

City of Whittlesea Heritage Study, Context Pty 2010(a)

This most recent municipal heritage study for the City of Whittlesea, which was completed by Context in 2010, involved revisiting places assessed as of Grade 'D' or lower in the 1990 Meredith Gould Architects study (see above). The 2009-2010 study was undertaken in response to increasing development pressure on the municipality, and with respect to conservation approaches which have evolved since the adoption of the 1995 Heritage Act.

Each of the places at the south west corner of the Precinct which was assessed by the 1990 study was reassessed as part of the 2009-2010 study) - the property within the Precinct (the Donnybrook Springs Hotel) was assessed as a 'low priority place' whilst each of the other properties was recommended for inclusion on the Heritage Overlay.

City of Whittlesea Archaeological Study, Context Pty 2010(b)

The Whittlesea Heritage Study was accompanied with an assessment of post-contact archaeological sites across the municipality of the City of Whittlesea. The project involved research and fieldwork to identify significant archaeological places so that they could be documented and mapped to assist Council with their planning processes.

No sites were recorded within the Precinct during this study.

6.1.2 Other assessments

Archaeological Survey of a Proposed Boral Resources (VIC) Pty Ltd Bluestone Quarry Donnybrook Victoria, Du Cros and Associates 1995

This project involved field survey of three large areas which included the northern half of the Precinct, on either side of Merri Creek, as well as a parcel of land to the west of the Melbourne to Sydney railway line. Its aim was to investigate the presence of archaeological sites, both Aboriginal and historical, as part of a planning application for bluestone extraction in the area.

Seven post-contact sites, comprising six dry stone walls and a dry stone stock enclosure, were located during the survey. Five of these lie within the Precinct, as described below, and these represent all of the sites currently listed on the Victorian Heritage Inventory (VHI) as within the Precinct.

PowerTel Sydney to Melbourne Fibre Optical Cable (Victorian Section) Cultural Heritage Assessment, Cusack & Freslov 2001

The focus of this study was a proposed cable alignment running from the NSW border to Craigieburn, which, in the vicinity of the Precinct, ran along the Melbourne to Sydney railway line. While the focus of the study was Aboriginal cultural heritage, some historical assessment was undertaken, including over this area. The report notes the sites recorded by Du Cros and Associates in 1995 but the study did not identify any other post-contact sites in the vicinity of the Precinct.

An Archaeological Survey Proposed Emergency Response Simulation Centre, Donnybrook, Victoria, Terraculture 2003

The study area for this project was an area c.59 ha of agricultural land located approximately 1km to the south of Donnybrook Road. The survey recorded three historic structures, all of which are dry stone walls (D7822-0367, 0368 & 0369).

An Archaeological Survey of Lockerbie Estate, Kalkallo. Victoria, Fiddan & Orr 2010

For this project field survey was conducted across the 1125ha Lockerbie estate which lies immediately to the west of the northern part of the Precinct, on the other side of the Melbourne to Sydney railway line. No part of the Precinct was included in the survey, but the sites recorded during this survey, including dry stone walls, bluestone quarries, agricultural buildings and a well, are representative of the type of sites which might exist in the Precinct.

Investigations in relation to the E6 corridor

It is not clear whether any heritage assessments have been undertaken to inform planning for the Outer Metropolitan Road (OMR)/E6 arterial road, the corridor of which forms the northern boundary of the Precinct.

6.2 Previously recorded heritage places

The following section lists all of the previously recorded heritage places which lie in and around the Precinct. All of the places listed are shown on Plan 2 and additional information about each place is provided in Appendix 1.

6.2.1 Victorian Heritage Register & Victorian Heritage Inventory

The Victorian Heritage Register (VHR) provides a listing of places or objects, including buildings, structures and areas/precincts. Such places have been assessed as being of State Cultural Heritage Significance using assessment criteria established by the Heritage Council. The Victorian Heritage Inventory (VHI) lists all known archaeological sites and relics. Places may be on one or both lists. All places on the VHR and the VHI are legally protected under the *Heritage Act 1995*.

Victorian Heritage Register (VHR)

The Precinct does not contain any places which are included on the VHR.

Victorian Heritage Inventory (VHI)

The following table sets out the VHI sites which are recorded as within the Precinct. These have been broken down according to whether they lie in or out of the Study Area.

Table 6.1 – VHI sites within the Precinct

VHI number	Site name
Within the Study Area	
H7822-0192	Donnybrook Quarry 1 – Dry Stone Wall
H7822-0195	Donnybrook Quarry IV, Dry Stone Wall
H7822-0196	Donnybrook Quarry V – Dry Stone Wall
Outside the Study Area	
H7822-0193	Donnybrook Quarry II – Dry Stone Wall
H7822-0194	Donnybrook Quarry III – Structure

A further nine VHI sites are located within 1.5km of the Precinct boundary. Along with the sites listed above, these provide an indication of the kinds of sites that could exist within the Precinct.

Table 6.2 – VHI sites within 1.5km of the Precinct

VHI number	Site name
H7822-0197	Donnybrook Quarry VI, Dry Stone Wall
H7822-0198	Donnybrook Quarry VII, Dry Stone Wall
D7822-0367	Donnybrook Dry Stone Wall 1
D7822-0368	Donnybrook Dry Stone Wall 2
D7822-0369	Donnybrook Dry Stone Wall 3
H7822-0868	Dry Stone Wall and Drain
H7822-0870	Quarry H2
H7822-2302	Kalkallo Stone Feature
H7822-0197	Donnybrook Quarry VI, Dry Stone Wall

Delisted sites

Until recently the VHI has been used as a repository for information a wide variety of heritage places, many of which do not contain an archaeological component. The Act directs that only historical archaeological places can be included in the VHI, and in response HV has adopted the practice of 'delisting' places not considered to meet the threshold for inclusion in the VHI, giving sites a 'D' rather than an 'H' prefix to its record number.

The site card information for delisted sites is retained by HV as an archive for reference and comparison. However, no level of statutory protection is extended to these sites and no consent to damage is required from HV if they are to be disturbed.

Generally speaking, dry stone walls are not considered to contain an archaeological component, in that information concerning their make up and construction is evident in their physical fabric (they are not often associated with sub-surface deposits for example) and no further information is likely to be obtained from them through the application of archaeological techniques. As a result, many of those previously included have been delisted and the inclusion of additional dry stone walls on the VHI is discouraged. This includes the three examples recorded to the south of Donnybrook Road (see Plan 2).

6.2.2 Local planning scheme

Places determined to be of local or State heritage significance can be protected by inclusion in the Heritage Overlay (HO) of local government planning schemes under the *Planning and Environment Act 1987*.

Mitchell Shire Heritage Overlay

There are no sites in the Precinct which are included on the Heritage Overlay of the Mitchell Shire Planning Scheme

City of Whittlesea Heritage Overlay

There are no sites in the Precinct which are included on the Heritage Overlay of the City of Whittlesea Planning Scheme

Several places immediately outside the south western corner of the Precinct were recommended for inclusion on the HO as a result of the 2010 Whittlesea Heritage Study (see below). However they have yet to be included.

6.2.3 Other relevant heritage lists***National Trust of Australia (Victoria) Register***

The National Trust of Australia (Victoria) Register provides a list of places that are either listed or classified by the Trust. Classification or listing by the Trust does not impose any legal restrictions on private property owners or occupiers and the Trust does not have any statutory legal powers.

The Precinct does not contain any places which are included on the Trust's Register.

HERMES database

Inclusion on Heritage Victoria's HERMES database does not in itself confer any legislative protection on a place, but many of the entries do relate to inclusion on other heritage lists, both statutory and non-statutory.

The sites described above are included on database by virtue of their inclusion on the above heritage lists, but no other places are listed in the database as lying in or around the Precinct.

At the time of writing, the HERMES database contained 1761 records relating to places in the Mitchell Shire LGA and 762 records relating to heritage places in the City of Whittlesea, although these numbers do include a number of multiple entries.

Register of the National Estate

The Register of the National Estate (RNE) is a national inventory of natural and cultural heritage places. It was compiled by the now defunct Australian Heritage Commission, and is currently kept by the Australian Heritage Council. It will be maintained until February 2012 but was frozen in February 2007 having been replaced by other heritage lists.

Entry on the Register does not place any legal constraints on the actions of owners of private property.

The Precinct does not contain any places that are included on the RNE.

6.2.4 Undesignated places identified by previous heritage studies

The City of Whittlesea Heritage Study (Context Pty 2010) reassessed several properties at the south western corner of the Precinct. These are listed in Table 6.3. The only one of these that lies within the Study Area is the Donnybrook Springs Hotel which, although dating to 1895 has been the subject of extensive alterations which have significantly reduced its heritage value.

Table 6.3 – undesignated places identified by previous heritage studies*

Place name and address	Previous recommendations
Donnybrook Springs Hotel, 825 Donnybrook Road	Meredith Gould Architects 1990 - F grading Context Pty 2010 - Low priority place
Donnybrook Station, 823 Donnybrook Road (see Chapter 5)	Meredith Gould Architects 1990 - C grading Context Pty 2010 - Recommended for Heritage Overlay
'Property adjoining Donnybrook Mineral Springs', 110 - 130 Springs Road	Meredith Gould Architects 1990 - C grading Context Pty 2010 - Recommended for Heritage Overlay
Donnybrook Mineral Springs, 130 Springs Road (See Chapter 5)	Meredith Gould Architects 1990 - C grading Context Pty 2010 - Recommended for Heritage Overlay
Langley Park	Meredith Gould Architects 1990 - C grading Context Pty 2010 - Recommended for Heritage Overlay

* 975 Donnybrook Road was examined during the fieldwork for the City of Whittlesea Heritage Study but it was determined at an early stage that it would not meet the threshold for local significance and was not recommended for further assessment.

6.3 Site prediction model

Site prediction models employ information concerning the environmental background of a study area together with its land-use history, known sites and the results of previous investigations to predict what might exist within it.

6.3.1 Site prediction model for PSP 67

The early pastoral and squatting runs were subdivided a number of times during the late nineteenth and early twentieth centuries into smaller parcels of land for closer settlement and farming ventures. However, the majority of the Study Area remains open farmland, predominantly used for grazing.

Post-contact sites that may be identified within the study area are likely to be associated with the pastoralist expansion of the nineteenth century or the early agricultural phase of Victoria's history, and include relic vegetation, post and rail fencing, the remains of agricultural structures, such as stock pens and yards or on-farm basalt quarries. Traditionally basalt floaters which were removed from paddocks during land clearance were then used to construct, or reinforce, boundary fence lines and other structures. Dry stone walling is expected to have been employed in the Precinct, and some may survive within the Study Area.

Previous studies of nearby areas have identified a concentration of sites along the Merri Creek, and the presence of this geographical feature in the northern part of the site was borne in mind during the survey. Sites relating to the Melbourne to Sydney railway line may also exist along the western edge of the Precinct, as may the remains of historic settlement along Donnybrook Road to the south.

6.4 Clarification from historic maps and aerial photographs

Prior to the field survey, available historic maps and aerial photographs were examined with reference to the site prediction model. The goal was to identify possible sites, or areas in which sites were more likely, on which the field survey could focus, thus maximising its effectiveness.

6.4.1 Historic maps

Staff at the State Library of Victoria undertook a search of the library's map collections in an attempt to locate historic maps of the area. Aside from the Parish Plans for Kalkallo and Merriang, which include little information on land use, only one map was located which covers the Precinct. Entitled 'Sketch map of Wallan and Donnybrook', this map dates to 1913 and was prepared by the Victorian Department of Lands and Survey.

The Precinct is shown to be covered in 'scattered timber', but no other features are shown within it other than a series of properties along '19 Mile Lane' (which became Donnybrook Road). These include Donnybrook Station and the Donnybrook Springs Hotel in the south west corner of the Precinct. Two other buildings are shown on the road side, the easternmost accompanied by a windmill, and these appear to coincide with current properties at 855 and 975 Donnybrook Road (GAA property numbers 34 and 41) (see the next chapter).

Several features are shown along the line of the Melbourne to Sydney railway as it passes the Precinct, including a gate and bridges over Merri Creek and a tributary running north ('Dry Creek'). The Donnybrook Mineral spring is shown to the west of the Precinct, on the other side of the railway line.

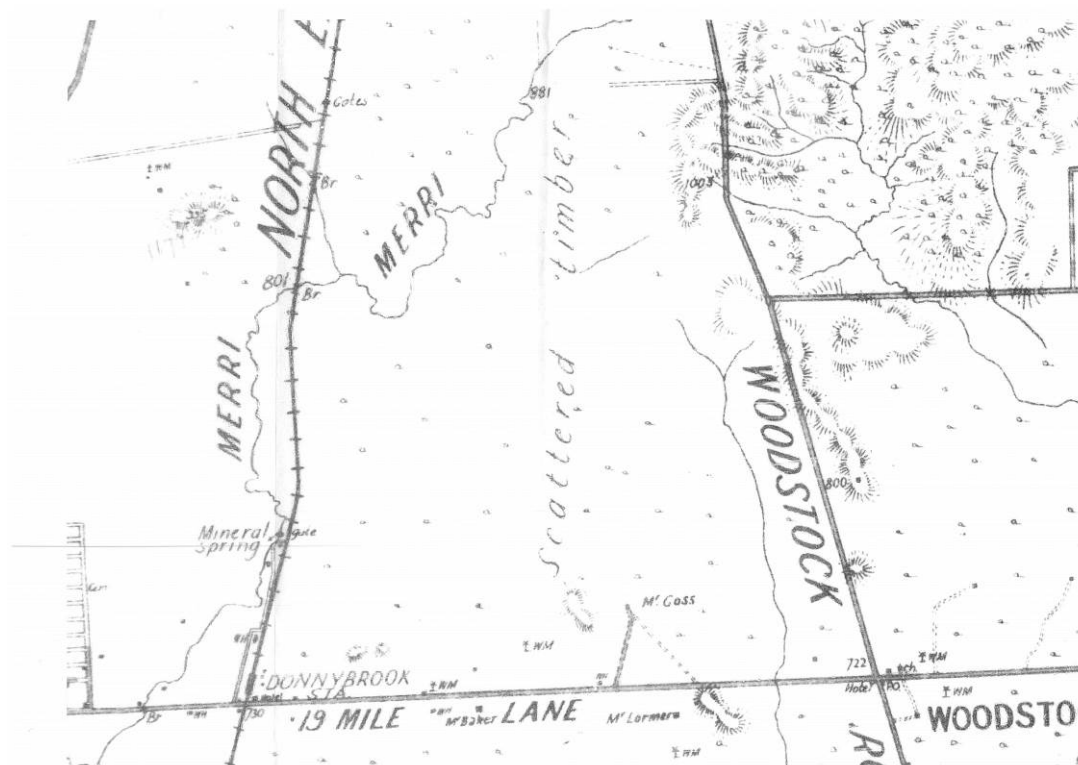


Figure 3 – 'Sketch map of Wallan and Donnybrook' dating to 1913. PSP 67 covers the area between the railway line and the 'scattered timber' label.

6.4.2 Historic aerial photographs

Aerial photographs held at the Land Victoria repository in Laverton were examined as a supplement to the available historic maps, and as a means to identifying features that may not have been included on these maps.

The earliest available images of the northern part of the Precinct date to March 1948 (Ref 835110), and the earliest for the southern part date to January 1968 (M25N 656). Additional images were viewed from 1970 (M30N 848), 1978 and 1987 (7922N10 79224). Images were not available for a band across the central part of the Precinct, but all of this area lies outside the Study Area.

The sites of a number of dry stone walls were identified from the photographs, and all of these have been recorded in the field (see the following chapter), except some examples which appear to have since disappeared, including walls surrounding the property at 855 Donnybrook Road (GAA number 34).

A number of dry stone structures are visible in parts of the Precinct which are outside the Study Area, but no other features of likely post-contact heritage significance were identified from the aerial photographs as within the Study Area.

Comparison between images from 1970 and 1978 shows that the extant gas pipeline which passes roughly north south through the north eastern corner of the Precinct had been installed between those years.

As regards buildings in the Study Area, in addition to the Donnybrook Springs Hotel, the north side of Donnybrook Road had been developed to essentially its current extent by 1968, with the current houses at numbers 845 (38), 855 (34), 905 (39) & 1085 (42) all having been constructed by that time. The exception is the modern house and cheese factory at 915 Donnybrook Road (40) which are more recent than any of these images.

The historic images show the same amount of tree cover as now, and the land parcels follow the same configurations. In general the historic images show that the Study Area has changed little since the middle of the 20th century.

7 FIELD SURVEY

Field survey of the Study Area was carried out by qualified archaeologist Ian Travers of Context Pty between 6th and 27th March 2013.

Its purpose was to identify any evidence of historic surface sites within the Study Area, and to determine the potential for buried archaeological deposits and their survival based on land use and apparent disturbance. The survey was intended to inform and support the results of the desktop study.

For any archaeological sites located during the assessment, the following would be undertaken:

- Completion of a Heritage Victoria (VHI) site card;
- Photographic recording of the general location of the site and related cultural material;
- Preparation of a plan of the site in relation to landmarks within the Study Area and prominent man-made and local features.

7.1 Initial reconnaissance

In advance of the field survey, the entire precinct was examined using Google Earth and then a brief reconnaissance survey was undertaken on the 6th March, during which parts of the Study Area were viewed from roads and other public thoroughfares.

The purpose of the reconnaissance was to familiarise the consultant team with the Study Area and to corroborate information obtained about known and possible sites as far as possible from these vantage points. This enabled the focussing of the field survey on areas most likely to contain post-contact heritage sites.

7.2 Access arrangements

Contact details for the majority of the properties within the Study Area were supplied by the GAA at the commencement of the project.

For those properties earmarked for field survey, Context contacted the property owners and made arrangement to access the property.

Where contact details were not available, reasonable attempts were made to obtain them (e.g. phone directory and internet search). Where it was not possible to contact the landowner on the first attempt, an additional three attempts were made.

Appendix 2 lists the extent to which each property was surveyed.

7.3 Field survey

Field survey in the Precinct was conducted over two days (25th and 26th March 2013) across all parts of the Study Area for which access had been arranged.

The survey involved driving across each area in a 4WD vehicle, inspecting inaccessible areas and areas of interest on foot. All features of interest were photographed, described and mapped in the field using geo-referenced aerial images. Where possible, the landowner or manager was questioned with regards to the presence of sites on their property.

The results of the field survey area are described in the following sections with reference to the GAA assigned property numbers which are shown on Plans 1-3. Each of the features described is shown on Plan 3.

7.3.1 Northern part of the Study Area

In the northern part of the Study Area, properties 43, 44 and 45 were surveyed. These properties comprise a series of paddocks which are all currently under pasture. The northern property (# 43/45) is bisected by a gas pipeline which appears to have been installed in the 1970s. The grass in most of this area was cropped fairly short, but it was long in property 43, reducing surface visibility. However, discussion with the landowners of each of the properties corroborates the following being an accurate summary of the post-contact heritage in the area.

One ford was observed along the Merri Creek, as it runs through the Study Area. Located in the south west corner of property 44, it is a concrete slab bridge which, according to the landowner, was constructed in 1979 to provide access to the site from Donnybrook Road for the quarry on property 44 (see below). This feature has no heritage value.

The following features were identified in this area during the survey:

Dry stone walls - VHI site H7822-0195 (property 44)

The VHI description for this site reads: 'Dry stone wall runs at an angle to adjacent fence line. Meets up with fence after approx. 20m'. This wall appears to have been located between the railway line and Dry Creek to the east.

No walls were observed in the location recorded for this VHI site, and the linear features visible in aerial imagery as within the designated area are in fact drains that discussion with the landowner revealed to have been dug to manage drainage from the railway line. It would thus seem that the walls have been removed since they were recorded in 1995, perhaps through works relating to the expansion of the railway.

Dry stone wall VHI site H7892-0196 (property 44)

The VHI description for this site reads: 'Dry stone wall located about halfway down length of paddock, just in front of a stony rise'.

The dry stone wall to which this description must refer was observed to in fact extend across two properties, running south east from the western boundary of the Precinct almost to the Merri Creek, where it meets another perpendicular fence line. Although fence posts remain along the line of the latter, it is possible that it also comprised a bluestone element, but no evidence of this was observed.

The wall exists as two main sections, although both are very run-down and intermittent, comprising no more than a line of collapsed boulders, with upper courses of stone surviving in only a few instances. Fence posts were observed within the wall, indicating that stone walling was never of sufficient scale to present a barrier on its own.



Figure 4 - Line of collapsed wall in property number 43 (the scale is lying across the line of the wall).



Figure 5 - Line of deteriorated wall in property number 44, looking north. The presence of a tree and bushes have probably prevented its further collapse through trampling.

The landowner confirmed that parts of the wall (outside the VHI listed area) have been cleared for pasture and to provide vehicle access to the pasture beyond.

Between the two sections of dry stone wall is a large quarry which is not referred to in the VHI entry although it is encompassed by the associated mapped area.

According to the landowner, this quarry was used for the extraction of bluestone until operations ceased in 1980, and it is now flooded. It is surrounded by large areas of disturbed ground and piles of soil and bluestone boulders. No evidence of associated archaeological deposits was observed although drill holes were visible in some of the stones around the quarry.



Figure 6 – The now flooded quarry mapped as VHI site H7822-0196, showing piles of earth and bluestone boulders, looking north west.

Another small quarry is located approximately 200 metres to the east, and this is now used as a dump. No evidence of archaeological deposits associated with this site was observed.

7.3.2 Southern part of the Study Area

In the southern part of the Study Area, properties 32, 35, 36, 40 and 41 were surveyed. These properties comprise paddocks under pasture, interspersed with domestic properties and agricultural facilities, particularly along Donnybrook Road, and the north east corner of this part of the Study Area accommodates a runway for small aircraft operated by the landowner.

The grass across virtually all of this area was cropped short and surface visibility was good. Discussion with the landowners or managers of each of the properties corroborates the following being an accurate summary of the post-contact heritage in the area.

The following features were identified in this area during the survey:

Dry stone wall VHI site H7822-0192 (northern edge of property 32)

This site is located at the upper edge of the southern part of the Study Area, close to the railway line which forms the western boundary of the Precinct. The VHI description for the site reads 'dry stone wall running along southern fence line for approximately 700m. Aligned east-west, good condition' (sic.). This wall was located, but on inspection it appears to have deteriorated significantly since it was recorded in 1995 and it is now little more than an intermittent line of stones with little structure and little evidence of upper courses. The wall appears to have been replaced by a star picket fence some time ago.



Figure 7 - Deteriorated dry stone wall, VHI site H7822-0192, looking north west.

Stockyard remnant (property 32)

A series of wooden posts arranged over a rectangular area measuring approximately 50m by 20m was observed in the centre of property 32. This is labelled as Feature 1 on Plan 3. These seem to represent a former timber fenced stockyard, part lined with trees, which has fallen into disrepair. This probably related to the complex of agricultural buildings to the south west, although none of these appears to pre-date the mid 20th century.

No evidence was observed to indicate that this site contains an archaeological element.



Figure 8 - stock yard remnant, looking north east.

Dry stone walls in the south west of the Study Area (properties 34, 35, 40 & 41)

Several other dry stone walls were recorded in the southern part of the Study Area. All are shown on Plan 3.

A short section of wall stands approximately 100m to the east of the stockyard remnant described above. This section is in fair condition, retaining some semblance of a wall, although it has been supplemented by a star picket fence. It is though poorly structured, with little grading of stone size from the base to the top of the wall, and little evidence of a definite form.



Figure 9 - Short section of dry stone wall in centre of property 32, looking east.

The remaining extant dry stone walls in this part of the Study Area appear to represent sections of three large walls on the following boundaries:

- Along the southern boundary of the western branch of property 40
- Along the western boundary of property 41 (that with property 40)
- Along the western boundary of property 35 (that with property 34).

The first survives as three sections running east from the railway line at the western boundary of the Precinct.



Figure 10 - The western section of wall on the southern boundary of the western branch of property 40, looking north west.

All three sections are in reasonably good condition, surviving to two or three courses built around star picket fence posts. However, they exhibit little refinement of structure, being comprised almost exclusively of piled large boulders.



Figure 11 - The central section of wall on the southern boundary of the northern part of property 40, looking west.



Figure 12 - The eastern section of wall on the southern boundary of the northern part of property 40.

The second wall follows a property boundary that runs north from Donnybrook Road, although the southernmost extant section of wall lies 200m from the highway.



Figure 13 - The southern section of wall on the western boundary of property 41, looking south.

This section, which runs past the modern dairy and cheese factory at 915 Donnybrook Road (property 40), is in fair condition, standing to approximately 1m in height. It has some structure, with the largest boulders at the base, but it is still essentially a pile of stones.

Approximately 150m further to the north, another section of wall survives on a rocky knoll which rises several metres above the surrounding ground level. This section is of similar structure to that to the south but in better condition, standing up to 1.5m high in places. This is probably due to the knoll providing a more solid foundation for the wall and dissuading cattle from brushing up against it.



Figure 14 - The northern section of wall on the western boundary of property 41, looking south east.

Neither section of this wall exhibits star pickets, suggesting that it was of originally of sufficient size to act as a boundary in its own right, or possibly that the boundary did not need to be stock proof.

The third wall is a continuous section running south from a clump of trees c.150m to the south of property 41 northern boundary. It runs for approximately 800, turning east and then south again to follow the property boundary. It is possible that this shape indicates that the wall may not be as old as those described above as the boundary it marks represents something of a complication from what were probably more perpendicular original parcel boundaries.



Figure 15 - The wall along the western boundary of property 35, looking south west.

This wall is of very basic construction, essentially comprising piled boulders, but it stands to two courses for most of its length. Fence posts in the wall indicate that the walling was never intended to comprise a boundary on its own, although the growth of hawthorn bushes along large stretches have created what is now an imposing barrier.

Approximately 250m to the east of the boundary wall, a row of bluestone boulders forms an L-shape within a similarly shaped row of pine trees comprising a windrow. The wall is interspersed with wooden fence posts and, together with the trees, it may have surrounded some kind of structure. However, the site is now occupied by a large modern warehouse, and no other evidence of any historic features was apparent. The relatively small amount of stones lying around the collapsed wall suggests it was never of substantial size.



Figure 16 - Collapsed dry stone wall inside a pine windrow on property 35, looking west.

Possible railway reservoir (property 36)

A small earth reservoir is located in the north west corner of property 36, in the south west corner of the Study Area. According to the tenant of the property, this reservoir served the railway line, providing water for the locomotive boilers. There was no evidence of related structures within the Study Area, the sidings having been located to the west of the tracks before they were finally removed in 1989, and there was no evidence of archaeological deposits relating to the reservoir or its construction.



Figure 17 - Possible railway reservoir at the north west corner of property 35, looking west.

Dry stone walls to the north of the farmstead at 975 Donnybrook Road (property 41)

Two sections of dry stone wall lie south of the centre of property 41, approximately 200m and 300m north of Donnybrook Road respectively.



Figure 18 - Wall remnant to the north of the farmstead at 975 Donnybrook Road, looking south west.



Figure 19 - Wall and fence to the north of the farmstead at 975 Donnybrook Road, looking east.

The first of these wall sections runs east west for c.50m following a windrow of trees and survives as little more than a line of collapsed boulders, with upper courses of stone remaining in only a few instances. The second, parallel to the first, is slightly more substantial, having two or three courses of stones and standing to around 0.5m in height. The wall was evidently only intended to supplement the post and wire fence which survives along with the wall.

Farmstead at 975 Donnybrook Road (property 41)

The most cohesive heritage element in the Study Area is the farmstead at 975 Donnybrook Road which comprises a small house, set c.25m back from the road, with a small complex of domestic and agricultural buildings to its rear. One of these structures (most likely the house) is probably that shown at the southern edge of the Study Area on a map of 1913 (see 6.4.1 above), and on the basis of this, and the style of the house, the site probably dates to the beginning of the 20th century.

975 Donnybrook Road was examined during the fieldwork for the City of Whittlesea Heritage Study but it was determined at an early stage that it would not meet the threshold for local significance and it was therefore not recommended for further assessment by that study.

The house is a simple weatherboard structure with a gable roof around a central brick chimney and cement sheeting in its gable ends. The façade has a central door flanked by tripartite windows, each containing double hung sashes to either side of a fixed pane. A central porch structure extends over the door, and this is flanked by verandah sections over each window. A corrugated iron external toilet shed and a peppercorn tree lie to the north west of the house.



Figure 20 - The house at 975 Donnybrook Road, looking north west.



Figure 21 - External toilet shed and peppercorn tree to the north west of the house.

A series of wooden sheds and chicken coops stand to the north of the house.

As regards agricultural buildings, a large corrugated metal shed of little interest stands approximately 50m to the north west of the house, and a further 20m to the north are a small brick dairy and a milking shed, both of which are no longer in use. The dairy comprises two rooms, each with an external door, which probably accommodated the milk tanks and possibly refrigeration equipment. The milking shed is a corrugated metal clad timber-framed structure with a gable roof and a skillion timber porch roof along its eastern side. Apart from where a series of pens occupies its northern end, this side opens out onto a bluestone paved yard. A dilapidated corrugated metal shed abuts the rear (west side) of the milking shed.



Figure 22 - Milking shed and bluestone paved yard, looking north west.

Immediately to the rear (west) of the dairy is a well which appears to be lined with timber, at least at the surface. This was unclear at the time of survey owing to a pile of timber covering it, which includes the well's winch mechanism.



Figure 23 - Well to the rear of the dairy.

A series of dry stone walls surround the property. These include a fine example to the north of the house which runs east from the dairy, segregating the domestic area around the house from the animal yards to the rear. The wall, which is c.35m in length, stands to 1.4m in height. It exhibits a high level of technical competence, including the employment of double walling with hearting stone and a carefully tessellated and plugged facing, and it was probably constructed by a specialist professional waller. Indeed, the uniform proportions of the wall and the uniform size of the capstones could qualify the wall for what Gary Vines (1990) has described as 'refined technique'. The wall is in good condition, although some bowing is occurring in places, and this has resulted in some collapses. At its western end collapsed stones appear to have been piled up in a less refined effort to repair the wall.



Figure 24 - Technically refined dry stone wall to the north of the house, looking south.

Another wall runs along the western edge of the farmstead, from the well to the line of Donnybrook Road, standing in two sections to either side of a gate. The short northern section is quite substantial and, whilst it does not illustrate the technical proficiency of that to the north of the house, it does exhibit some refinements. These include double walling and hearting, courses of graded stones (with the largest at the bottom) and a surviving row of capstones along its top. It may be that this section of wall was built to be especially robust to prevent livestock accessing the well immediately inside it.



Figure 25 - Substantial section of wall to the west of the well, looking south east.

The southern section gives the impression of having originally been of similar construction, but it is now much more rundown. It lacks the structure of the northern section, perhaps owing to collapse and subsequent unskilled repairs.



Figure 26 – The somewhat run-down section of wall on the western side of the farmstead, looking south east.

Two other sections of wall survive within the wider farmstead, both defining what was a small paddock to the north of the milking shed. One runs approximately halfway along its western boundary, as far as what was a small gate. This wall essentially comprises piled stone standing to a height of c.0.5m, and the presence of a new post and wire fence is testimony to its inadequacy as a stock barrier as well as its short surviving length. There is no evidence of fence posts in the wall, and the absence of loose wall material suggests that the wall was never much higher. However, the proximity of the wall to the house may mean that it has been tidied, with redundant fence posts and loose stone being removed.



Figure 27 - Wall on west side of paddock to the north of the milking shed, looking south west.

Inside the gate is an area of bluestone paving, designed to harden the ground in what was probably a busy gateway, and a remnant orchard comprising five small fruit trees.

The second wall section is only c.10m in length, running east west along what was the northern edge of the paddock. This section probably owes its survival to its position on a slight stony rise, which provides a more solid foundation, although it is continuing to collapse. It is of more refined construction than that on the west side of the paddock, having been built with double walling and hearting stone.



Figure 28 - Bluestone paving and remnant orchard in the northern paddock of the farmstead, looking south.



Figure 29 - Wall on north side of the paddock to the north of the milking shed, looking south east.

A windmill and brick tank stand c.80m to the north east of the house. This is shown on the map of 1913, and according to the current landowner it was used to supply water to the dairy.



Figure 30 - Windmill and tank stand to the north east of the house, looking north.

8 DISCUSSION

The following discusses the information detailed in the previous sections of this report and summarises the post-contact heritage of the Study Area.

8.1 The nature of the post-contact heritage in the Study Area

Grazing runs had been established by squatters in the area by the late 1830s, and the area has remained predominantly pastoral and agricultural ever since. Given this history, and with reference to the previously recorded heritage in and around the Precinct, the site prediction model for PSP 67 (see 6.3.1 above) envisaged that the sites types that the Study Area could contain would include relic vegetation, post and rail fencing, the remains of agricultural structures, such as stock pens and yards or on-farm basalt quarries and dry stone walling. It was also envisaged that sites relating to activity along the corridors of Merri Creek, the Melbourne to Sydney railway line and Donnybrook Road might exist in the Precinct.

The post-contact heritage places recorded through the assessment and described in the previous chapter all fall into these predicted site types. These places are set out below according to the property in which they are located (see Plan 3).

Table 8.1 – Places identified within the Study Area

Place	Property	Historic theme
Dry stone walls VHI site H7822-0195 (this site appears to have been removed)	43/44	Grazing and agriculture
Dry stone wall VHI site H7892-0196 (the designated area for this VHI site actually includes a quarry site at that location)	44	Grazing and agriculture
Dry stone wall VHI site H7822-0192	32	Grazing and agriculture
Stock yard remnant	40	Grazing and agriculture Dairying
Several dry stone walls in the south west of the Study Area	35/40 40/41 34/35	Grazing and agriculture
Possible railway reservoir	36	Transport: Railways
Farmstead at 975 Donnybrook Road	41	Grazing and agriculture Dairying
Dry stone walls to the north of the farmstead at 975 Donnybrook Road	41	Grazing and agriculture
The Donnybrook Springs Hotel	37	Inns and settlements

It is possible that other, as yet unidentified, post-contact surface features are present within the Study Area, but this is considered unlikely given its past land use and the investigation coverage.

8.1.2 Dry stone walling in the Study Area

The lack of an easily dateable component makes dating dry stone walls difficult without detailed historical research, but generally the construction of walls was an early boundary measure in the region. It is probable that the dry stone walling dates from the earliest agricultural use of each parcel of land, as paddocks were divided for livestock, employing stone that was cleared from the land to make it more suitable for pasture, or to later in the 19th century when ownership became more fragmented in the current land parcels which the walls continue to define. Some of the walls around the homestead at 975 Donnybrook Road may

date to slightly later as the house style points to an early 20th century date, although it is possible that enclosures occupied the site previously.

Most of the walls in the Study Area also feature wooden or star picket fence posts, indicating that the two were built together as a combined barrier, and in these cases these supplementary walls are generally of poorer structure and smaller scale. The construction of these walls is not of high quality – not being as technically proficient as walls in the western district for example. It is therefore likely that they were constructed by general labourers or field hands rather than specialist wallers or immigrant farmers with a tradition of dry stone wall construction, for example from Scotland or northern England. Specifically, there is little grading of stone size from the base to the top of the wall, and little evidence of a defined structure, although this could be the result of repeated repairs. Some sections of these walls appear more regular in form, but the general impression is of the piling of stones to form an expedient barrier.

Some of the walls in the study area are of sufficient scale to act as a stock proof barrier in their own right, and the structure of these walls is necessarily more refined, often involving the construction of double wall faces, tied together with through stones and between which hearting stone is packed. Where these walls retain their cap stones, and thus their physical integrity, these walls remain in good condition, and this is the case with two of the walls at the 975 Donnybrook Road farmstead, but not for any of the other walls in the Study Area.

8.2 Heritage significance

In Victoria, places and objects of cultural heritage significance are protected and managed through a number of statutory mechanisms. The level of cultural heritage significance a place or object has, and therefore the protective mechanisms to which it can be subject are determined by the significance threshold that it meets. For example, heritage places can be considered for addition to the Victorian Heritage Register if they meet the threshold for State significance. The significance threshold can be defined as ‘the minimum level of cultural heritage significance that a place or object must possess to justify its inclusion on the relevant local, state, national or world heritage list’ (Heritage Council of Victoria 2012).

The *Heritage Act 1995* requires criteria to be used when assessing the cultural heritage significance of places and objects. In 2008 the Heritage Council of Victoria adopted the heritage assessment criteria set out below as the basis for significance assessment. On the basis of these criteria heritage places are generally given a significance ranking of National, State, Local or none.

Table 8.2 – Assessment criteria adopted by the Heritage Council of Victoria in 2008

Victorian Heritage Assessment Criteria
<ul style="list-style-type: none"> a) Importance to the course, or pattern, of Victoria’s cultural history. b) Possession of uncommon, rare or endangered aspects of Victoria’s cultural history. c) Potential to yield information that will contribute to an understanding of Victoria’s cultural history. d) Importance in demonstrating the principal characteristics of a class of cultural places and objects. e) Importance in exhibiting particular aesthetic characteristics. f) Importance in demonstrating a high degree of creative or technical achievement at a particular period. g) Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions. h) Special association with the life or works of a person, or group of persons, of importance in Victoria’s history.

8.2.1 Significance thresholds applicable to the Study Area

The mechanism that protects the largest number of places of cultural heritage significance is the Heritage Overlay under a local planning scheme. As a general principle, a place that is of heritage value to a *locality or municipality* has the potential to be recognised as being of *local* cultural heritage significance and may be included in the relevant authority's Heritage Overlay (Heritage Council of Victoria 2012).

The Donnybrook Springs Hotel was assessed against these criteria as part of the 2010 Whittlesea Heritage Study and not deemed to meet the threshold for local significance (see Table 6.3 and Appendix 1). The homestead at 975 Donnybrook Road was discounted as of low significance at an earlier stage of this study, and so not put forward for further assessment.

Indeed, on the basis of the above criteria, none of the post-contact heritage places listed in Table 8.1 is considered to meet the threshold for local significance and thus warrant inclusion on the Mitchell or Whittlesea Heritage Overlay. However, these places do reflect the historic development of the area, and it is desirable that their presence be reflected in some way in future planning for the area.

8.2.2 Archaeological potential

The concept of archaeological potential relates to the potential of a site or area to generate information concerning past human activity beyond that which is readily evident from its extant fabric if the site were subjected to archaeological investigation. Archaeological potential thus usually relates to the presence of associated sub-surface deposits at a site.

All sites of archaeological potential should be included on the Victorian Heritage Inventory (VHI). Sites that are included on the VHI are given statutory protection, irrespective of their level of significance.

As stated in section 6.2.1 above, dry stone walls are not generally considered to have archaeological potential, and for this reason many of the dry stone walls on the VHI have been 'delisted'. The farmstead at 975 Donnybrook Road and the quarry included under VHI site H7822-0196 are considered to have archaeological potential, but this is not considered to be the case for any of the other places identified.

It is possible that other subsurface archaeological deposits exist within the Study Area, but this is also considered unlikely given the previous land use of the area and the absence of the kind of historic activity that may have created such deposits – i.e. domestic occupation or intensive agricultural or industrial use.

8.2.3 Significance of dry stone walls

The dry stone walls in the Study Area do not meet the threshold for local significance required for inclusion on the respective Council Heritage Overlays, nor do they qualify for inclusion on the VHI. However, the Planning Schemes of both Mitchell Shire and the City of Whittlesea include Clause 52.37 relating to dry stone walls. This establishes the need for a permit to demolish, remove or alter a dry stone wall constructed before 1940 and imposes a requirement that Council consider the significance of the wall when deciding whether to award a permit.

All of the dry stone walls in the Study Area are believed to date to before 1940, and all are therefore subject to local planning policy. In order to inform Council decision making, the dry stone walls in the Study Area have therefore been assigned a relative level of significance based upon their condition and the technique involved in their construction. This assessment of significance does not reflect possible differences in the importance of the historical boundaries marked by the various walls, as this would require in depth historical research which is beyond the capabilities of this study.

These levels of significance are based on the criteria set out in Table 8.3. These are only applicable to the Study Area and do not claim to provide a framework for assessing walls in the wider area.

Table 8.3 – Criteria for assessing the significance of dry stone walls in the Study Area

Rationale	Significance level (relative)
Wall is well structured and in good condition	Very high
Wall is poorly structured and in good condition or well structured and in poor to fair condition	High
Wall is poorly structured and in fair condition	Moderate
Wall is poorly structured and in poor condition	Low

The estimated dates and levels of significance assigned to each wall section are set out below and illustrated on Plan 3.

Table 8.4 – Estimates date and levels of significance assigned to dry stone walls in the Study Area

Dry stone wall	Estimated date	Significance (relative)
Northern part of the Study Area (in Mitchell Shire)		
Running through property 43 and 44	Mid 19 th C	Low
Southern part of the Study Area (in the City of Whittlesea)		
Dry stone wall VHI site H7822-0192, along the northern edge of property 32	Mid 19 th C	Low
Along the southern boundary of the western branch of property 40	Mid 19 th C	High
Along the western boundary of property 41 (that with property 40)	Mid 19 th C	Moderate – High
Along the western boundary of property 35 (that with property 34)	Mid 19 th C	Moderate
In the centre of property 41, 200m north of Donnybrook Road	Mid 19 th C	Low
In the centre of property 41, 300m north of Donnybrook Road	Mid 19 th C	Moderate
<u>Around the farmstead at 975 Donnybrook Road</u>		
To the north of the house	Early 20 th C	Very high
Along the western boundary of the farmstead	Early 20 th C	High
To the north of the milking shed	Early 20 th C	Moderate
To the north of the northern paddock	Early 20 th C	High

8.3 The setting of nearby heritage places

Although none of the buildings located outside the south west corner of the Precinct has yet been included on the City of Whittlesea Heritage Overlay, they have been assessed to be of local significance and recommended for inclusion.

The City of Whittlesea has adopted Clause 15.03-1 *Heritage Conservation* which states that the Council will ‘*Ensure an appropriate setting and context for heritage places is maintained or enhanced*’ and the setting of these places is therefore a consideration. It is considered that these places would be screened from development of the Precinct by the railway line and Donnybrook Road which already largely frame their settings, but this policy should be borne in mind during master planning for the Precinct.

9 RECOMMENDATIONS

Cultural heritage places and sites provide us with evidence of past human activity. But the nature of human activity is that the places used in the past are affected by the actions of the present, such as intensive agricultural use or urban expansion, and cultural heritage places are thus a diminishing resource.

Cultural heritage places are valuable, not only for the scientific records of the past they provide, but also for their social significance. Where possible, these places should be protected in order to be handed down to future generations.

This report and its management recommendations have been prepared with the knowledge of Heritage Victoria. Although all cultural heritage management decisions will take the findings and recommendations of a consultant's report into consideration, this should not be taken to imply automatic approval of those findings and recommendations by Heritage Victoria.

The following recommendations are designed to inform master planning for the Precinct so as to minimise any impacts on significant post-contact heritage resources which might arise from its development.

Recommendation 1 - Victorian Heritage Inventory (VHI) sites

The VHI should be updated to more accurately reflect the archaeology of the Study Area. This should include the following:

- Add the farmstead at 975 Donnybrook Road
- Remove H7822-0195 where the dry stone walls appear to have been removed
- Correct H7822-0196 to record the quarry that its mapped areas covers
- De-list dry stone wall H7822-0192 in line with Heritage Victoria policy on dry stone walls.

A Consent to disturb is required from the Executive Director of Heritage Victoria for any works that will impact on a site or place listed on the VHI. There are fees associated with applying for the Consent that vary according to whether the purpose is archaeological study/removal or whether it's an application to deface, damage or interfere with a site/relic. In the event that archaeological investigation is required, a formal notification of intent to conduct an archaeological survey for non-Aboriginal historic sites must be sent to Heritage Victoria, prior to undertaking fieldwork. A conservation bond is also required for artefacts from a historic archaeological site.

Heritage Victoria (HV) provides information on the presence of VHI sites to all Victorian LGAs (through access to the HERMES database and GIS mapping layers), to encourage contact between agencies. However, there is no formal process of referral between LGAs and HV for VHI sites, and VHI sites are not automatically included in the LGA Planning Scheme in the way that Victorian Heritage Register (VHR) places are.

Recommendation 2 - Farmstead at 975 Donnybrook Road

In addition to adding the farmstead at 975 Donnybrook Road (property 41) to the VHI, the master plan should attempt to reflect this site as a good example of the kind of small scale dairy farms that existed in the area during the early part of the 20th century.

The structures at 975 Donnybrook are certainly not the only examples of late 19th or early 20th century agricultural buildings within the northern growth corridor (indeed there are several agricultural buildings to the east of 975 Donnybrook Road in property 31, outside the Study Area). However, given that complexes such as this are less likely to warrant heritage designation, and thus some level of protection, in their own right; their numbers are likely to diminish with increasing development.

Measures could include retaining characteristic elements or providing interpretive material in relation to the site and its agricultural activities. This should be undertaken with reference to the record of the site provided on the VHI site card (included as Appendix 3). Further investigation of the site should be undertaken at the subdivision stage to more accurately assess the site's archaeological potential and provide guidance for its future management.

The site area suggested on the site card (and shown on Plan 3) is based on the boundaries of the homestead itself and therefore the area in which archaeological deposits are considered most likely to exist.

Recommendation 3 - Dry stone walls

Wherever possible, the dry stone walls in the Study Area should be retained, in line with Council policy. But, where this is not possible, priority should be given to higher significance walls as assessed above, and to the highly visible examples on rocky knolls which lend character to the landscape.

For dry stone walls which are to be retained, it is important that the visual relationship between related sections be maintained to recall the historic field boundary that the walls defined.

Any repairs to dry stone walls should be made in a manner which recalls their original manner of their construction – i.e. high quality walls should not be replaced with piled stones, nor should walls which were constructed with unrefined technique be 'improved'.

Recommendation 4 - Heritage places of lower significance

Several places have been recorded by this study which are not recommended for listing or covered by Council heritage policy. These include the following:

- Stock yard in property 32
- Railway reservoir in property 36.

To these could be added two rail bridges along the Melbourne to Sydney railway line adjacent to the Precinct, although these lie outside the Study Area beyond its western edge.

It is considered unlikely that the bridges will be affected by future development of the Precinct although there may be upgrades to the rail line in the future given Public Transport Victoria network plans. However, development will almost certainly remove the features listed above.

Although of relatively low heritage significance, these elements still represent the history of the Study Area, and attempts should be made to retain them, in line with Council wishes, or to reflect their presence in ways other than through physical preservation. This could be through the naming of streets or reserves or other form of heritage interpretation.

Recommendation 5 - The settings of nearby heritage properties

As discussed above, there are several properties located around the south west corner of the Precinct that have been assessed to be of local significance and recommended for inclusion on the City of Whittlesea Heritage Overlay.

In line with Clause 15.03-1 of the City of Whittlesea planning scheme, the potential of future development to adversely impact on the setting of these places should be borne in mind during master planning.

Recommendation 6 - Further work and contingency for post-contact cultural heritage

Historically, the Study Area appears to have been utilised as farmland, and relatively little significant post-contact heritage has been identified within it. Its development is therefore unlikely to entail any impact on significant non-Aboriginal archaeological sites.

However, given the size of the Study Area, the absence of other places of post-contact heritage significance, particularly sub-surface archaeological sites, cannot be completely discounted. Council may thus require that further, site specific, work is undertaken at the subdivision stage to confirm the presence or absence of heritage material within each property. Given that this assessment has determined that the Study Area has a low potential for non-Aboriginal heritage, any material that is identified by higher resolution investigation is very unlikely to be of high significance and therefore unlikely to demand extensive mitigation works such as archaeological excavation.

But in any case, it is recommended that a contingency approach be agreed in advance of the commencement of construction works to prevent damage to cultural heritage, or delay to the construction programme, in the unlikely event that significant deposits are encountered.

Particular care should be taken in areas identified by the site prediction model – namely along the railway, the Merri Creek, the Melbourne to Sydney railway line and the Donnybrook Road corridor.

Any sub-surface testing that is required in the Precinct should also be undertaken with reference to the 2006 Aboriginal Heritage Act and its requirements.

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Mitchell Shire Council 2013 Schedule to the Heritage Overlay

National Trust Register

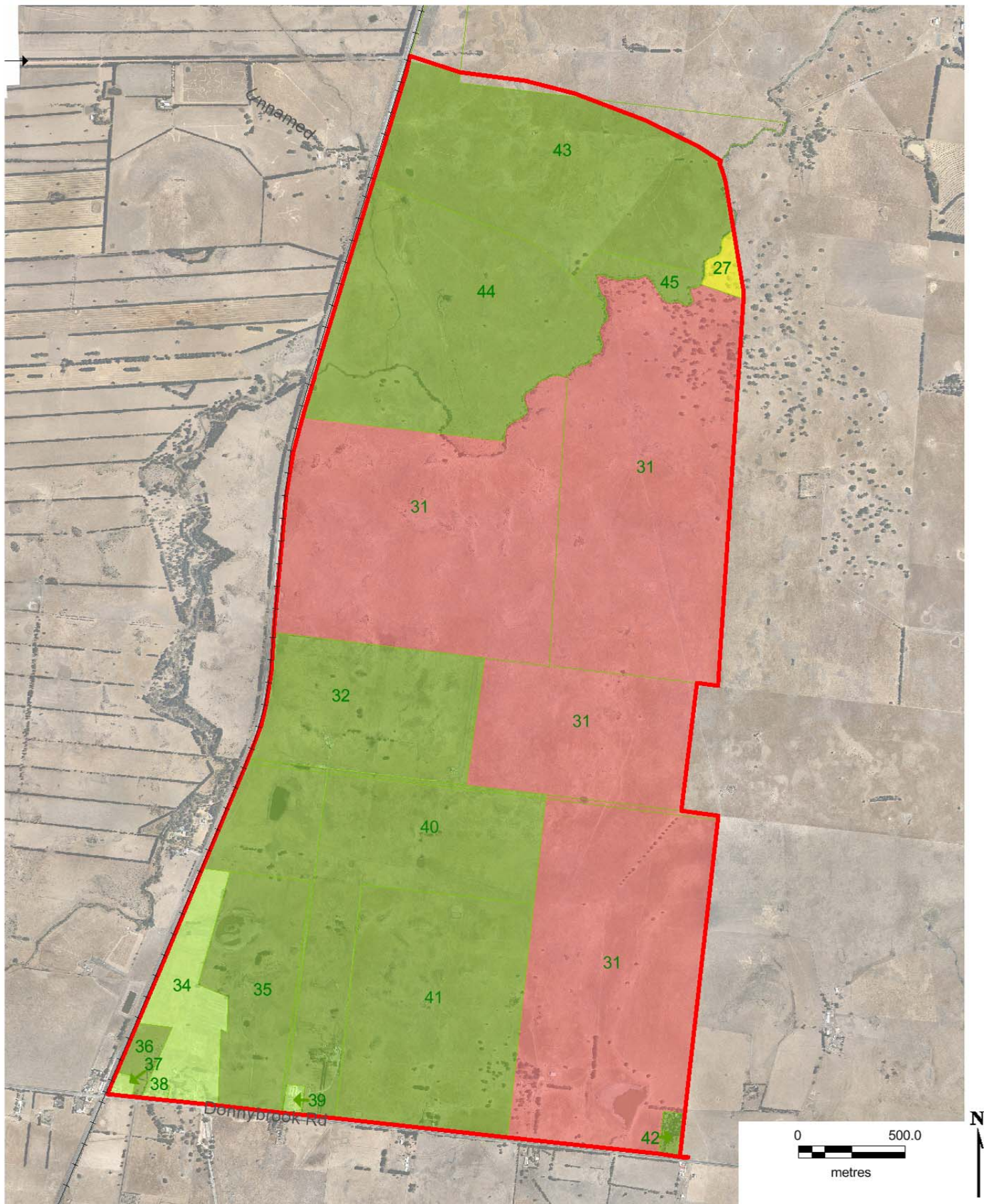
Register of the National Estate

Victorian Heritage Inventory (VHI)

Victorian Heritage Register (VHR)

PLANS

Plan 1 - PSP 67 Donnybrook: Study Area



KEY

- | | |
|--|---|
| PSP 67 Donnybrook | No survey required |
| Surveyed property | + Railway track |
| Surveyed from adjacent property or road | |
| Not accessed | |

PSP 67 Donnybrook Study area

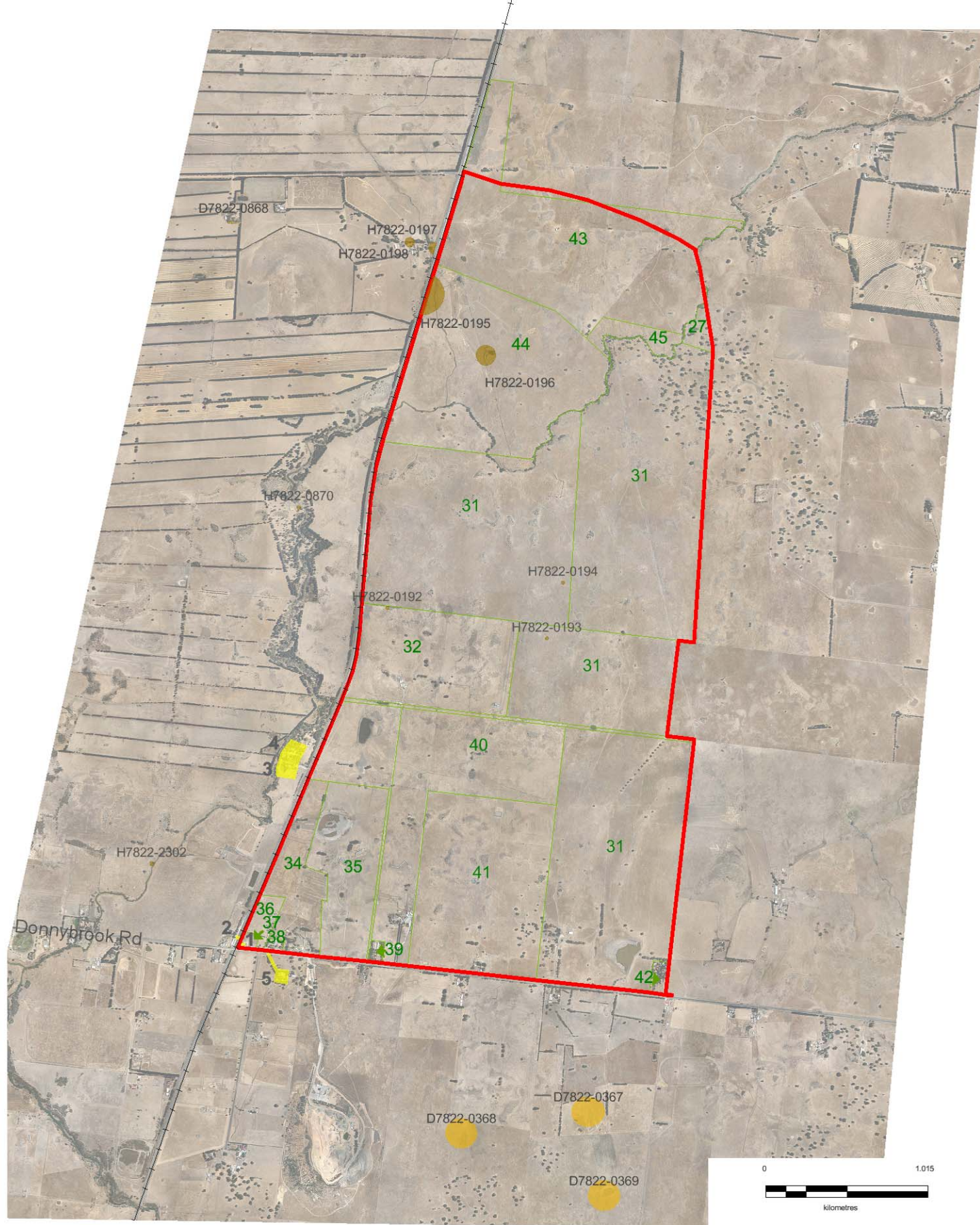
Client Project Growth Areas Authority
 PSP 67 Post-Contact
 Heritage Assessment

Date 15/8/2013 JB

CONTEXT

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Plan 2 - PSP 67 Donnybrook: Previously Recorded Heritage Places



KEY

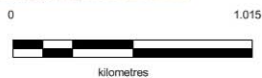
- Heritage Inventory site
- Heritage Inventory delisted site (dry stone walls)

Properties assessed in a previous study

- 1 Donnybrook Springs Hotel
- 2 Donnybrook Station
- 3 'Property adjoining Donnybrook Mineral Springs'
- 4 Donnybrook Mineral Springs
- 5 Langley Park

PSP 67 Donnybrook

Railway track



**PSP 67 Donnybrook
Previously recorded
heritage places**

**Client
Project**

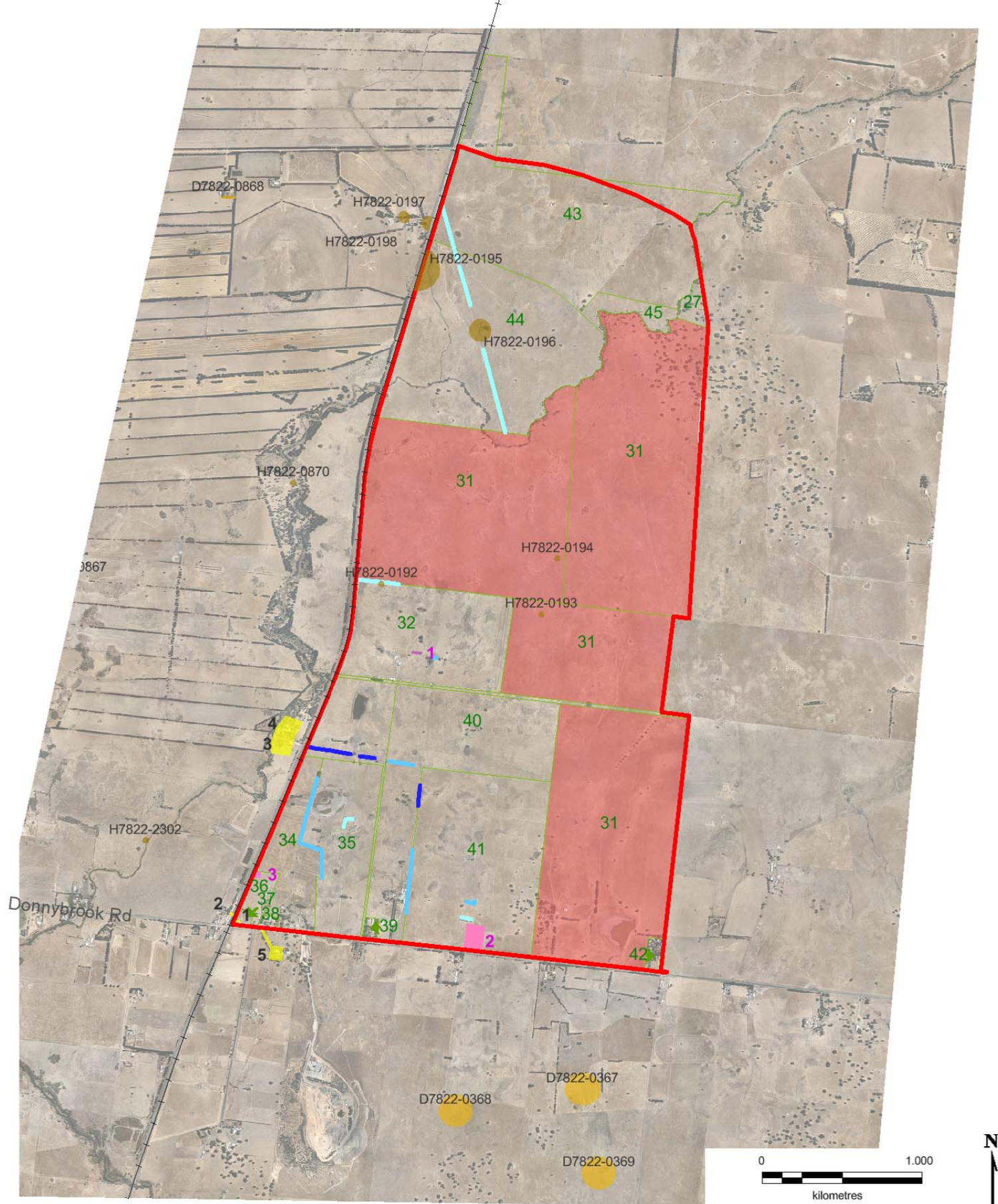
Growth Areas Authority
PSP 67 Post-Contact
Heritage Assessment
9/5/2013 JB

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**Plan 3 - PSP 67 Donnybrook:
Registered/Known Post-Contact Heritage Places**



KEY

Features identified during survey

- 1 Stockyard
- 2 Farmstead at 975 Donnybrook Road (see detail plan)
- 3 Railway reservoir

Properties assessed in a previous study

- 1 Donnybrook Springs Hotel
- 2 Donnybrook Station
- 3 'Property adjoining Donnybrook Mineral Springs'
- 4 Donnybrook Mineral Springs
- 5 Langley Park

- Dry stone wall - well structured, good condition
- Dry stone wall - poorly structured, good condition or well structured and in poor-fair condition
- Dry stone wall - poorly structured, fair condition
- Dry stone wall - poorly structured, poor condition

- Heritage Inventory sites
- Heritage Inventory delisted sites (dry stone walls)
- No survey required
- PSP 67 Donnybrook
- Title boundary
- Railway track

PSP 67 Donnybrook Registered/known Post-Contact heritage places

Client Project

Growth Areas Authority
PSP 67 Post-Contact
Heritage Assessment
15/8/2013 JB

Date

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APPENDICES

Appendix 1 - Gazetteer of heritage places

VHI Sites in the Precinct

VHI Number	Site Name	HERMES ID	VHI description	Coordinates (AGD66)	
				Easting	Northing
Within the Study Area					
H7822-0192	Donnybrook Quarry 1 – Dry Stone Wall	8832	Dry stone wall running along southern fence line for approximately 700m. Aligned east-west, good condition.	321500	5844950
H7822-0195	Donnybrook Quarry IV, Dry Stone Wall	8835 111338	Dry stone wall runs at an angle to adjacent fence line. Meets up with fence after approx. 20m.	321800	5846900
H7822-0196	Donnybrook Quarry V – Dry Stone Wall	8836 110483	Dry stone wall located about halfway down length of paddock, just in front of a stony rise.	322100	5846800
Outside the Study Area					
H7822-0193	Donnybrook Quarry II – Dry Stone Wall	8833	Dry stone wall running along fence line for approximately 23m east-west, and along eastern fence line for approx. 10m north-south.	322500	5844750
H7822-0194	Donnybrook Quarry III – Structure	8834	Triangular bluestone structure. Southern wall is 27.2m running north-west, northern wall is 43.6m length, left front wall 8.4m, right front wall 12.9m. Interpreted as corral enclosure for penning animals.	322600	5845100

Other previously identified undesignated heritage places in the Precinct

Num. on Plan 1	Name and address	HERMES ID	Description	Previous recommendations
1	Donnybrook Springs Hotel, 825 Donnybrook Road	161937	The present Donnybrook Springs Hotel dates from the 1895, but it has been extensively altered in recent times. Alterations include, rendering, the replacement of windows on the facade facing Donnybrook Road and the construction of a new roof. The changes significantly detract from the heritage value of the site and it no longer meets the threshold for local significance.	Meredith Gould Architects 1990 - F grading Context Pty 2010 - Low priority place

Places identified during this study

GAA property number	Dry stone wall	Estimated date	Local significance?*	Significance (relative within the Study Area)
32	Dry stone wall VHI site H7822-0192, along the northern edge of property	Mid 19 th C	No	Low
35	Dry stone wall running along the western boundary of property (that with property 34).	Mid 19 th C	No	Moderate
36	Possible railway reservoir	Late 19 th C	No	Moderate
40	Stock yard remnant	Early 20 th C	No	Moderate
40	Dry stone wall running along the southern boundary of the western branch of property	Mid 19 th C	No	High
41	Dry stone wall running along the western boundary of property (that with property 40)	Mid 19 th C	No	Moderate – High
41	Dry stone wall in the centre of property, 200m north of Donnybrook Road	Mid 19 th C	No	Low
41	Dry stone wall in the centre of property, 300m north of Donnybrook Road	Mid 19 th C	No	Moderate
41	Farmstead at 975 Donnybrook Road	Early 20 th C	No	High
41	Dry stone wall to the north of the house at 975 Donnybrook Road	Early 20 th C	No	Very high
41	Dry stone wall along the western boundary of the farmstead at 975 Donnybrook Road	Early 20 th C	No	High
41	Dry stone wall to the north of the milking shed at 975 Donnybrook Road	Early 20 th C	No	Moderate
41	Dry stone wall to the north of the northern paddock at 975 Donnybrook Road	Early 20 th C	No	High
43 & 44	Dry stone wall running through properties	Mid 19 th C	No	Low

*warranting inclusion of the Heritage Overlay

VHI sites within 1.5km of the Precinct

VHI Number	Site Name	HERMES ID	VHI description	Coordinates (AGD66)	
				Easting	Easting
H7822-0197	Donnybrook Quarry VI, Dry Stone Wall	8837 111340	Dry stone wall runs along fence line for approx. 50m east-west, approx. 9m north-south.	321750	5847400
H7822-0198	Donnybrook Quarry VII, Dry Stone Wall	8838 111339	Dry stone wall runs alongside water tower for approx. 5m, northwest of house. Looks more recent.	321600	5847400
D7822-0367	Donnybrook Dry Stone Wall 1	12733	The dry stone wall runs in a north-south direction and forms the boundary fence between two properties. The wall is made from basalt boulders. It varies in height along its length, although in places it is 6 courses high.	323144	5841655
D7822-0368	Donnybrook Dry Stone Wall 2	12732	The dry stone wall runs in an east-west direction. The wall is made from basalt boulders and varies in height along its length.	322316	5840895
D7822-0369	Donnybrook Dry Stone Wall 3	12731	The dry stone wall runs in a east-west direction. It acts as a retaining wall between the dam on the north side and grass on the south. The wall is made from basalt boulders and is in very good condition.	322859	5841255
H7822-0868	Dry Stone Wall and Drain	27450	The site consists of a dry stone wall running east west, a row of mirror bush trees (<i>Coprosma repens</i>) that is parallel with the dry stone wall, and a ceramic drain that runs under the dry stone wall.	320531	5847440
H7822-0870	Quarry H2	23127	Bluestone quarry located on the west side of Merri Creek, which its excavation has realigned slightly. A scatter of historic material, including fragments of ceramics and glass bottles dating to the late 19th century, together with brick fragments and a horseshoe are also recorded.	320944	5845572
H7822-2302	Kalkallo Stone Feature	183902	The site consists of a roughly rectangular stone 'foundation' feature of unknown purpose adjacent to the Merri Creek. It is most likely associated with agricultural/pastoral activities.	320148	5843532

Other heritage places identified in previous heritage studies within 1.5km of the Precinct

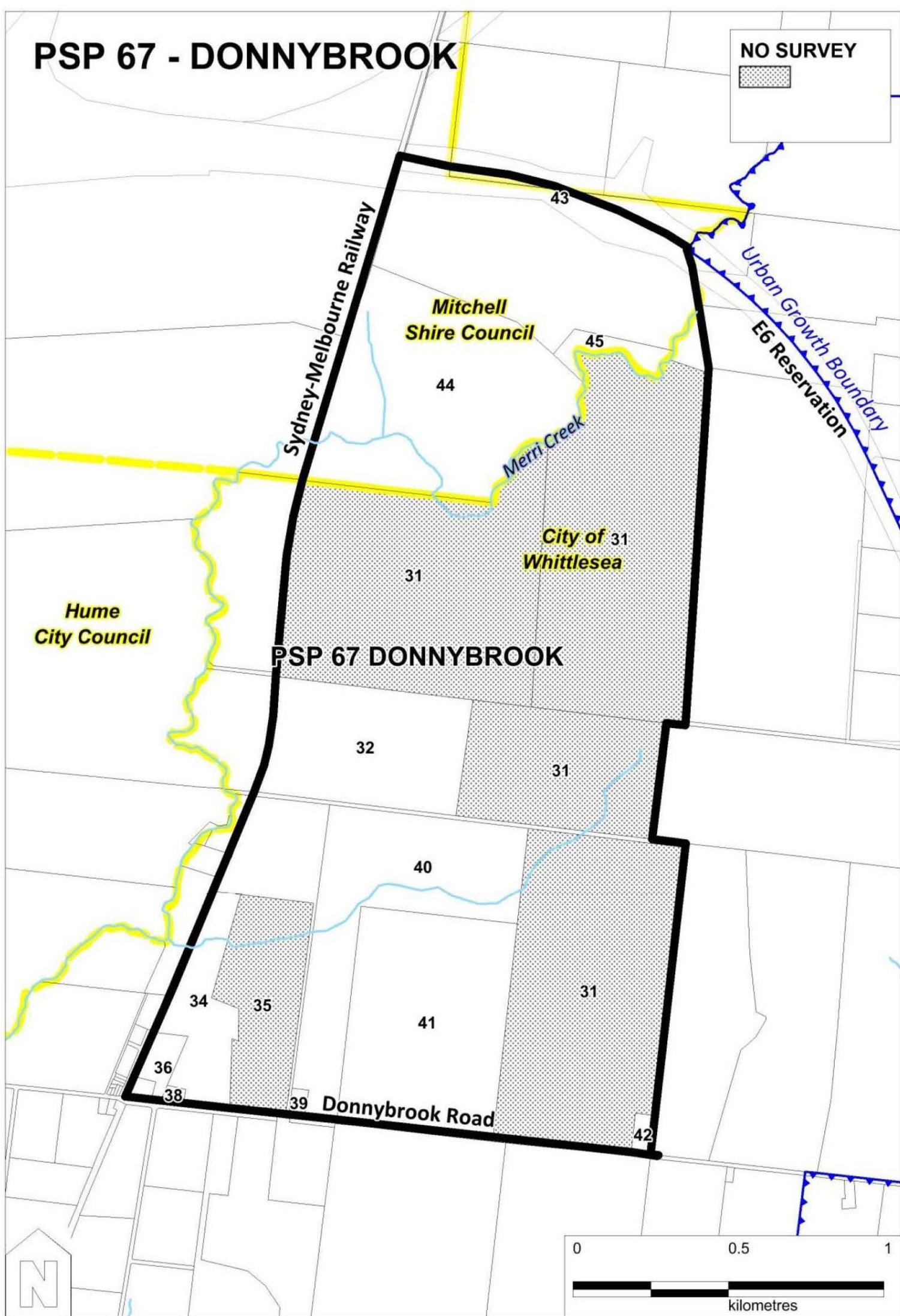
Num. on Plan 1	Name and address	HERMES ID	Description	Previous recommendations
2	Donnybrook Station, 823 Donnybrook Road	28551 12970 (Delisted VHI site D7822-0728)	The station at Donnybrook was opened on 14 October 1872, with a single platform on the west (down) side. In 1882 an 'up' platform was provided and three years later a small signalling frame installed, and a goods shed was erected in 1888. The Donnybrook Station building is a compact timber structure built to a standard Victorian Railways design in 1900. Previously it housed the old signalling system, but all the signals, crossover points and the signal control levers were removed in March 2011. The rear of the station is built on a narrow rectangular plan, with a central room projecting onto the railway platform at front. It has a corrugated iron gable roof with wide eaves and simple timber bargeboards, and a partially external brick chimney.	Meredith Gould Architects 1990 - C grading Context Pty 2010 - Recommended for Heritage Overlay
3	'Property adjoining Donnybrook Mineral Springs', 110 - 130 Springs Road	28556	The plot is occupied by a house and a large bluestone barn dating to c.1860s. The house is of weatherboard construction, although it would appear to incorporate an earlier stone structure with a brick chimney at its north western corner. The barn is a fine bluestone structure which is clearly earlier than the present farmhouse. It comprises a main central portion constructed in bluestone with a corrugated metal ridge roof featuring weatherboarding in its gable ends.	Meredith Gould Architects 1990 - C grading Context Pty 2010 - Recommended for Heritage Overlay
4	Donnybrook Mineral Springs, 130 Springs Road	28554	Donnybrook Mineral Springs is a large open air site comprising a variety of built and natural features. The springs themselves consist of an artificial channel lined with stone and mortar retaining walls. There is a narrow timber foot bridge over the channel which leads to a low cement platform, to the side of which is a very small concrete structure with a gently sloping flat roof that may have been used for equipment storage or similar. Affixed to the roof is a sign reading: "Mineral Spring. This is the oldest known spring of natural sparkling mineral water in Victoria and the nearest to Melbourne". Picnic shelters are dotted across the site and the wider setting of the springs is parkland characterised by open grassy spaces with frequent plantings of both native and exotic trees.	Meredith Gould Architects 1990 - C grading Context Pty 2010 - Recommended for Heritage Overlay
5	Langley Park	28548	The property at Langley Park comprises a homestead surrounded by a landscaped garden including a number of mature exotic trees that form its setting. The house is a timber Federation residence constructed in c.1900. The shallow pitched hipped roof has wide eaves and features roughcast rendered chimneys with terracotta pots. A small addition has been constructed at the front left corner of the house that may have been built during the interwar period reduces the integrity of the building.	Meredith Gould Architects 1990 - C grading Context Pty 2010 - Recommended for Heritage Overlay

Appendix 2 - Survey access details

GAA Property number	Property Address	Access	Date Surveyed
Northern part of PSP			
27	1445/1445a Merriang Road, Beveridge 3753	Not accessed – could not contact landowner (contact details could not be obtained)	-
43	300 Donovans Lane, Beveridge 3753	Accessed	25.03.13
44	194 Donovans Lane, Beveridge 3753	Accessed	25.03.13
45	300 Donovans Lane, Beveridge 3753	Accessed	25.03.13
Central part of PSP – not in Study Area			
31	1025 Donnybrook Road, Donnybrook 3064 & 1195 Merriang Road, Donnybrook 3064	No survey required	-
Southern part of PSP			
32	895/895a/895b Donnybrook Road, Donnybrook 3064	Accessed	26.03.13
34	855 Donnybrook Road, Donnybrook 3064	Not accessed – could not contact landowner (contact details could not be obtained) Surveyed from highway and adjacent property	06.03.13 & 26.03.13
35	875 Donnybrook Road, Donnybrook 3064	Accessed	26.03.13
36	835 Donnybrook Road, Donnybrook 3064	Accessed	26.03.13
37	825 Donnybrook Road, Donnybrook 3064	Not accessed – not deemed necessary Surveyed from highway and adjacent property	06.03.13 & 26.03.13
38	845 Donnybrook Road, Donnybrook 3064	Not accessed – not deemed necessary Surveyed from highway and adjacent property	06.03.13 & 26.03.13
39	905 Donnybrook Road, Donnybrook 3064	Not accessed – not deemed necessary Surveyed from highway and adjacent property	06.03.13 & 26.03.13
40	915 Donnybrook Road, Donnybrook 3064	Accessed	26.03.13
41	975 Donnybrook Road, Donnybrook 3064	Accessed	26.03.13
42	1085 Donnybrook Road, Donnybrook 3064	Accessed	26.03.13

PSP 67 - DONNYBROOK

NO SURVEY



Appendix 3 - Site card for 975 Donnybrook Road



Heritage Inventory No: ☐ ☐ ☐ ☐ ☐ - ☐ ☐ ☐ ☐

Heritage Inventory Site Card

Site Card must be completed in conjunction with the *Guidelines for Conducting Historical Archaeological Surveys* at www.heritage.vic.gov.au.

1. Place

Name

Other/former names

Current site description

2. Current statutory listing

☐ Victorian Heritage Register Number

☐ Heritage Overlay Number

3. Suggested protection

☐ Victorian Heritage Register

☐ Heritage Overlay, Local Planning Scheme

4. Archaeological description

☐ Surface cultural material

☐ Features

☐ Artefacts / Artefact scatter

☐ Sub-surface cultural deposits

☐ Disturbance

☐ Archaeological potential

5. Archaeological significance

☐ High

☐ Medium

☐ Low

☐ None

☐ Unknown

6. Location

Site location (where known)

Street number Street

Suburb State **VIC** Postcode

Local Government Area

Full AMG co-ordinates (**must be AGD 66**) Easting Northing

Mapsheet name and number (1:100,000 only)

7. Cadastral location

County Parish Township

Section Allotment SPI.....

8. Indigenous values

☐ Site has known Indigenous values Victorian Aboriginal Heritage Register Number

9. Associated sites (Inventory, VHR, HO or other)

10. Keywords

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> early 19 th century | <input type="checkbox"/> urban | <input type="checkbox"/> pastoral | <input type="checkbox"/> domestic |
| <input type="checkbox"/> mid 19 th century | <input type="checkbox"/> outside urban | <input type="checkbox"/> agricultural | <input type="checkbox"/> industrial |
| <input type="checkbox"/> late 19 th century | | <input type="checkbox"/> timber | <input type="checkbox"/> commercial |
| <input type="checkbox"/> early 20 th century | | <input type="checkbox"/> mining | <input type="checkbox"/> religious |
| <input type="checkbox"/> mid 20 th century | | <input type="checkbox"/> transport | <input type="checkbox"/> maritime infrastructure |
| <input type="checkbox"/> mid-late 20 th century | | <input type="checkbox"/> communication | <input type="checkbox"/> civic |
| | | <input type="checkbox"/> recreation | <input type="checkbox"/> military |
-

11. Plan of site **Please attach separate plan.** All features on the plan must be labelled and scale noted (eg 1:100,000).

12. Place history (attach sheet if necessary)

13. Interpretation of site (Include phases in the development of the site, functions and activities represented)

14. Assessment of archaeological significance

15. Assessment of cultural heritage significance

☐ Historical significance

☐ Statement of Significance attached

☐ Scientific significance

☐ Aesthetic significance

☐ Social or spiritual significance

16. Present use

17. Threats

18 References/ Informants

19. Photographs of site

Please attach as separate sheet.

20. Map showing location of site

Please attach separate plan.

Map must clearly identify assessed area and include any street addresses (eg
excerpt from Melway and its reference numbers.)

Describe in detail directions to locate the site in the future

21. Owner & Occupier Details

Agency

Owner's name

Contact name

Postal address

Telephone Facsimile

Email address

Occupier's name

Postal address

Telephone Facsimile

Email address

Recording Archaeologist

Company name..... Date recorded
(Day/Month/Year)

Other Comments:

Return completed Site Cards to Heritage Victoria via email at archaeology.admin@dpcd.vic.gov.au or Heritage Victoria, PO Box 2392, Melbourne 3001

Office Use Only

Report Numbers..... Associated Consent numbers

Any personal information about you or a third party in your correspondence will be collected, held, managed, used, disclosed or transferred in accordance with the provisions of the Information Privacy Act 2000 (Vic) and applicable laws. Enquiries about access to information about you held by the Department should be directed to the Privacy Officer, Department of Planning and Community Development, PO Box 2392, Melbourne, VIC 3001.

Notwithstanding the above, please note that information provided to enable the administration of the Heritage Act 1995 may be disclosed to persons with an interest in the heritage place or object particularly, and information provided as part of a permit application may be made available on-line where the application has been publicly advertised under section 68 of the Heritage Act 1995.

Farmstead at 975 Donnybrook Road – History

Locality history - Donnybrook

John Hunter Patterson received the Crown Grants for a majority of the land in the Woodstock and Donnybrook area in 1840 (MGA, 1991A:n.p.). From the 1840s, the Donnybrook area was known to European settlers as Rocky Water Holes. It was populated by small dairyman and farmers, along with the larger cattle and sheep runs. Early pastoralists and graziers in the area included John Hunter Patterson, pastoralist, and, John Horton Sherwin, pastoralist and grazier, who ran 'Braemore', located in the northern part of Woodstock and Donnybrook (Waghorn, pers. comm. 14 April 2013).

By 1849 a number of small businesses and tradespeople had begun operating in the township, including the Fountain Inn (1841). At this date, two more inns, a post office, watchhouse and flourmill were also being built. Traffic through the town was high, and included many drays loaded with wool. In 1852, the land was surveyed, after which the area was called Donnybrook (MGA 1991B:n.p.).

Later, an abundance of travellers' lodgings appeared, suggesting Donnybrook was a frequent stopping place for people on the road to Sydney or the goldfields. In 1872 the railway came to Donnybrook, a factor that partially contributed to the decline of the township, as it reduced the opportunity for passing trade on the road. In 1874, Donnybrook township was changed to Kalkallo, after the Parish (Wuchatsch & Hawke 1988:47).

Place history

The current 975 Donnybrook Road, Donnybrook was originally a part of Crown Portion 22 in the Parish of Kalkallo, County of Bourke. The Crown Grantee was John Hunter Patterson, who received the grant for Portion 22 in April 1840, which originally totalled 1,145 acres. Patterson also received the Crown Grants for the surrounding land, including Crown Portions 15-23 and 27-30 in the Parish of Kalkallo and two lots in the Parish of Merriang to the north (Parish of Kalkallo and Merriang plans, PROV).

John Hunter Patterson (senior) was a 'well known figure in pastoral circles' (*Narandera Argus & Riverina Advertiser*, 18 Jul 1930:4). A John Hunter Patterson of Melbourne, Port Phillip wrote the widely publicised 'plan for the better treatment of Aborigines of Australia Felix, in 1842 (*Launceston Examiner*, 18 Jun 1842:5). However, it has not been confirmed if this was the same Patterson. Two of Patterson's sons would also become prominent pastoralists. Myles and John (junior; 1841-1930) were large landowners in Victoria and New South Wales, and the 'pioneer pastoralists' who purchased the 'famous Boonoke stud sheep station' near Deniliquin, NSW (*Brisbane Courier*, 9 Jul 1930:19).

In July 1874 John Abbott, a farmer of Tatura, purchased just over 327 acres (327 acres, 1 rood & 20 perches) of Crown Portion 22, which was bound by Donnybrook Road to the south. The land included an eight acre lot on the north-east corner of Donnybrook and Springs roads, which was transferred to George Macartney Abbott on 19 March 1888. On the same day, the remainder of the land (just over 319 acres, which included the current 975 Donnybrook Road) was transferred to Robert Henry Abbott, a farmer of Kalkallo (LV: V1138/F401). In May 1894, the land was transferred to the wife of Robert (now noted as a gentleman of Carlton), Alicia C Abbott.

In October 1903, the Abbotts sold the land to Jonas M Stawell, a Civil Engineer of the Railway Department of Sydney, and Stanley B Osborne 'of parts beyond the Seas, Esquire'. Stawell and Osborne's land ownership at this date extended to the railway track to the west. In April 1915, they sold 221 acres (including 975 Donnybrook Road) to Richard Goss, Donnybrook Grazier (LV:V2004/F790; V2596/F096). The extent at this date appears to match the current boundary of the property, which totals

approximately 222 acres.

Richard Goss was the son of Bernard Goss (1834-1908) of 'Bald Hill', Woodstock, a 'colonist' and large land holder in the Donnybrook and Woodstock area in the nineteenth century (*Argus* 29 Jun 1908:1; 18 Jul 1945:2; John Waghorn, pers. comm. 14 Apr 2013).

In March 1925, 975 Donnybrook Road was sold to John Henderson, a farmer of Springfield, Epping, in March 1925.

Stylistic analysis of the house suggests that it dates to c.1910s/1920s. This indicates that it was built under the ownership of either Richard Goss or Joe Henderson.

Subsequent owners include John Healy and John McKay solicitors from 1967, followed by John Healy and Win McKay (John McKay's widow) from March 1980. In 1984, 975 Donnybrook Road was purchased by the Dibellas (LV:V3879/F632).

In 2012, farm buildings remain to the north of the house, including a milking shed and dairy, as well as bluestone paving, dry stone walls and a well. The date of these has not been confirmed, but they are probably contemporary with the house.

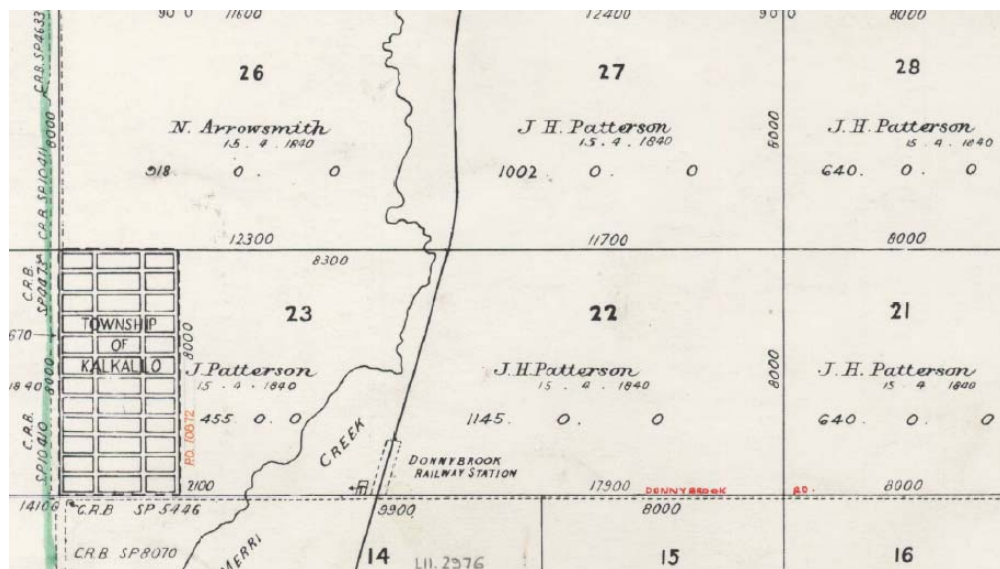


Figure 1 - Detail of the Parish Plan 'Kalkallo, County of Bourke'. 975 Donnybrook Road is located on the southern boundary of Crown Portion 22 (Source: PROV online).

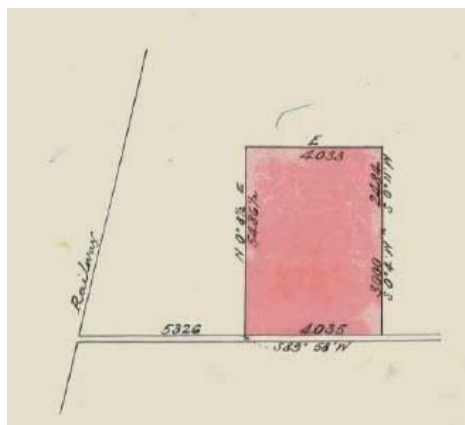


Figure 2 - A detail of the Certificate of Title, illustrating the extent of the lot in 1915 when purchased by Richard Goss, grazier (LV: V2596/F096).

Sources

John Waghorn, local historian, personal communication via letter, 14 April 2013.

Land Victoria (LV), Certificates of Title, as cited above.

Meredith Gould Architects (MGA) (1991A), Whittlesea Conservation Study, Part 1.

Meredith Gould Architects (MGA) (1991B), Whittlesea Conservation Study, Volume 1.

Parish of Kalkallo & Parish of Merriang plans, viewed online at PROV, <<http://prov.vic.gov.au/>>, accessed April 2013.

The Argus.

The Brisbane Courier.

The Launceston Examiner.

The Narandera Argus & Riverina Advertiser.

Wuchatsch & Hawke (1988), Historic views of the City of Whittlesea, Thomastown.

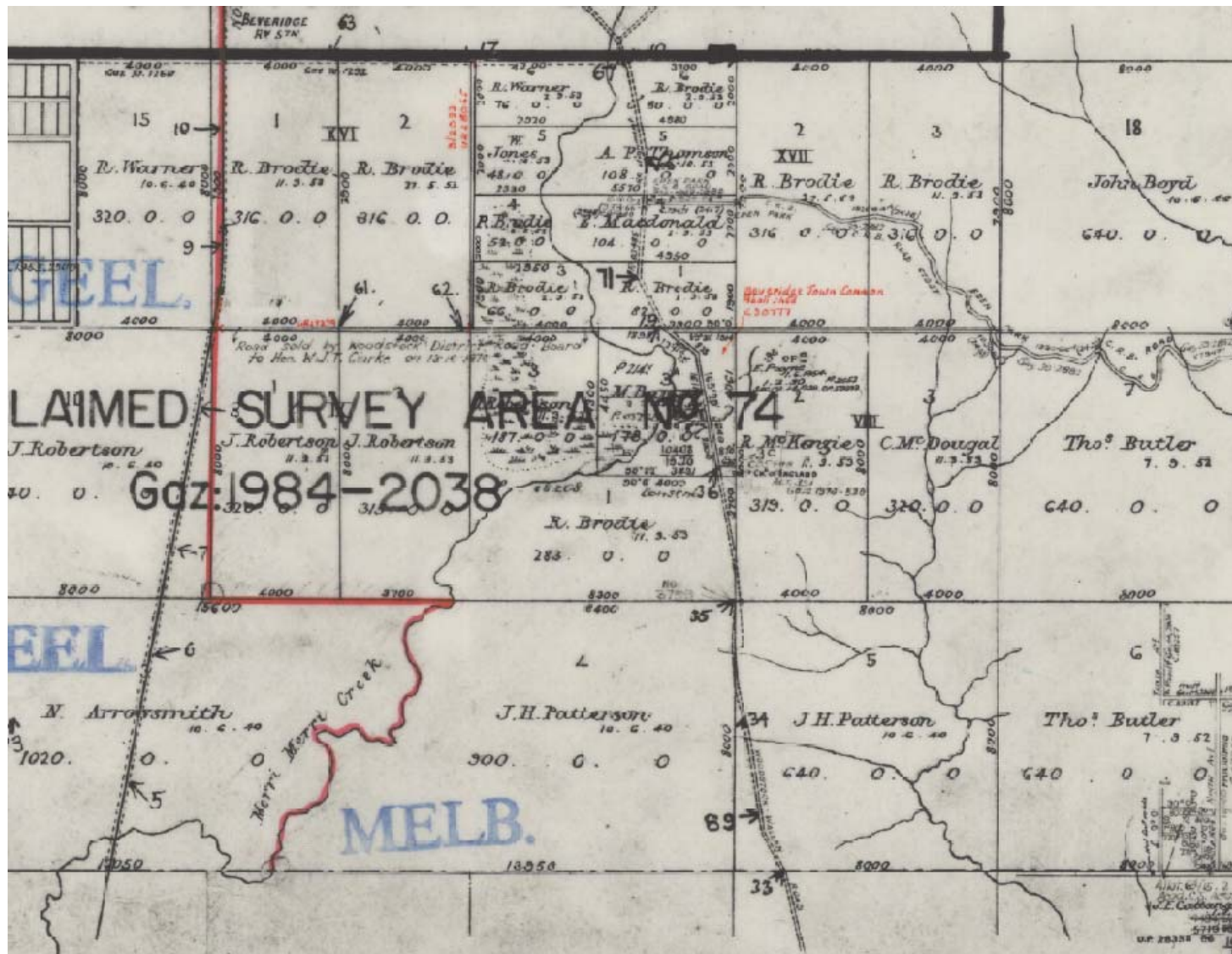
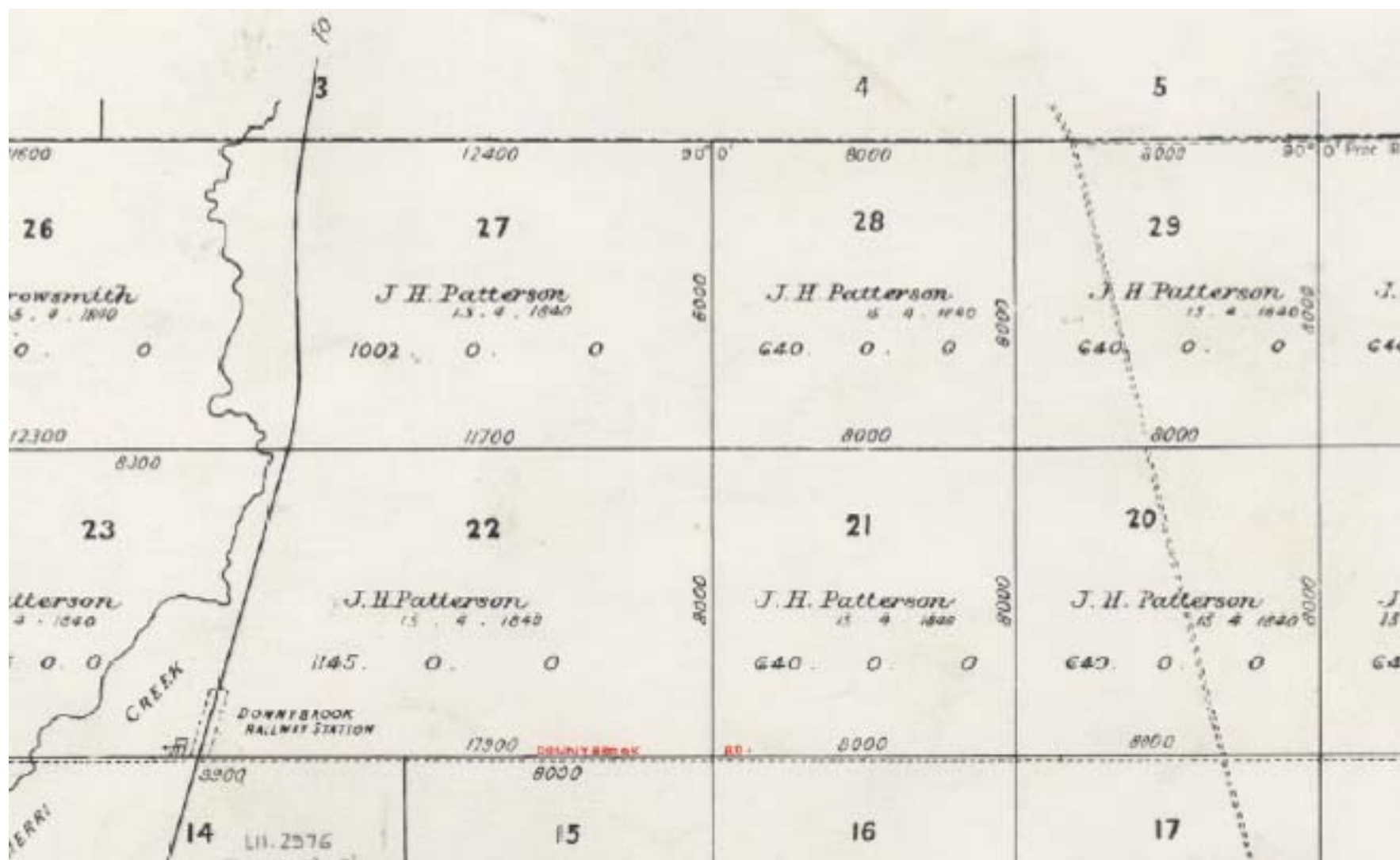


Figure 3 - Merriang Parish Plan



Farmstead at 975 Donnybrook Road

Description (26.03.13)

The farmstead at 975 Donnybrook Road comprises a small house, set c.25m back from the road, with a small complex of domestic and agricultural buildings to its rear. One of these structures (most likely the house) is probably that shown at the southern edge of the Study Area on a map of 1913, and on the basis of this, and the style of the house, the site probably dates to the beginning of the 20th century.

The house is a simple weatherboard structure with a gable roof around a central brick chimney and cement sheeting in its gable ends. The façade has a central door flanked by tripartite windows, each containing double hung sashes to either side of a fixed pane. A central porch structure extends over the door, and this is flanked by verandah sections over each window. A corrugated iron external toilet shed and a peppercorn tree lie to the north west of the house.

A series of wooden sheds and chicken coops stand to the north of the house.

As regards agricultural buildings, a large corrugated metal shed of little interest stands approximately 50m to the north west of the house, and a further 20m to the north are a small brick dairy and a milking shed, both of which are no longer in use. The dairy comprises two rooms, each with an external door, which probably accommodated the milk tanks and possibly refrigeration equipment. The milking shed is a corrugated metal clad timber-framed structure with a gable roof and a skillion timber porch roof along its eastern side. Apart from where a series of pens occupies its northern end, this side opens out onto a bluestone paved yard. A dilapidated corrugated metal shed abuts the rear (west side) of the milking shed.

Immediately to the rear (west) of the dairy is a well which appears to be lined with timber, at least at the surface. This was unclear at the time of survey owing to a pile of timber covering it, which includes the well's winch mechanism.

A series of dry stone walls surround the property. These include a fine example to the north of the house which runs east from the dairy, segregating the domestic area around the house from the animal yards to the rear. The wall, which is c.35m in length, stands to 1.4m in height. It exhibits a high level of technical competence, including the employment of double walling with hearting stone and a carefully tessellated and plugged facing, and it was probably constructed by a specialist professional, waller. Indeed, the uniform proportions of the wall and the uniform size of the capstones could qualify the wall for what Gary Vines (1990) has described as 'refined technique'. The wall is in good condition, although some bowing is occurring in places, and this has resulted in some collapses. At its western end collapsed stones appear to have piled up in a less refined effort to repair the wall.

Another wall runs along the western edge of the farmstead, from the well to the line of Donnybrook Road, standing in two sections to either side of a gate. The short northern section is quite substantial and, whilst it does not illustrate the technical proficiency of that to the north of the house, it does exhibit some refinements. These include double walling and hearting, courses of graded stones (with the largest at the bottom) and a surviving row of capstones along its top. It may be that this section of wall was built to be especially robust to prevent livestock accessing the well immediately inside it.

The southern section gives the impression of having originally been of similar construction, but it is now much more rundown. It lacks the structure of the northern section, perhaps owing to collapse and subsequent unskilled repairs.

Two other sections of wall survive within the wider farmstead, both defining what was a small paddock to the north of the milking shed. One runs approximately halfway along its western boundary, as far as what was a small gate. This wall essentially comprises piled stone standing to a height of c.0.5m, and the presence of a new post and wire fence is testimony to its inadequacy as a stock barrier as well as its short surviving length. There is no evidence of fence posts in the wall, and the absence of loose wall material suggests that the wall was never much

higher. However, the proximity of the wall to the house may mean that it has been tidied, with redundant fence posts and loose stone being removed.

Inside the gate is an area of bluestone paving, designed to harden the ground in what was probably a busy gateway, and a remnant orchard comprising five small fruit trees.

The second wall section is only c.10m in length, running east west along what was the northern edge of the paddock. This section probably owes its survival to its position on a slight stony rise, which provides a more solid foundation, although it is continuing to collapse. It is of more refined construction than that on the west side of the paddock, having been built with double walling and hearting stone.

A windmill and brick tank stand c.80m to the north east of the house. This windmill is shown on a map of 1913, and according to the current landowner it was used to supply water to the dairy.

Farmstead at 975 Donnybrook Road, Donnybrook

Site photographs (26.03.13)



Figure 11 - The house at 975 Donnybrook Road, looking north west.



Figure 2 - External toilet shed and peppercorn tree to the north west of the house.



Figure 3 - Milking shed and bluestone paved yard, looking north west.



Figure 4 - Well to the rear of the dairy.



Figure 5 - Technically refined dry stone wall to the north of the house, looking south.



Figure 6 - Substantial section of wall to the west of the well, looking south east.



Figure 7 – The somewhat run-down section of wall on the western side of the farmstead, looking south east.



Figure 8 - Wall on west side of paddock to the north of the milking shed, looking south west.



Figure 9 - Bluestone paving and remnant orchard in the northern paddock of the farmstead, looking south.



Figure 10 - Wall on north side of the paddock to the north of the milking shed, looking south east.



Figure 11 - Windmill and tank stand to the north east of the house, looking north.



KEY

 975 Donnybrook Road homestead

Features identified during survey

- 1 c. 1920s house
- 2 Milking shed
- 3 Dairy
- 4 Well
- 5 External toilet
- 6 Bluestone paved yard outside milking shed
- 7 Bluestone paving in paddock
- 8 Windmill and tank stand

 PSP 67 Donnybrook

Drystone wall - well structured, good condition

Drystone wall - poorly structured, good condition or well structured and in poor-fair condition

Drystone wall - poorly structured, fair condition

**975 Donnybrook Road,
Donnybrook**

**Client
Project**

Growth Areas Authority
PSP 67 Post-Contact
Heritage Assessment
9/5/2013 JB

Date

CONTEXT

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