

Report

Devon Meadows and Casey Fields South Precinct Structure Plan: Post Contact Heritage Assessment

15900

Client

Victorian Planning Authority

8 November 2022



Ecology and Heritage Partners Pty Ltd

Author

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ACKNOWLEDGEMENTS

We thank the following organisations for their contribution to the project:

- Victorian Planning Authority for project and site information.
- Heritage Victoria.
- City of Casey Council.
- Cranbourne Shire Historical Society.

Cover Photo: Dwelling located at 165 Clyde-Five Ways Road

(Photo by Ecology and Heritage Partners Pty Ltd)

DOCUMENT CONTROL

| | |
|-------------------------|--|
| Activity | Devon Meadows and Casey Fields South PSP, Cranbourne |
| Address | Devon Meadows and Casey Fields South PSP, Cranbourne |
| Project number | 15900 |
| Project manager | Genevieve Polic |
| Report author(s) | Genevieve Polic |
| Report reviewer | Oona Nicolson and Meredith Filihia |
| Other EHP staff | Maria Daikos and Darcy Moroney |
| Mapping | Monique Elsley |
| File name | 15900 PCHA Devon Meadows and Casey Fields final |
| Client | Victorian Planning Authority |
| Bioregion | Gippsland Plain |
| CMA | Port Phillip and Westernport |
| Council | City of Casey |

| Report versions | Comments | Comments updated by | Date submitted |
|-----------------|------------------------------|---------------------|----------------|
| Draft v1 | Draft for internal QA review | Meredith Filihia | 11.09.2022 |
| Draft v2 | Draft to client for comment | Genevieve Polic | 12.09.2022 |
| Final | Final report | Genevieve Polic | 08.11.2022 |

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ABBREVIATIONS

| Acronym | Description |
|----------|---|
| Act, the | <i>Heritage Act 2017</i> |
| CBD | Central Business District |
| CHL | Commonwealth Heritage List |
| CHMP | Cultural Heritage Management Plan |
| CMA | Catchment Management Authority |
| DCCEEW | Department of Climate Change, Energy, the Environment and Water |
| DELWP | Department of Environment, Land, Water and Planning (Victoria) |
| DPC | Department of the Premier and Cabinet (Victoria) |
| EES | Environment Effects Statement |
| FP-SR | First People – State Relations |
| HA | Heritage Advisor |
| HHA | Historical Heritage Assessment |
| HO | Heritage Overlay |
| HV | Heritage Victoria |
| NES | National Environmental Significance |
| NHL | National Heritage List |
| NTR | National Trust Register (Victoria) |
| PCHA | Post Contact Heritage Study |
| PMST | Protected Matters Search Tool |
| PSP | Precinct Structure Plan |
| RNE | Register of the National Estate |
| SLV | State Library of Victoria |
| VHI | Victorian Heritage Inventory |
| VHR | Victorian Heritage Register |
| VWHI | Victorian War Heritage Inventory |
| VPA | Victorian Planning Authority |
| WHL | World Heritage List |

EXECUTIVE SUMMARY

Introduction

Ecology and Heritage Partners Pty Ltd was commissioned by the Victorian Planning Authority (VPA) to prepare a Post Contact Heritage Assessment (PCHA) for the proposed Devon Meadows and Casey Fields South Precinct Structure Plan in Cranbourne East, Victoria (City of Casey) (Map 1).

The Activity

The Victorian Planning Authority (VPA) is in the process of planning the Casey Fields South Employment Precinct and Devon Meadows Precinct (Map 3). The VPA is intending on progressing the planning for these precincts together, resulting in one Precinct Structure Plan.

The Casey Fields South Employment Precinct is designated as ‘regionally significant industrial land.’ This precinct is intended to provide industrial and employment opportunities. The Devon Meadows Precinct has been identified as ‘urban – land use to be determined’, as such the PSP is likely to provide residential and commercial opportunities to complement existing and future surrounding development.

The Study Area

The Casey Fields South Employment precinct encompasses an area of 275 ha and is bounded by Ballarto Road to the north, Clyde- Five Ways Road to the east, and the South Gippsland Highway to the south. The Devon Meadows precinct encompasses an area of 261 ha and is bounded by the South Gippsland Highway to the north, Craig Road to the west, and Browns and Facey Roads to the south, which also define the Urban Growth Boundary.

Aboriginal Heritage

The scope of works for this project did not include an assessment of Aboriginal cultural heritage. The archaeological record of the Greater Melbourne area includes a rich record of artefact scatters, scarred trees and stone arrangements that documents Aboriginal life dating from the Pleistocene through to the immediate pre-European past. This report concerns post-contact heritage which occurred on the traditional lands of the Bunurong people.

Methods

The assessments undertaken as part of this PCHA were a background review and a field survey. The background review consisted of reviews of relevant heritage registers and databases, previous archaeological publications and unpublished reports, and a review of the environmental context of the study area, culminating in a predictive statement regarding the likelihood of historical heritage occurring in the study area.

The field survey consisted of a vehicular survey and pedestrian survey of the study area by qualified archaeologists to discover any historical heritage visible on the ground surface and to identify any areas of historical heritage likelihood (areas that are considered likely to contain subsurface historical archaeological deposits).

Subsurface testing did not form part of the scope of works for this assessment.

Results

Desktop Assessment

The desktop assessment indicated that there have been 19 historical heritage places previously recorded within a 2 km radius of the study area (Map 4). No historical places were located in the study area. The desktop assessment concluded that domestic sites, tree plantings, farming and pastoral sites were the types of historical heritage sites most likely to occur within the study area.

Site Inspection

The study area was inspected on 17 June 2022 by Genevieve Polic (Archaeologist / Heritage Advisor) and Maria Daikos (Archaeologist). An additional inspection was conducted by Genevieve Polic and Darcy Moroney (Archaeologist) on 29 June 2022, as a property of potential importance had become accessible.

Historical Heritage

One place of local historic heritage was identified at 165 Clyde-Five Ways Road. No further recommendation has been made regarding this place. One place of archaeological likelihood was identified at 5 Rawlins Road. No official registration has occurred as access to the property was not granted and ordinance maps and aerials did not show the presence of a dwelling at the location, therefore the nature of the area was unable to be determined during this study.

Summary of Management Recommendations

Recommendation 1: Due care to be taken at 5 Rawlins Road

5 Rawlins Road was identified as having potential historical archaeological values but has not been recommended for inclusion in the Victorian Heritage Inventory due to the inability to properly assess the potential for archaeological deposits.

It is further recommended that a detailed historical heritage archaeological assessment is undertaken for this place when access can be formally arranged with the property owner.

Recommendation 2: Contingency

There are no other known historical heritage issues in regard to the proposed development. If any historical heritage issues are encountered during the course of the development of the precinct then works should cease within 10 m of the area of concern and a suitably qualified archaeologist be engaged to investigate. Heritage Victoria must be notified of the find.

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1 INTRODUCTION

1.1 Background and Scope of Works

Ecology and Heritage Partners Pty Ltd was commissioned by the Victorian Planning Authority (VPA) to prepare a Post Contact Heritage Assessment (PCHA) for the proposed Casey Fields South and Devon Meadows precincts, Victoria (City of Casey) (Map 1).

The project brief agreed upon by Ecology and Heritage Partners Pty Ltd and the VPA is as follows:

- Review the relevant heritage databases (e.g. Local Government Heritage Overlays, the Victorian Heritage Register and Inventory at Heritage Victoria (HV), the National Trust Register and Commonwealth heritage databases);
- Review relevant available literature (e.g. previous archaeological reports and Local Government heritage studies);
- Provide a brief review of land use for the study area;
- Conduct a site survey by a qualified Heritage Advisor to identify any historical heritage within the study area;
- Identify and provide a series of maps showing any historical archaeological heritage or areas likely to contain historical heritage;
- Provide information in relation to any implications of Commonwealth and State environmental legislation and Government policy associated with the proposed development;
- Discuss any opportunities and constraints associated with the study area;
- Liaise with the key stakeholders (local government and HV); and
- Production of an PCHA report.

1.2 Name of Heritage Advisors

This report was prepared by Genevieve Polic (Archaeologist/Heritage Advisor). The quality assurance review was undertaken by Meredith Filihia (Senior Archaeologist/Heritage Advisor). The field work was undertaken by Genevieve Polic (Archaeologist/Heritage Advisor), Maria Daikos and Darcy Moroney (Archaeologists). Mapping was provided by Monique Elsley (GIS Coordinator).

1.3 Aboriginal Heritage

The scope of works for this project did not include an assessment of Aboriginal cultural heritage. The archaeological record of the Greater Melbourne area includes a rich record of artefact scatters, scarred trees and stone arrangements that documents Aboriginal life dating from the Pleistocene through to the immediate

pre-European past. This report concerns post-contact heritage which occurred on the traditional lands of the Bunurong people.

1.4 Location of Study Area

The study area comprises of the Casey Fields South and Devon Meadows Precinct. This Precinct is located in Cranbourne, Victoria (City of Casey). The Casey Fields South and Devon Meadows precincts are located 50km south-east of Melbourne's CBD. It is located at the edge of Melbourne's Urban Growth Boundary, within the Casey City Council area and the Parish of Sherwood.

1.5 Proposed Activity

The study area is currently undergoing planning to become the Casey Fields South Employment Precinct and Devon Meadows Precinct (Map 3). The VPA is intending on progressing the planning for these precincts together, resulting in one Precinct Structure Plan.

The Casey Fields South Employment Precinct encompasses an area of 275 ha and is bounded by Ballarto Road to the north, Clyde Five Ways Road to the east, and the South Gippsland Highway to the west and south. The Devon Meadows Precinct encompasses an area of 261 ha and is bounded by the South Gippsland Highway to the north and east, Craig Road to the west, and Browns and Facey Roads to the south, which also define the Urban Growth Boundary. The precincts abut each other along the South Gippsland Highway.

The Casey Fields South Employment precinct is designated as 'regionally significant industrial land.' This precinct is intended to provide industrial and employment opportunities. The Devon Meadows precinct has been identified as 'urban – land use to be determined', as such the PSP is likely to provide residential and commercial opportunities to complement existing and future surrounding development.

1.6 Name of Client

This report has been commissioned by the Victorian Planning Authority (ABN: 58 651 383 439).

1.7 Name of Owners and Occupiers of the Study Area

A table of the cadastral information has been provided in Appendix 1.

1.8 Report Review and Distribution

Copies of this PCHA will be lodged with the following organisations:

- The Victorian Planning Authority;
- The City of Casey Council; and,
- Heritage Victoria.

1.9 Heritage Legislation

An overview of the Victorian *Heritage Act 2017*, the Victorian *Planning and Environment Act 1987*, the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, the Victorian *Aboriginal Heritage Act 2006*, and the Commonwealth *Native Title Act 1993* is included in Appendix 2. This legislation is subordinate to the Victorian *Coroners Act 2008* in relation to the discovery of human remains.

2 BACKGROUND REVIEW

The background review includes research into information relating to historical cultural heritage in or associated with the study area.

The section reviews the historical context of the study area and includes an examination of historical sources, previously recorded historical archaeological site types and locations in the geographic region of the study area, previous Council heritage studies and previous archaeological studies undertaken in the area. Together, these sources of information can be used to formulate a predictive site statement concerning what types of sites are most likely to occur in the study area, and where these are most likely to occur.

2.1 Regional History

It is likely that European contact with the Cranbourne region first occurred during William Hovell's 1827 expedition around the Port Phillip district; however, it was not settled during this voyage (Burch et al. 2011). In 1836, Joseph Hawdon joined John Hepburn and John Gardiner in moving to the Port Phillip district (Gross 1966). These men were known as 'overlanders.' Overlander is an Australian word for a drover who travels long distances to open up new grazing land. Their expedition was deemed successful, resulting in Hawdon squatting on land near Dandenong. This land was considered attractive due to its natural resources: a rich black loam soil covered with ribgrass (Gross 1966). Other Overlanders also began to travel to the east of Melbourne with their livestock, aiming to take advantage of the rich soils of the area. During this settlement period, the land was subject to vegetation clearance and swamps were drained to facilitate agricultural and pastoral use.

2.2 Local History

By the 1850s, no settled villages existed in the area and only a blacksmith and several schoolmasters were working in the Cranbourne region (Muir 2003). After several decades and the establishment of small sized settlements through the region, better road systems were introduced and a railway that extended to Cranbourne was put in place (Hicks 1991). Having access to transport led to an increase in population, and this enabled the growth of market garden and orchard industries to flourish in the area (Muir 2003). Agricultural growth in the area was bolstered by the rich soils in the area.

The most notable early squatters of the Sherwood Parish were the five Ruffy brothers who settled the area in the 1840s (Spreadborough and Anderson 1983). The Ruffy brother's run in Parish of Sherwood (extending into the Parish of Cranbourne) was known as "Mayune" (Spreadborough and Anderson 1983). During this time the brothers also established an inn at the site of the Cranbourne township (Berwick-Pakenham Historical Society 1982).

The 1850s saw a shift in the occupation in the region, due to various Land Acts which had been passed to dismantle the massive squatting empires that had taken up much of the good pastoral land (Barker 2007). People were allowed to select land which had been part of runs. Most selectors decided to occupy small blocks. The nearby Parish of Cranbourne was surveyed and offered up for auction in 1952 with an upset price of £2.00 (*The Argus* 19 June 1852:4).

The development of railways in the region proved to be very important to the region. Trains allowed perishable products from farms in the area into the Melbourne CBD (Gunson 1968). The Cranbourne region consisted predominantly of dairy farms, market gardens and orchards (Gunson 1968).

The nearest township to the study area was Cranbourne. Prior to 1856, Cranbourne town already consisted of a hotel, a store, some cottages and a Presbyterian Church (Barker 2007). The area was inhabited by Irish, English and Scottish settlers. Some of the earliest registered businesses have been present in Table 1 below.

Table 1: Early Registered Businesses in Cranbourne (Source: Sands & McDougall)

| S&McD Year | Business Name/Address | Business Type | ANZSIC Division |
|------------|---|---|--|
| 1905 | McLennan & Co. High Street | Store Keepers | Pharmaceutical and Other Store Based Retailing |
| 1905 | Espie J. High Street | Blacksmiths, Farriers, & Wheelwrights | Basic Ferrous Metal Product Manufacturing |
| 1905 | Peterson, Peter High Street | Butchers | Meat and Meat Product Manufacturing |
| 1905 | Simplon. W. H High Street | Dentists | Other Health Care Services |
| 1905 | Taylor, Joseph High Street | Bakers | Bakery Product Manufacturing |
| 1905 | Schatz, Miss C. High Street | Dressmakers | Clothing and Footwear Manufacturing |
| 1905 | Espie J High Street | Hairdressers | Personal Care Services |
| 1905 | Cranbourne - Cashman. J. J High Street | Hotels | Accommodation |
| 1905 | Colonial Bank Of Australasia Ltd. High Street | Banks | Depository Financial Intermediation |
| 1905 | Miles, Oliver High Street | Bootmakers & Dealers | Clothing and Footwear Manufacturing |

| S&McD Year | Business Name/Address | Business Type | ANZSIC Division |
|------------|--|------------------------------------|---|
| 1905 | Hurren. J. High Street | Bootmakers & Dealers | Clothing and Footwear Manufacturing |
| 1905 | Miles, Herbert | Saddlers & Harness Makers | Leather Tanning, Fur Dressing and Leather Product Manufacturing |
| 1905 | Beetune, Mrs M., Railway Coffee Palace Station Street | Coffee Palaces & Temperance Hotels | Cafes, Restaurants and Takeaway Food Services |
| 1905 | Hudson. J. J Bakewell Street | Produce Merchants & Salesmen | Supermarket and Grocery Stores |
| 1905 | Thorpe. J.T. Jun. Bakewell Street | Bakers | Bakery Product Manufacturing |
| 1905 | Scott. A. & Co Sladen Street | Auctioneers | Retail Commission-Based Buying and/or Selling |
| 1905 | Wauchope. W. N. Sladen Street | Auctioneers | Retail Commission-Based Buying and/or Selling |
| 1905 | Cranborne - Facey. A. N. Sec. Sladen Street | Shire Halls | Property Operators |
| 1905 | Gunn., Robt. & Co. Sladen Street | Stock & Station Agents | Real Estate Services |

2.3 Land Use History

2.3.1 Runs

The study area was originally part of three different pastoral runs: Mayune Run, Barker's Heifer Station and Tomaque Run.

Mayune Run

Mayune Run was started by the Ruffy brothers in 1840 (Spreadborough and Anderson 1983). Mayune had an area of eight square miles. From 1945 to 1948, Frederick Ruffy leased the run (*Port Phillip Patriot and Morning Advertiser* 6 May 1948: 4). On 16 September 1850, John Crews leased the run; however he passed away that same year, leaving his widow Eliza Crew to take over the lease (Gunson 1968). On 27 March 1851 Alexander Cameron begun leasing Mayune (Spreadborough and Anderson 1983).

Notably, Mayune was originally used as a sheep run, rather than for cattle as was the standard of the time (Gunson 1968). The Ruffy brothers believed that sheep were more suited to the damper conditions of Cranbourne.

A complete summary of ownership of Mayune Run can be found in Table 2 below.

Table 2: Historical Land Ownership of Mayune (Source: Certificate of Title, Dept. of Lands)

| Owner/s | Year Title Transferred |
|-----------------|------------------------|
| Ruffy Brothers | 1840 |
| Frederick Ruffy | 1845 |
| John Crews | 1850 |
| Eliza Crews | 1851 |

Barker's Heifer Station

The Barker brothers were born in Aylesbury, England. Edward and John Barker journeyed to Port Phillip on the *Marimon*, arriving in 1840 (Russell 1969). Together Edward and John took up Barrabang Run, Cape Schanck, Boneo, and Barker's Heifer Station (1841-1842) (Russell 1969). Edward also held Englefield and Kenilworth South. Edward abandoned his pastoral pursuits in 1849 and returned to practising medicine.

Barker's Heifer Station (also written as Carnmallum) comprised 1,600 acres and was owned by the Barker brothers until being gazetted in October 1848 (Spreadborough and Anderson 1983).

Tomaque

Tomaque (also written as Tomoque and Tongola) was also started by the Ruffy Brothers who licensed the Run between 1836 and 1850 (Spreadborough and Anderson 1983). It was located between Cranbourne and Dandenong

2.3.2 Post Land Acts

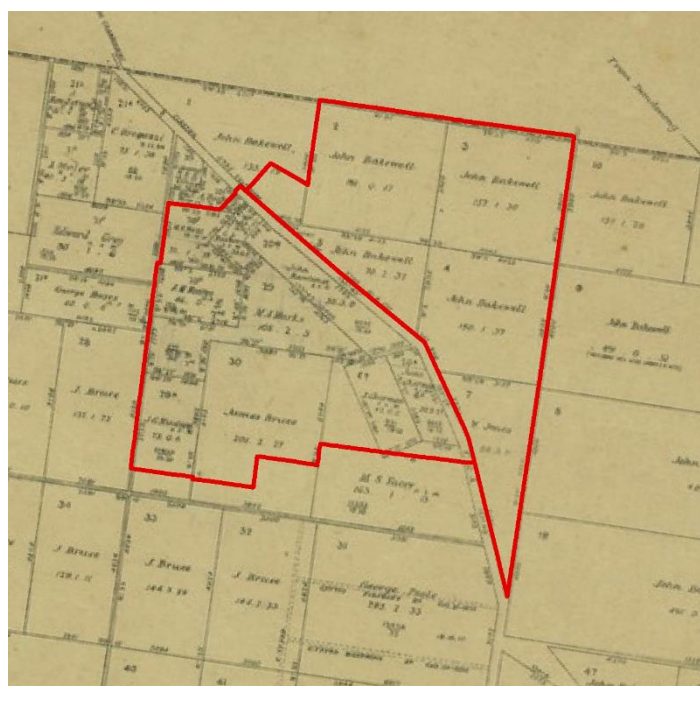


Figure 1: Parish of Sherwood, County of Mornington Selection distribution (cropped). Victoria, Department of Crown Lands Survey 1930.

The Parish of Sherwood (Figure 1) map shows that the majority of the land within the Casey Fields South PSP was owned by John Bakewell, with one lot belonging to W. Jones. The land within the Devon Meadows PSP was owned by the following people after Selection:

- James Bruce
- J. G. Hudson
- M. S. Facey
- M. A. Marks
- John Rawlings
- Jane Charmon
- C. A. Parker
- A. M. Wootten
- H. Jennings

John Bakewell

In 1851 John Bakewell and John Mickle joined William Lyall in the purchase of land around the Cranbourne area, with the goal of working together in pastoral pursuits (*The Australasian*, 28 Aug 1937: 37). Their partnership allowed them to become very wealthy. In 1884, Bakewell sold his Tooradin Plain estate near Cranbourne. The estate of 1,371 acres was purchased by George Fairbairn (*The Argus*, 20 Nov 1884: 4). Tooradin Plain estate was described as securely fenced and moderately timbered, with rich black soils which could be used for either agriculture or grazing (*The Argus*, 4 Feb 1882: 15). The area was heavily grassed and the lower plains had been surface drained.

James Bruce

James Bruce was well known in Cranbourne after his purchase of the No. 1 Cranbourne Meteorite, the largest meteorite found in Victoria with a weight of 3.5 tons (*The Argus*, 19 Apr 1923: 14). Bruce purchased the meteorite from a Mr. McKay for £1. Bruce refused to give the meteorite to the Melbourne National Museum and instead wished to send it to the British Museum (*The Argus*, 19 Apr 1923: 14). Bruce was an original member of the Cranbourne Roads Board (*The Australasian*, 8 Jun 1935: 4). Bruce owned Sherwood Park.

J. G. Hudson

J. G. Hudson advertised job applications for a “young man, accustomed to horses” (*The Argus*, 13 May 1875: 1). Later in his life, Hudson was a store keeper in Cranbourne. His store made the news when a robbery resulted in the loss of over £100 worth of items from his store (*The Age*, 11 Sep 1900: 6). The robbers stole a cart and harness, tobacco, clothing, silver biscuit barrels, pickle jars, watches, watch chains, and postage stamps (*The Age*, 11 Sep 1900: 6). The culprits were described as a gang and were charged in October 1900 (*The Age*, 17 Oct 1900: 6). Hudson was later charged with unlawfully keeping gunpowder and safety cartridges without a license (*The Age*, 7 Oct 1904: 6). It appears that Hudson possessed drapery skills, as prizes for the Mornington Farmers’ Society’s annual ploughing match included a pair of trousers and a vest from Hudson (*South Bourke and Mornington Journal*, 01 August 1883: 3).

John Rawlings

John Rawlings worked as the local auditor for the Cranbourne Council (*South Bourke and Mornington Journal*, 15 Jun 1881: 4). He is recorded as doing this between the years 1881 and 1882 (*South Bourke and Mornington Journal*, 13 September 1882: 4). Rawlings passed away in 1886 at 56 years of age at the Cranbourne residence Wattle-Grove (*The Argus*, 22 October 1896: 1). He had two daughters: Tise and Pollie.

2.3.3 Twentieth Century

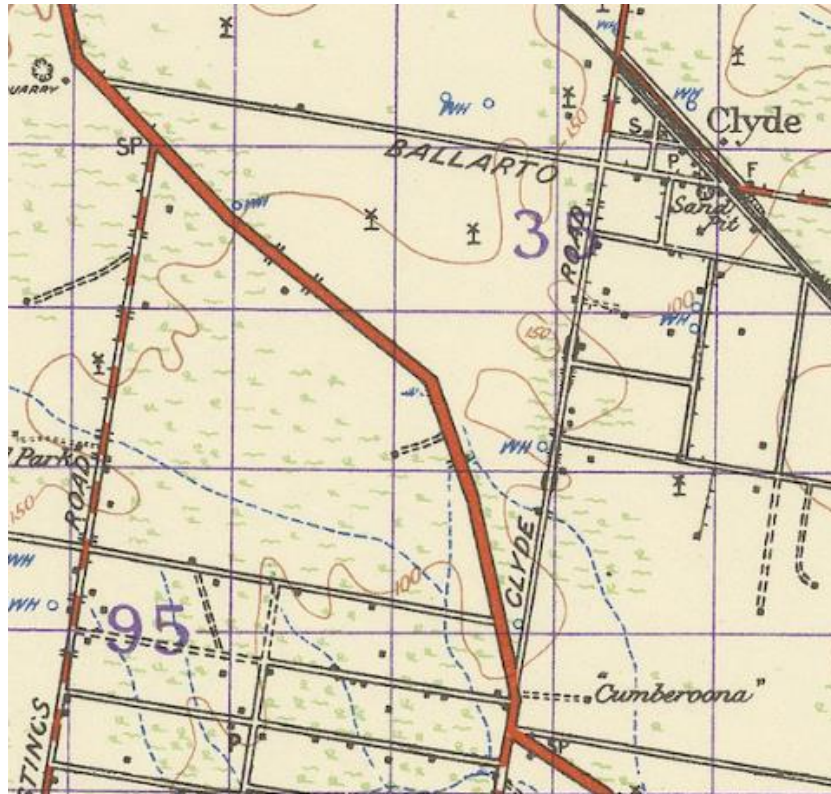


Figure 2: 1924 Topographic Map of study area (cropped), Victoria, Great Britain. War Office. General Staff. Australian Section 1924 (Source: SLV, 2262325).

The 1924 topographic map (Figure 2) records that there were eleven houses within the study area. There were also two windmills and two waterholes present in the Casey Fields South portion of the study area.

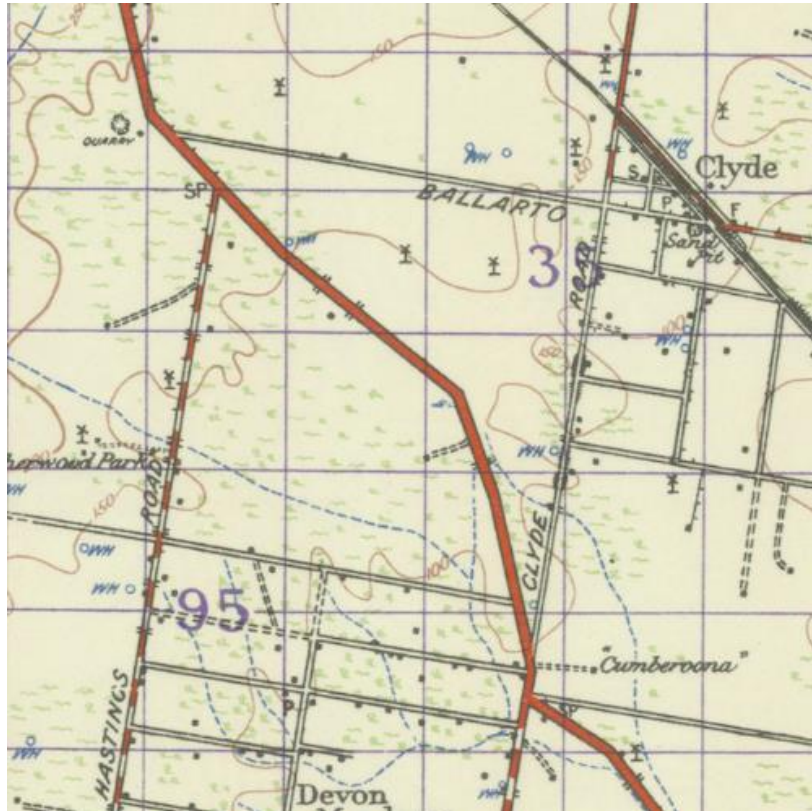


Figure 3: 1938 Topographic Map of study area (cropped), County of Mornington Victoria, Great Britain. War Office. General Staff. Australian Section 1938 (Source SLV, 1627159, 1938).

Windmills and Waterholes

The topographic maps (Figures 2 and 3) show several windmills and waterholes in the study area. Once pastoralists had secured their land during selection, a major permanent and necessary improvement made was to construct fences and sink waterholes (Moloney et al. 2007). The livestock required consistent water sources. From the 1870s onwards, large tanks, which were dams across dry gullies, were in general use across Australia. The 1880s and 1890s saw the use of windmills pumping water for stock begin to spread across the country (Moloney et al. 2007).

Infrastructure

In both topographic maps, the roads in the study area are predominantly unformed, with one being a driveway to a house. One metalled road (The South Gippsland Highway) runs through the study area, dividing the two precincts. There are eleven houses in the study in both 1925 and 1938. The maps show that no further land clearing took place during this period and the area remained scrubby and lightly wooded. Six non-perennial watercourses run through the study area.

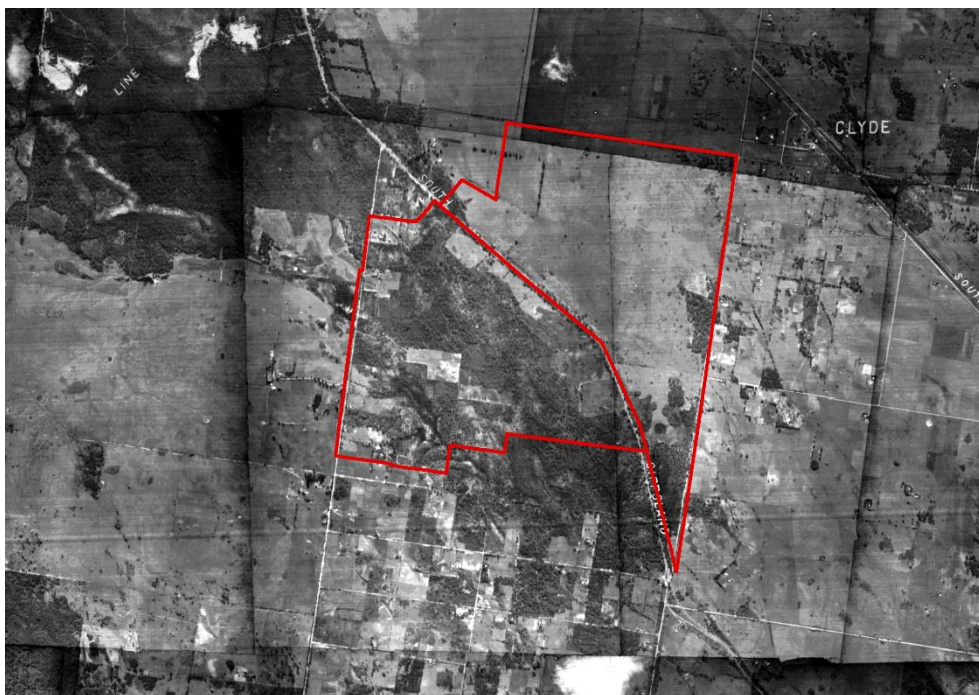


Figure 4: 1957 aerial of Cranbourne (cropped) (DELWP 1957)

A 1957 aerial photograph (Figure 4) shows that the Devon Meadows Precinct was predominantly covered with vegetation with a few small cleared paddocks, presumably part of farms. The Casey Fields South Precinct has been almost entirely cleared of vegetation and is open farmland. There are two structures in the north-western corner of the Casey Fields South Precinct, potentially a house and outbuilding. Small structures are scattered throughout the Devon Meadows Precinct.

2.3.4 1760 South Gippsland Highway, Five Ways

In the 1997 heritage review to the City of Casey by Graeme Butler & Associates, a site of potential interest was identified within the study area (Butler 1997). The Norfolk Island Pine, Pepper Tree and House located at 1760 South Gippsland Highway, Five Ways (now Clyde) were deemed to have local heritage significance. The pine was significant due to its relative maturity, among other exotics planted in the locality and its rarity, as a species (Butler 1997). The pepper tree is also of interest for the relative scarcity of its age and type in the area (Butler 1997).

2.4 Database Searches

A review of the various relevant databases was conducted and, as a result, a total of 19 registered historical sites were identified within the search area. The database review is discussed below in relation to the study area and surrounding region.

2.4.1 Victorian Heritage Register

The Victorian Heritage Register (VHR), established by the Victorian *Heritage Act 2017* provides the highest level of statutory protection for historical sites in Victoria. Only the State's most significant historical places are listed on the VHR.

A search of the VHR was conducted for a 2 km radius area centred on the study area. The search identified one registered historical heritage places in the search area (Map 6). This site is:

- H2345 (Avenue of Honour)

2.4.2 Victorian Heritage Inventory

The Victorian Heritage Inventory (VHI), established by the Victorian *Heritage Act 2017*, provides statutory protection for all historical archaeological sites, areas or artefacts, and private collections of artefacts, in Victoria. Places listed on the VHI are not of State significance but are usually of regional or local significance.

A search of the VHI was conducted for a 2 km radius area centred on the study area. The search identified a total of 3 registered historical heritage places in the search area (Map 4). These sites include:

- H7921-0103 (Hill Farm 2)
- H7921-0104 (Hill Farm 3)
- H7921-0121 (Cameron Homestead)

None of these sites are located within the study area.

2.4.3 Victorian War Heritage Inventory

The Victorian War Heritage Inventory (VWHI) was established in 2011 as a means to catalogue Victoria's war history such as war memorials, avenues of honour, memorial buildings, former defence sites and places of commemoration. Places listed on the VWHI do not currently have discrete statutory protection, however many are concurrently listed on the VHR, VHI, or local planning schemes.

A search of the VHI was conducted for a 2 km radius area centred on the study area. The search did not identify any registered historical heritage places in the search area (Map 4).

2.4.4 Local Council

The study area is located within the City of Casey and is governed by the Casey Planning Scheme. Planning schemes set out policies and provisions for the use, development and protection of land.

The Heritage Overlay (HO) of the Casey Planning Scheme was examined for a 2 km radius area centred on the study area (DELWP 2022). The search identified a total of 15 registered historical heritage places in the search area (Map 4). These sites include:

- HO125 (Hill Farm)
- HO126 (Menenia Park)
- HO134 ("Fernlea")

- HO138 (Royal Botanic Gardens Cranbourne)
- HO148 (House)
- HO151 (Farmhouse and trees)
- HO181 (Former Clyde Methodist Church)
- HO182 (Clyde General Store and Post Office)
- HO202 (Clyde Primary)
- HO203 (32 Railway Road, Clyde)
- HO204 (1755 Ballarto Road, Clyde)
- HO205 (20 Railway Road, Clyde)
- HO206 (14 Railway Road, Clyde)
- HO207 (2 Railway Road, Clyde)
- HO208 (Avenue of Honour (local significance)), associated with H2345 (Avenue of Honour)

None of these sites are located within the study area.

2.4.5 National Trust Register

The National Trust of Australia (Victoria) is an independent, not-for-profit organisation that classifies a number of heritage places. Listing on the National Trust Register (NTR) does not impose any statutory protection, however often National Trust listings are supported by the local council Planning Scheme.

A search of the NTR was conducted for a 2 km radius area centred on the study area. The search did not identify any registered historical heritage places in the search area (Map 4).

2.4.6 Commonwealth and International Heritage Lists

The Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) maintains the National Heritage List (NHL), a register of exceptional natural, Aboriginal and historical heritage places which contribute to Australia's national identity. DCCEEW also maintains the Commonwealth Heritage List (CHL), a register of natural, Aboriginal or historical heritage places located on Commonwealth land which have Commonwealth heritage values.

A place can be listed on one or both lists, and placement on either list gives the place statutory protection under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The World Heritage List (WHL) lists cultural and natural heritage places which are considered by the World Heritage Council to have outstanding universal value.

DCCEEW also maintains the Register of the National Estate (RNE) which is a list of natural, Indigenous and historic heritage places throughout Australia. Following amendments to the *Australian Heritage Council Act 2003*, the RNE was frozen on 19 February 2007, and no new places have been added or removed since then.

The RNE ceased as a statutory register in February 2012, although items listed on the RNE may continue to be considered during approvals processes. Many items on the RNE have been listed on the NHL or CHL. They may also be registered on State or local heritage registers. In these cases, those items are protected under the relevant Commonwealth or State heritage legislation. However, items that are only listed on the RNE no longer have statutory heritage protection.

Listings on the NHL, CHL, WHL and RNE are accessed via the Protected Matters Search Tool (PMST) and Australian Heritage Database (AHD), managed by DCCEEW.

A search of the AHD (DoEE 2022a, b) and HSD (DoE 2022c) was conducted for a 2 km radius area centred on the study area. The search did not identify any Places within the search area.

A summary of the relevant historical heritage sites appears in Table 3.

Table 3: Summary of Previously Identified Historical Heritage Sites within 2 km of the Study Area

| Register & Place Number | Place Name | Place Type | Within Study Area? |
|-------------------------|-------------------------------------|---------------------|--------------------|
| VHI 7921-0103 | Hill Farm 2 | Farming and Grazing | No |
| VHI 7921-0104 | Hill Farm 3 | Farming and Grazing | No |
| VHI 7921-0121 | Cameron Homestead | Farming and Grazing | No |
| VHR H2345 HO208 | Avenue of Honour | Memorial | No |
| HO125 | Hill Farm | Farm | No |
| HO126 | Menenia Park | Park | No |
| HO134 | "Fernlea" | Residence | No |
| HO138 | Royal Botanic Gardens Cranbourne | Garden | No |
| HO148 | House | Residence | No |
| HO151 | Farmhouse and trees | Farm | No |
| HO181 | Former Clyde Methodist Church | Church | No |
| HO182 | Clyde General Store and Post Office | Commercial | No |
| HO202 | Clyde Primary | School | No |
| HO203 | 32 Railway Road, Clyde | Residence | No |
| HO204 | 1755 Ballarto Road, Clyde | Residence | No |
| HO205 | 20 Railway Road, Clyde | Residence | No |
| HO206 | 14 Railway Road, Clyde | Residence | No |

2.4.7 Previous Historical Archaeological Investigations

Regional and localised archaeological investigations have established the general character of historical archaeological sites located within the same geographic region as the study area and, heritage studies have been conducted for the City of Casey. These studies often define the historical character of the Local

Government Area or for a specific township, predominantly for built heritage but also for archaeological heritage. This information, together with the information gathered in Section 2.4 can be used to form the basis for a site prediction statement (Section 2.4.9)

Turnball(2008), HV report #3223

In 2008, Turnball produced a historical archaeological assessment of the Hill Farm Property (HO125) in Clyde in preparation for a proposed residential subdivision, located within 2km of the study area. The aim of this assessment was to determine the character and significance of the property as well as identifying any historic values present at the site. A pedestrian survey of the property was undertaken. Native vegetation on the property had been cleared and pine trees had been planted along the fence line. The Hill Farm Cottage (HO125) was in excellent condition. A further three historic sites were discovered as part of the survey:

- VHI H7921-0103 - A rubble scatter of basalt in brick in poor condition and demonstrating limited significance.
- VHI H7921-0104 - Rubble scatter and a well, constructed of brick and cement in good condition demonstrating limited significance.
- VHI D7921-0105 – Modern Dairy structure which may have archaeological features beneath. The dairy is in good condition and possesses limited significance.

The assessment recommended that Hill Farm (HO125) be retained as part of a green space in the subdivision plans. It was also recommended that should H7291-0103 and H7291-0104 were to be disturbed during the subdivision then the consent process must be undertaken.

A summary of archaeological reports relevant to the geographical region of the study area appears below (Table 4).

Table 4: Historical Archaeological Reports Relevant to the Study Area

| Author, Date & HV Report # | Description and Location | Results |
|-------------------------------------|--|---|
| Nicolson et al. 1999 HV #0781 | A flora, fauna and archaeological survey of Junction Village in preparation of the proposed residential development. | Desktop assessment showed that no previous historic sites had been recorded within the study area. The area was surveyed and was hampered by poor surface visibility due to heavy pasture grass coverage. No historic sites were recorded as a result of the survey and no further recommendations were made. |

| Author, Date & HV Report # | Description and Location | Results |
|-------------------------------|---|--|
| Bell, J. 2001 HV #1376 | An archaeological survey of a variation of Option 2C, Clyde-Five Ways Road Realignment. | Desktop assessment noted that a historic cottage and associated vegetation (HO125 Hill Farm) was located on the eastern section of the study area. It was predicted that features associated with early pastoralist activities such as post and rail fencing, houses and exotic plantings were likely to occur within the study area. The pedestrian survey did not locate any further historic sites within the study area. The report recommended consultation with the City of Casey Council to discuss options regarding HO125. |
| Muir, S. 2003 HV #1841 | A cultural heritage survey of Clive Five Ways Road, Pound Road to Ballarto Road, Victoria in preparation of Clyde Road realignment options. | Desktop investigation of the study area revealed that there were no previously recorded historic sites in the study area however Hill Farm (HO125) was adjacent to the study area. An unregistered farmhouse was also located in the study area which had been identified as having local significance and recommended for further investigation in a report by Butler et al (1997). The desktop also notes that the township of Cranbourne and surrounds had lost almost all major commercial, residential and public buildings built before the 1950s. It was predicted that early pastoral sites may be encountered, such as fences, pens, stockyards, homesteads, and outbuildings. The Stage 1 survey did not identify any new sites but did note a small scatter of glass and ceramic (Willow and Phoenix patterns) in fields around Clyde Road. A late 19 th to early 20 th century weatherboard cottage was noted but determined to have no archaeological potential. The Stage 2 survey relocated the previously noted farmhouse at 305 Berwick-Cranbourne Road. It was noted as a stuccoed brick farmhouse with a hipped roof and with a large Italian Cypress in the garden. The house was built in the 1880s and was in poor condition at the time of survey. Exotic plantings were noted in the study area. No new sites were registered as a result of this survey but it was recommended that if the road re-alignment would affect 305 Berwick-Cranbourne Road, further historic investigation should be undertaken. |
| Ellis, A. 2007 HV #3232 | A Cultural Heritage Management Plan of 1774 Ballarto Road, Junction Village in preparation of site demolition and excavation. | Desktop investigation of the study area revealed that there were no previously recorded historic sites in the study area. The desktop concluded that the potential for historic sites in the study area was low due to a lack of historic use uncovered in the land use history. It was predicted that if any sites were to be encountered, they would relate to early pastoral activities. An archaeological survey was conducted, revealing no historic sites. No further historic archaeological investigated was recommended. |

| Author, Date & HV Report # | Description and Location | Results |
|---|---|--|
| Murphy, A. & S. Kennedy 2009 HV #3500 | A cultural heritage assessment for Clyde North & C21 Precinct Structure Plan. | The desktop investigation found that there were three Heritage Overlay sites in the study area: HO129, HO187 and HO132. These sites are all dwellings. Land-use history suggested that the potential to find historic sites was low. It was predicted that any historic sites would be minor features related to the pastoral history of the area such as fences or stockyards. The survey did not identify any further historic sites. No further historic investigation was recommended. |

2.4.8 Historical Archaeological Site Prediction Statement

The following site prediction statement has been formulated from the review of previous assessments. The statement presented is based on a site type approach. The review of the previously recorded historical archaeological sites and previous archaeological investigations indicates that the most likely¹ site type in the study area are domestic sites, tree plantings, farming sites and pastoral sites.

- **Domestic Sites** are likely to occur in the study area because they are the most commonly recorded site within the vicinity of the study area. Evidence of domestic occupation may include structural remains or ruins of homesteads and/or outbuildings, domestic rubbish dumps or bottle dumps, wells or underground storage tanks.
- **Dry Stone Walls** are unlikely to occur in the study area because they were not recorded on any of the ordinance maps of the study area. Dry stone walls may line internal property divisions or external property boundaries. The geology of the study area means that there will not be abundant volcanic fieldstone as present on the Victorian Volcanic Plain in Melbourne's western hinterlands.
- **Tree Plantings** are likely to occur in the study area because other domestic sites in close proximity to the study area include tree plantings. Historical tree plantings may be evidenced by large introduced trees planted along original driveways, paddock boundaries or close to homestead sites.
- **Farming Sites** are likely to occur in the study area because the study area has a record of agricultural use. Evidence of farming may include fence lines, dams, water channels, plantings or terracing.
- **Pastoral Sites** are likely to occur in the study area because the study area has a record of pastoral use. Breeding of livestock and dairying may be evidenced by the remains of stockyards, stables, barns and holding pens.
- **Road and Rail Infrastructure Sites** are unlikely to occur in the study area because the ordinance maps have not recorded road or rail infrastructure in the study area. Old road or railway routes may be evidenced by bridges, railway tracks or road or railway embankments.

¹ **Likely** is an assessment of site types with a 50% or more likelihood of occurring; **Unlikely** is an assessment of site types with 50% or less chance of occurring).

- **Gold Mining Sites** are unlikely to occur in the study area because there is no recorded evidence of mining within the study area. Evidence of gold mining may include deep mine shafts, adits and spoil heaps, mining equipment and machinery such as puddling machines, batteries and engines, and water races.
- **Shipwreck Sites** are unlikely to occur in the study area because the study area is not in proximity to the ocean or ports. Evidence of shipwrecks may include pieces of worked timber (particularly if evidence of steam-bending is present), ballast, coal, pieces of iron, fired bricks and machinery such as engines, drive-gear (shafts and propellers), winches, and stoves.

2.4.9 Background Review – Summary of the Results and Conclusions

The desktop investigation has shown that there are no previously recorded places within the study area. There are nineteen historic places within two kilometres of the study area, with most of these being historical heritage Places on the Casey Heritage Overlay. These sites are predominantly residential properties or domestic heritage inventory sites.

The study area was predominantly used as pastoral and agricultural land. Figures 2 and 3 show that there were eleven houses within the study area by 1925 and two windmills. Previous studies in the region predicted that sites present were most likely to be agricultural or pastoral. These previous studies all determined that the archaeological and historic potential within the region was low, especially as the township of Cranbourne and surrounds had lost almost all major commercial, residential and public buildings built before the 1950s. No new sites were registered as a result of these investigations and no further archaeological recommendations were made.

Domestic sites, tree plantings, farming and pastoral sites are the most likely sites to be found within the study area however, the overall potential for archaeological deposits or historic sites is considered low.

3 FIELD ASSESSMENT AND RESULTS

A ground survey of the study area was conducted to detect the presence of historical cultural heritage, or areas of archaeological likelihood, in or associated with the study area.

3.1 Aims and Objectives

The aim of the survey was to:

- To identify and record any surface indications of historical heritage sites and/or areas of historical archaeological likelihood in areas that will be impacted by the proposed development; and/or
- To verify the results of the background review and site predictive statement; and/or
- To assess the cultural heritage significance of any historical sites identified in the survey.

3.2 Methodology of the Survey

The study area was inspected on 17 June 2022 by Genevieve Polic (Archaeologist / Heritage Advisor) and Maria Daikos (Archaeologist). A follow up inspection was conducted with Genevieve Polic and Darcy Moroney (Archaeologist) on 29 June 2022, as a property of potential importance had become accessible.

The inspection involved a mixed vehicle/pedestrian traverse of the study area to identify areas of heritage or archaeological potential. Pedestrian inspection took place where permission had been granted to access the land.

3.3 Limitations of the Survey

The survey was limited by the lack of access to properties within the study area. Many of the properties present are used for residential or industrial purposes and landowners did not provide permission to enter their properties.

3.4 Results of the Survey

The study area is mixed use, with both industrial areas and residential areas, predominantly within the Devon Meadows Precinct (Plates 1-3). There is also farmland still located within the study area, mostly within the Casey Fields South Precinct (Plates 4-8).

There was a multitude of uses within the study area. Properties were often used as storage for vehicles (Plate 1). There were several instances of properties used for cultivation (Plates 2 & 3). Rubbish dumping was seen on some of the accessible properties (Plate 4). Market gardens are still operational within the study area (Plate 5). A large portion of the study area consists of cleared fields used as land for grazing (Plates 6 -8). Industry and retail was common in the study area (Plates 9 & 10). The study area has also undergone and continues to undergo residential development (Plates 11 &12).



Plate 1: Study area facing north showing gravel driveway and truck storage (photograph by G. Polic 27.06.22)



Plate 2: Study area facing south east showing nursery (photograph by G. Polic 27.06.22)



Plate 3: Study area facing south showing large scale greenhouses (photograph by G. Polic 27.06.22)

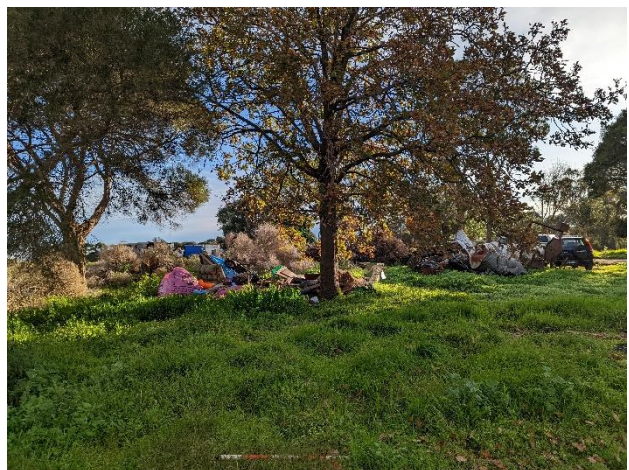


Plate 4: Study area facing east showing field with rubbish dumping (photograph by G. Polic 27.06.22)



Plate 5: Study area facing west showing market gardens (photograph by G. Polic 27.06.22)



Plate 6: Study area facing west showing cleared paddocks (photograph by G. Polic 27.06.22)



Plate 7: Study area facing north showing a wooded paddock (photograph by G. Polic 27.06.22)



Plate 8: Study area facing south showing grazing fields (photograph by G. Polic 27.06.22)



Plate 9: Study area facing south showing entrance to an industrial sand and soil supplier (photograph by G. Polic 27.06.22)



Plate 10: Study area facing south with car yard in the background (photograph by G. Polic 27.06.22)

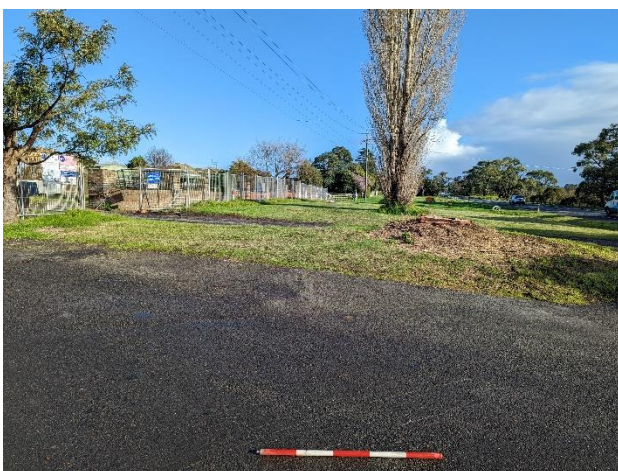


Plate 11: Study area facing north west showing housing construction along South Gippsland Highway (photograph by G. Polic 27.06.22)

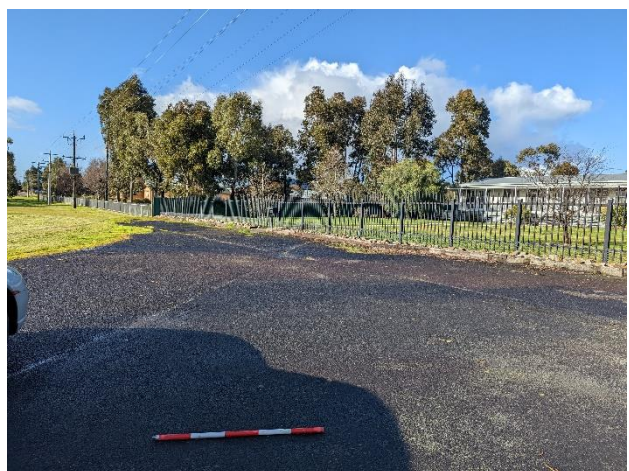


Plate 12: Study area facing south east showing development along South Gippsland Highway (photograph by G. Polic 27.06.22)



Plate 13: Study area facing south west showing market gardens (photograph by G. Polic 27.06.22)



Plate 14: Study area facing west, leading down to more cropped fields (photograph by G. Polic 27.06.22)



Plate 15: Study area facing north showing a service road and housing along South Gippsland Highway (photograph by G. Polic 27.06.22)

3.4.1 Historical Heritage Places Identified During the Survey

A total of one historical heritage place was identified during the survey (Map 5):

3.4.1.1 *Previously Unrecorded Places*

One of the eleven houses shown in Figures 2 and 3 was relocated during the survey. This house is located at 165 Clyde-Five Ways Road. A full description of the house is provided in Section 4.1 of this report. A Statement of Significance for this site is provided in Section 5.2 of this report.

The house appears on Figures 2 & 3, indicating that it was built prior to 1924. The house consists of a cream weatherboard house with a hipped roof (Plate 16). The house has a red brick chimney and verandah which appear to have been added later, likely replacing the original elements (Plates 16 and 17). The house has a

modest lean-to at the back. The overall design is reminiscent of a Californian Bungalow, especially the bay windows with glass decoration and low pitch of the roof (Plate 18).



Plate 16: Study area facing west showing dwelling at 165 Clyde Five Ways Road (photograph by G. Polic 27.06.22)



Plate 17: Study area facing north showing elevation of dwelling (photograph by G. Polic 27.06.22)



Plate 18: Study area facing west showing paned windows (photograph by G. Polic 27.06.22)

3.4.2 Areas of Historical Archaeological Likelihood Identified During the Survey

One of historical archaeological likelihood was identified during the survey (Map 5):

- 5 Rawlins Road, Devon Meadows.



Plate 19: Study area facing northwest showing ruins (photograph by G. Polic 27.06.22)



Plate 20 Study area facing northwest showing ruins (zoomed) (photograph by G. Polic 27.06.22)

The property, 5 Rawlins Road, was inaccessible during the day of survey and follow up survey as the landowner could not be contacted to grant access to the property. These photos were taken from Rawlins Road. They show ruins of a structure, likely domestic given the brick chimney visible on the right side of the house. It is notable that the position of this structure does not align with the structure along South Gippsland Highway shown in Figures 2 and 3. The structure in Figures 2 and 3 appears to be further northwest along the Highway. Recommendation 1 has been designed to address the limitations of the survey in identifying the nature of the site.

3.4.3 Survey – Summary of Results and Conclusions

The desktop assessment predicted that domestic sites, tree plantings, farming and pastoral sites were most likely to exist within the study area. Based on previous studies, development in the area and the lack of previously recorded historic heritage within the study area, the desktop assessment also concluded that the potential for historic sites or archaeological deposits was low.

The survey results confirm these predictions. No archaeological deposits were discovered and only one area of archaeological potential was found in the form of a ruin, likely domestic. The other discovery was a domestic dwelling at 165 Clyde-Five Ways Road which is in poor condition and has no aesthetic value.

The survey demonstrated that the study area has been heavily affected by development over the years. Land has been cleared for large scale market gardening, commercial and industrial enterprises. A significant portion of the study area has also been subject to residential subdivision and development. There are a few areas of remaining farmland, however no further areas of historic or archaeological potential were observed in the fields.

4 DISCUSSION

4.1 165 Clyde Five Ways Road

One of the original houses from Figures 3 and 4 was relocated in the pedestrian survey.

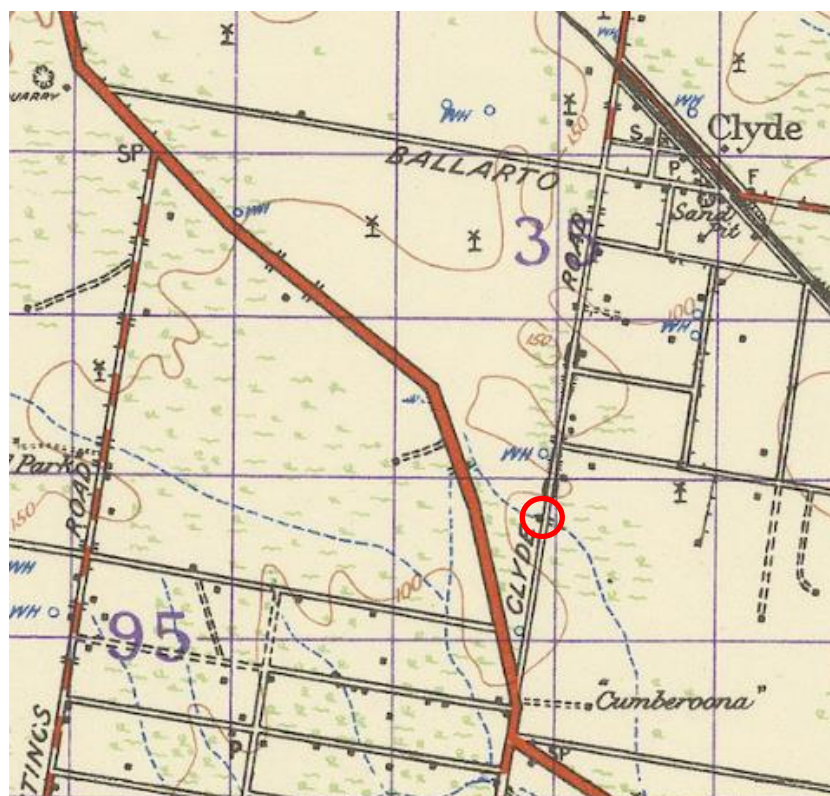


Figure 5: 1924 Topographic Map of study area with the relocated house in red (cropped), Victoria, Great Britain. War Office. General Staff. Australian Section 1924.

It is in very poor condition, requiring extensive structural work demonstrated by the current unevenness of the house. The red brick additions are visually distracting and detract from the aesthetic quality of the house. Its features are atypical and do not make a representative example of a Californian Bungalow. No areas of archaeological potential were observed around the dwelling, however if during any future construction works, subsurface artefact deposits or archaeological features are discovered, Section 7, Recommendation 2: Contingency has been provided.

This dwelling resides on land originally owned by W. Jones. Edward and Evelyn Gunther occupied the property between 1971 and 1985. Title certificates of 165 Clyde Five-Ways Road were only available dating back to 1971 and no further parent titles were given

Table 5: Historical Ownership of 165 Clyde-Five Ways Road

| Owner/s | Year Title Transferred | Volume/Folio |
|---|------------------------|--------------|
| Edward William Gunther & Evelyn Susan Gunther | 1971-1985 | 8874/298 |
| David Edward Gunther | 1985-2021 | 10525/332 |
| Galileo Five Ways Nominee Pty Ltd | 2021 - Current | 12353/464 |

A statement of significance has been devised in Section 5.2 of this report.

4.2 1760 South Gippsland Highway, Clyde

The house and trees are most likely no longer present. Permission was not granted to enter this property; however, there was construction occurring on the property during the survey (Plate 11). An accurate assessment of significance or determination of what is left on this property is not currently possible.

5 CULTURAL HERITAGE SIGNIFICANCE

5.1 Assessing Cultural Heritage Significance

5.1.1 Assessment of Significance

Scientific significance of a heritage place (particularly archaeological sites) is also assessed in Victoria using a commonly accepted formula developed by Bowdler (1981) and Sullivan and Bowdler (1984). These are relative estimates of significance based on the current knowledge available about sites or places in a region. The assessment criteria used to assess the scientific significance of historical places in Victoria are presented in Appendix 3. The same three main categories apply to historical places: *site contents* (cultural material, organic remains and site structure), *site condition* (degree of disturbance of a site), and '*representativeness*' (the regional distribution of a particular site type).

Each place is given a score or rating on the basis of these criteria – the overall scientific significance is determined by the cumulative score. The results of the place are in Tables 5 and 6.

5.1.2 Historical Cultural Significance

Heritage Victoria administers the *Heritage Act 2017* and has provided formal criteria for assessing cultural heritage significance. Applying these criteria will determine if a heritage place should be considered for addition to the Victorian Heritage Register or other statutory lists.

On the basis of these criteria, heritage places are generally given a significance ranking of State, Local or none. Historical archaeological sites, as with other heritage places, can be considered for addition to the Victorian Heritage Register if they have State significance.

However, all historical archaeological sites are included on the Victorian Heritage Inventory and are given statutory protection, irrespective of their level of significance. Sites that are considered to be of local historical interest but are not considered to be of specific archaeological significance are allocated 'D'-list numbers (e.g. D7822-0099). 'D'-listed sites are not protected by legislation.

The historical places identified within the study area have been assessed using the Heritage Victoria criteria (outlined in Appendix 3). The significance assessments are summarised in Tables 5 and 6.

5.1.3 Statements of Significance

A Statement of Significance describes what is important about a place and is an evaluation of its cultural heritage significance. The Statement of Significance was prepared in accordance with the ICOMOS Burra Charter and the Heritage Council of Victoria's Criteria for Assessing Cultural Heritage Significance as required by the HV Technical Guides *Guidelines for Conducting Historical Archaeological Surveys* and *Guidelines for Investigating Historical Archaeological Sites*.

The cultural heritage significance was assessed against the following six categories:

- Aesthetic significance;

- Archaeological significance;
- Architectural significance
- Historical significance;
- Scientific significance; and
- Social or spiritual significance.

A full description on the methodology used for the significance assessment is provided in Appendix 3.

5.2 Cultural Heritage Significance of 165 Clyde Five Ways Road

The following is an assessment of the cultural heritage significance of the dwelling at 165 Clyde Five Ways Road.

5.2.1 Assessment of Significance

The scientific significance of the site is shown below (Table 6).

Table 6: Assessment of the Scientific Significance of

| Place Contents | Place Condition |
|---|-----------------|
| Site contents | 1 |
| Site condition | 1 |
| Representativeness | 1 |
| Overall scientific significance (score) | 3 |
| Overall scientific significance (rating) | Low |

Note: a description of each criterion is provided in Appendix 3.

5.2.2 Historical Cultural Significance

The study area is of Local significance to City of Casey, and an assessment of the cultural heritage significance of the study area is provided below assessed against the Planning Practice Note – Applying the Heritage Overlay (Table 7) (Appendix 5).

Table 7: Assessment of the Cultural Heritage Significance of 165 Clyde Five Ways Road

| HO Criterion | Assessment | Significance (State/local) |
|--------------|--|----------------------------|
| A | The dwelling located at 165 Clyde Five Ways Road is of local historic significance as it is the only observable, original house within the Devon Meadows and Casey Fields South precincts. | Local |
| B | Not Applicable | |
| C | Not Applicable | |
| D | Not Applicable | |

| HO Criterion | Assessment | Significance (State/local) |
|--------------|----------------|----------------------------|
| E | Not Applicable | |
| F | Not Applicable | |
| G | Not Applicable | |
| H | Not Applicable | |

Note: a description of each criterion is provided in Appendix 5.

5.2.3 Statement of Significance

What is Significant?

The dwelling at 165 Clyde Five Ways Road is significant.

How is it Significant?

The dwelling is of local historical significance to the City of Casey.

Why is it Significant?

The site is significant to the City of Casey for the following reason:

165 Clyde Five Ways Road is of historical significance because of the original eleven houses located within the study area and shown on topographic maps in 1916 and 1938 it is the only one that is still standing.

5.2.4 Comparative Analysis: Springmount Farm (HO137)

An early farmhouse included on the Heritage Overlay within the City of Casey is Springmount Farm. Springmount Farm currently exists in an altered but reversible state and is used as an office.

The following statement of significance has been quoted from Graeme Butler and Associates 1997:

The house and associated trees are of local significance for their altered expression of the Edwardian-era, in both house and landscape form, and their association with one of the Clyde pioneering families and a prominent local identity, William Hardy. The first Hardy to own this land, Embling Hardy was an early Clyde storekeeper while William Hardy, the builder of the house, was a Cranbourne Shire councillor 1909-21 and president 1910-11, 1920-1 in the period when this property was developed.

The dwelling at 165 Clyde-Five Ways Road does not possess the same well defined historic associations. It does not show any clearly defined architectural expressions due to its alteration and general state of disrepair.

5.2.5 Conclusion

Overall, there is a lack of title accessibility and sources with information regarding the dwelling residing at 165 Clyde Five Ways Road. Without further information, its historic significance to the area is low. The dwelling does not possess any aesthetic significance as it has been heavily altered with uncomplimentary materials and is in poor condition. It appears as though the dwelling requires heavy intervention to regain structural

soundness. Based on the lack of information, lack of aesthetic value due to alterations and state of disrepair, the dwelling does not meet the threshold for inclusion on the Heritage Overlay.

6 INTERPRETATION

The study area has been affected by late twentieth century development as both residential and commercial growth has occurred in Clyde. The development was identified in the desktop assessment through previous reports and confirmed during the field survey. Nurseries, market gardens, industrial supplies, and modern residential development were all observed within the study area. It is likely due to the observed development, that the houses noted in the desktop assessment were unable to be located with the exception of the dwelling at 165 Clyde Five Ways Road.

An interpretation and statement of significance have been prepared for this dwelling in this report. The dwelling itself is in very poor condition and appears to need significant structural work. It is unlikely that the house will be able to be restored to its original condition without unreasonable amounts of intervention. Through comparative analysis, it was evident that this dwelling did not possess enough historic significance to meet the threshold for the Heritage Overlay and it has therefore, not been recommended for inclusion.

The property at 5 Rawlins Road was inaccessible during the survey. As a result, the significance / archaeological potential of the ruins present was unable to be determined. The desktop assessment results suggest that the building is likely not of significance, however if it is, it is likely domestic. Given that Rawlins Road is shown as a completely wooded area in Figure 4, the ruins are most likely not older than 75 years old.

7 MANAGEMENT RECOMMENDATIONS

This section provides a summary of the recommendations made in relation to the historical heritage values of the study area.

Recommendation 1: Due care to be taken at 5 Rawlins Road

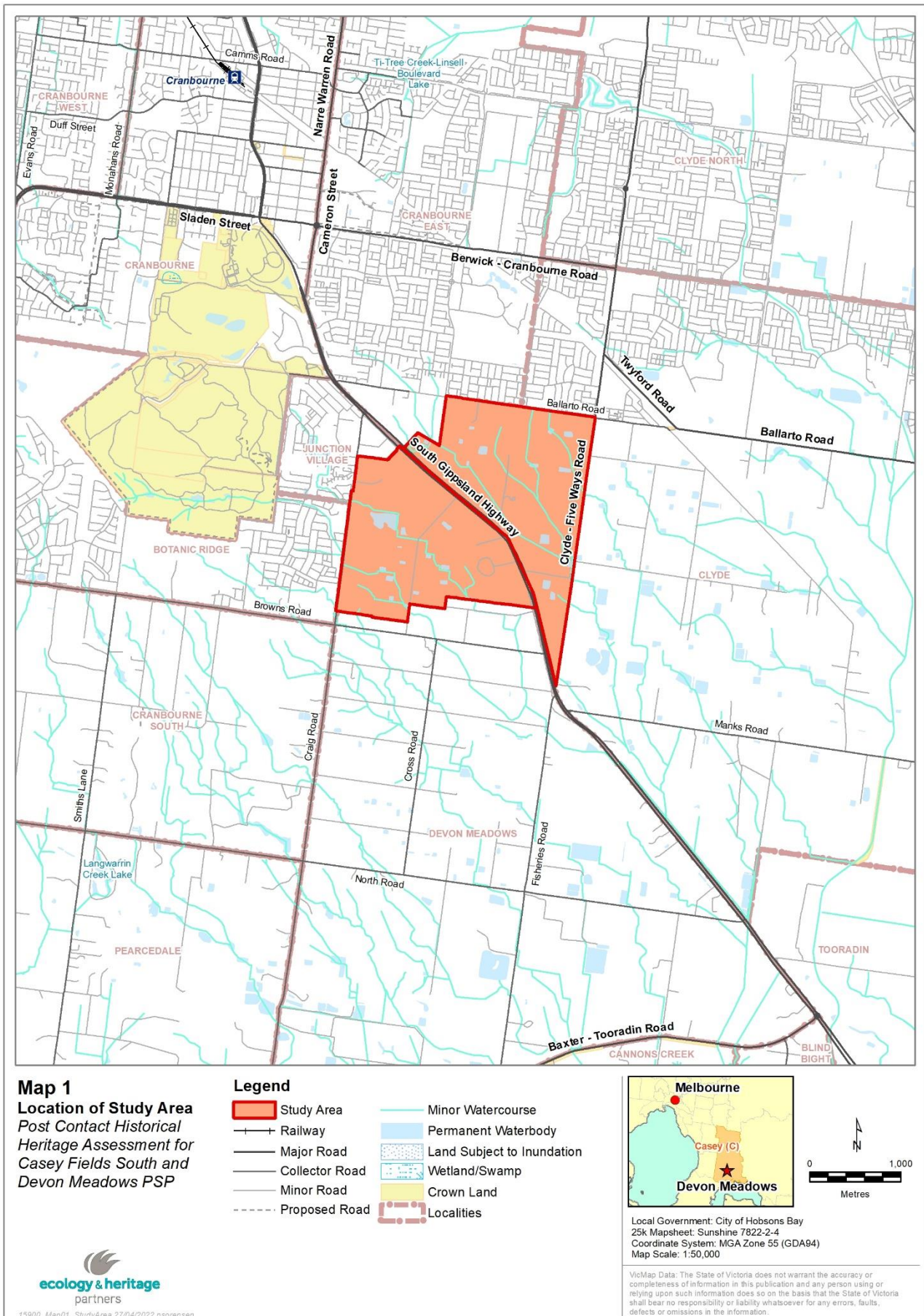
5 Rawlins Road was identified as having potential historical archaeological values but has not been recommended for inclusion in the Victorian Heritage Inventory due to the inability to properly assess the potential for archaeological deposits.

It is further recommended that a detailed historical heritage archaeological assessment is undertaken for this place when access can be formally arranged with the property owner.

Recommendation 2: Contingency

There are no other known historical heritage issues in regard to the proposed development. If any historical heritage issues are encountered during the course of construction then works should cease within 10 m of the area of concern and a Heritage Victoria should be contacted to investigate.

MAPS

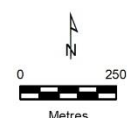




Map 2
Extent of Study Area
Post Contact Historical
Heritage Assessment for
Casey Fields South and
Devon Meadows PSP

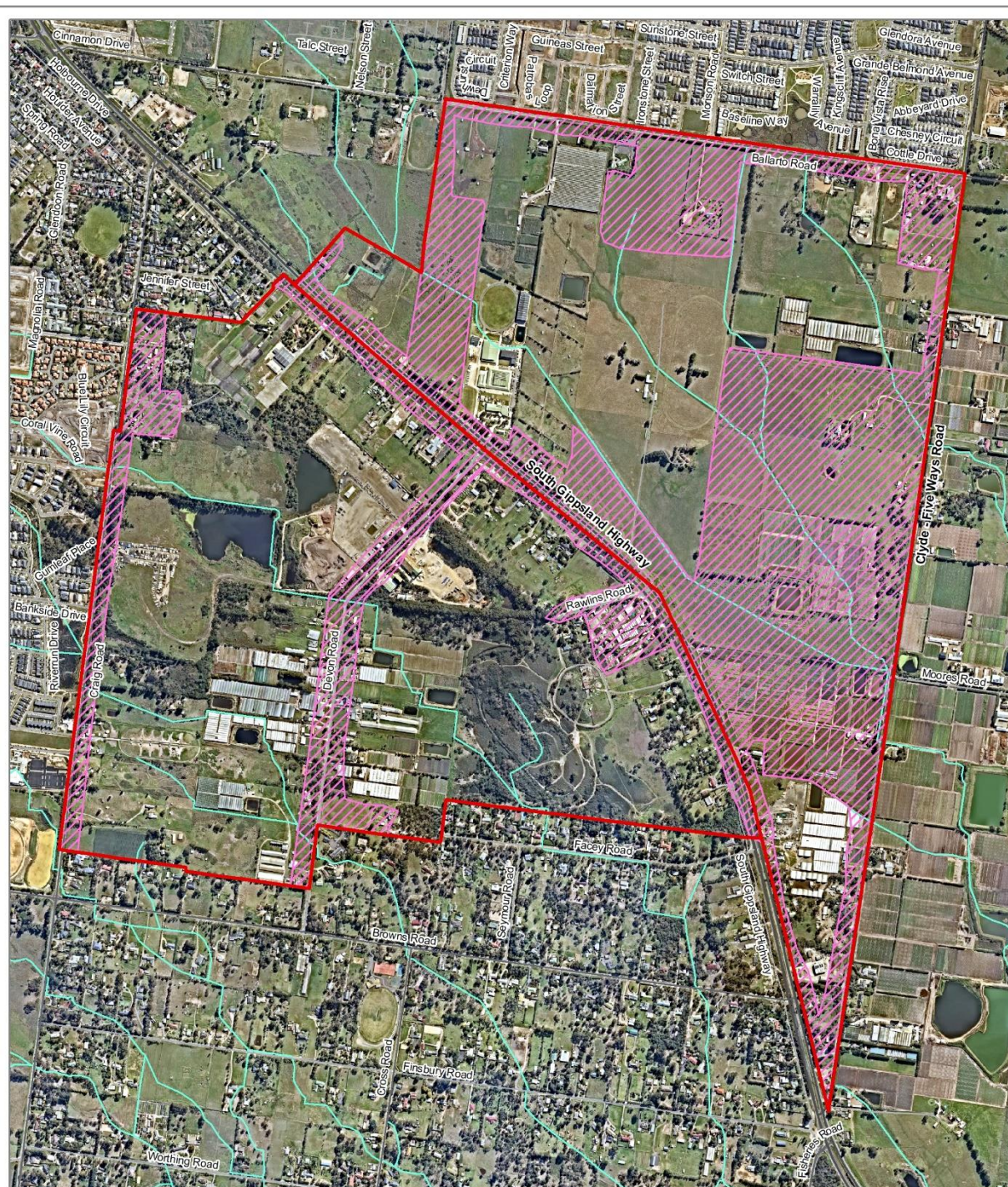
Legend

- Study Area
- Minor Watercourse
- Permanent Waterbody



Local Government: City of Hobsons Bay
25k Mapsheet: Sunshine 7822-2-4
Coordinate System: MGA Zone 55 (GDA94)
Map Scale: 1:16,000

VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



Map 4
Survey Areas
*Post Contact Historical
Heritage Assessment for
Casey Fields South and
Devon Meadows PSP*

Legend

- Study Area
- Minor Watercourse
- Survey Areas



Local Government: City of Hobsons Bay
25k Mapsheet: Sunshine 7822-2-4
Coordinate System: MGA Zone 55 (GDA94)
Map Scale: 1:16,000

VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



Map 5
Historical Places and Areas
of Historical Archaeological
Likelihood
Post Contact Historical
Heritage Assessment for
Casey Fields South and
Devon Meadows PSP

Legend

- Study Area
- Minor Watercourse
- Areas identified during the survey**
- Area of Archaeological likelihood
- Historic dwelling



Local Government: City of Hobsons Bay
25k Mapsheet: Sunshine 7822-2-4
Coordinate System: MGA Zone 55 (GDA94)
Map Scale: 1:16,000

VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

APPENDICES

Appendix 1: Cadastral Information of Study Area

| PSP Lot # | Precinct | Property Address | Cadastral Information |
|------------------|--------------------|--|------------------------------|
| 1 | Casey Fields South | 1665 South Gippsland Highway CRANBOURNE EAST VIC 3977 | CP165660 |
| 2 | Casey Fields South | 1340 Ballarto Road CRANBOURNE EAST VIC 3977 | 4\LP66390 |
| 3 | Casey Fields South | 1360 Ballarto Road CRANBOURNE EAST VIC 3977 | 5\LP66390 |
| 4 | Casey Fields South | 1370 Ballarto Road CLYDE VIC 3978 | 6\LP66390 |
| 5 | Casey Fields South | 1410 Ballarto Road CLYDE VIC 3978 | 1\LP205490 |
| 6 | Casey Fields South | 1430 Ballarto Road CLYDE VIC 3978 | 2\LP205490 |
| 7 | Casey Fields South | 1450 Ballarto Road CLYDE VIC 3978 | 1\LP54058 |
| 8 | Casey Fields South | 1470 Ballarto Road CLYDE VIC 3978 | 3\LP82427 |
| 9 | Casey Fields South | | R1\PS836534 |
| 10 | Casey Fields South | 1490 Ballarto Road CLYDE VIC 3978 | 1\PS836534 |
| 11 | Casey Fields South | 285 Clyde-Five Ways Road CLYDE VIC 3978 | 2\LP82427 |
| 12 | Casey Fields South | 1715 South Gippsland Highway CRANBOURNE EAST VIC 3977 | 1\TP107096 |
| 13 | Casey Fields South | 1735 South Gippsland Highway CRANBOURNE EAST VIC 3977 | 1\PS748479 |
| 14 | Casey Fields South | 1745W South Gippsland Highway CRANBOURNE EAST VIC 3977 | RES1\PS748479 |
| 15 | Casey Fields South | 1765 South Gippsland Highway CRANBOURNE EAST VIC 3977 | 1\TP102054 |
| 16 | Casey Fields South | 1785 South Gippsland Highway CRANBOURNE EAST VIC 3977 | 1\TP107092 |
| 17 | Casey Fields South | 1805 South Gippsland Highway CLYDE VIC 3978 | 1\TP112759 |
| 18 | Casey Fields South | 1845 South Gippsland Highway CLYDE VIC 3978 | 2\LP204989 |
| 19 | Casey Fields South | 255 Clyde-Five Ways Road CLYDE VIC 3978 | 2\LP118602 |
| 20 | Casey Fields South | 275 Clyde-Five Ways Road CLYDE VIC 3978 | 3\LP118602 |
| 21 | Casey Fields South | 251 Clyde-Five Ways Road CLYDE VIC 3978 | 2\LP217828 |
| 22 | Casey Fields South | 245 Clyde-Five Ways Road CLYDE VIC 3978 | 1\LP217828 |

| | | | |
|----|--------------------|---|------------|
| 23 | Casey Fields South | 235 Clyde-Five Ways Road CLYDE VIC 3978 | 1\PS421555 |
| 24 | Casey Fields South | 215 Clyde-Five Ways Road CLYDE VIC 3978 | 2\PS421555 |
| 25 | Casey Fields South | 165 Clyde-Five Ways Road CLYDE VIC 3978 | 1\TP831390 |
| 26 | Devon Meadows | 1 Junction Close DEVON MEADOWS VIC 3977 | 2\LP88493 |
| 27 | Devon Meadows | 1714 South Gippsland Highway DEVON MEADOWS VIC 3977 | 8\LP23766 |
| 28 | Devon Meadows | 28A Craig Road JUNCTION VILLAGE VIC 3977 | 2\PS348801 |
| 29 | Devon Meadows | 28B Craig Road JUNCTION VILLAGE VIC 3977 | 3\PS348801 |
| 30 | Devon Meadows | 11 Junction Close JUNCTION VILLAGE VIC 3977 | 1\PS309869 |
| 31 | Devon Meadows | Junction Close DEVON MEADOWS VIC 3977 | 2\PS309869 |
| 32 | Devon Meadows | 30A Craig Road JUNCTION VILLAGE VIC 3977 | 1\PS348801 |
| 33 | Devon Meadows | 30B Craig Road JUNCTION VILLAGE VIC 3977 | 4\PS348801 |
| 34 | Devon Meadows | 1720 South Gippsland Highway DEVON MEADOWS VIC 3977 | 1\LP19278 |
| 35 | Devon Meadows | 1724 South Gippsland Highway DEVON MEADOWS VIC 3977 | PC378263 |
| 36 | Devon Meadows | 1734 South Gippsland Highway DEVON MEADOWS VIC 3977 | 1\LP34228 |
| 37 | Devon Meadows | 1740 South Gippsland Highway DEVON MEADOWS VIC 3977 | 2\LP34228 |
| 38 | Devon Meadows | 1740 South Gippsland Highway DEVON MEADOWS VIC 3977 | 3\LP34228 |
| 39 | Devon Meadows | 1744 South Gippsland Highway DEVON MEADOWS VIC 3977 | 1\TP876188 |
| 40 | Devon Meadows | 1750 South Gippsland Highway DEVON MEADOWS VIC 3977 | 1\TP818632 |
| 41 | Devon Meadows | 1754 South Gippsland Highway DEVON MEADOWS VIC 3977 | 1\TP78973 |
| 42 | Devon Meadows | 1758 South Gippsland Highway DEVON MEADOWS VIC 3977 | 1\TP619843 |
| 43 | Devon Meadows | 1760 South Gippsland Highway DEVON MEADOWS VIC 3977 | 1\LP71486 |
| 44 | Devon Meadows | 1770 South Gippsland Highway DEVON MEADOWS VIC 3977 | 1\PS433426 |
| 45 | Devon Meadows | 1780 South Gippsland Highway DEVON MEADOWS VIC 3977 | 2\PS433426 |
| 46 | Devon Meadows | 32-34 Craig Road JUNCTION VILLAGE VIC 3977 | 1\PS841883 |

| | | | |
|----|---------------|---|---------------|
| 47 | Devon Meadows | 36-38 Craig Road JUNCTION VILLAGE VIC 3977 | 1\LP128889 |
| 48 | Devon Meadows | 55 Devon Road DEVON MEADOWS VIC 3977 | 2\PS712706 |
| 49 | Devon Meadows | 35 Devon Road DEVON MEADOWS VIC 3977 | 1\PS712706 |
| 50 | Devon Meadows | 40W Craig Road DEVON MEADOWS VIC 3977 | RES1\PS800996 |
| 51 | Devon Meadows | 42 Craig Road DEVON MEADOWS VIC 3977 | 1\PS800995 |
| 52 | Devon Meadows | 40 Devon Road DEVON MEADOWS VIC 3977 | 2\LP207442 |
| 53 | Devon Meadows | 60 Devon Road DEVON MEADOWS VIC 3977 | 1\LP207442 |
| 54 | Devon Meadows | 1790 South Gippsland Highway DEVON MEADOWS VIC 3977 | 8\LP84636 |
| 55 | Devon Meadows | 1794 South Gippsland Highway DEVON MEADOWS VIC 3977 | 9\LP84636 |
| 56 | Devon Meadows | 1800 South Gippsland Highway DEVON MEADOWS VIC 3977 | 2\LP25813 |
| 57 | Devon Meadows | 1810 South Gippsland Highway DEVON MEADOWS VIC 3977 | 3\LP25813 |
| 58 | Devon Meadows | 1814 South Gippsland Highway DEVON MEADOWS VIC 3977 | 4\LP25813 |
| 59 | Devon Meadows | 1820 South Gippsland Highway DEVON MEADOWS VIC 3977 | 5\LP25813 |
| 60 | Devon Meadows | 1830 South Gippsland Highway DEVON MEADOWS VIC 3977 | 6\LP25813 |
| 61 | Devon Meadows | 25 Rawlins Road DEVON MEADOWS VIC 3977 | 1\LP61150 |
| 62 | Devon Meadows | 5 Rawlins Road DEVON MEADOWS VIC 3977 | 2\LP61150 |
| 63 | Devon Meadows | 48W Craig Road DEVON MEADOWS VIC 3977 | RES1\PS800996 |
| 64 | Devon Meadows | | 1\PS800996 |
| 65 | Devon Meadows | 65 Devon Road DEVON MEADOWS VIC 3977 | 16\LP7829 |
| 66 | Devon Meadows | 75 Devon Road DEVON MEADOWS VIC 3977 | 17\LP7829 |
| 67 | Devon Meadows | 85 Devon Road DEVON MEADOWS VIC 3977 | 1\TP337102 |
| 68 | Devon Meadows | 70 Devon Road DEVON MEADOWS VIC 3977 | 15\LP7829 |
| 69 | Devon Meadows | 72-74 Devon Road DEVON MEADOWS VIC 3977 | 1\PS430090 |
| 70 | Devon Meadows | 76-80 Devon Road DEVON MEADOWS VIC 3977 | 2\PS430090 |
| 71 | Devon Meadows | 90 Devon Road DEVON MEADOWS VIC 3977 | 13\LP7829 |

| | | | |
|----|---------------|---|------------|
| 72 | Devon Meadows | 1934 South Gippsland Highway DEVON MEADOWS VIC 3977 | 41\LP34215 |
| 73 | Devon Meadows | 24 Rawlins Road DEVON MEADOWS VIC 3977 | 39\LP34215 |
| 74 | Devon Meadows | 20 Rawlins Road DEVON MEADOWS VIC 3977 | 38\LP34215 |
| 75 | Devon Meadows | 14 Rawlins Road DEVON MEADOWS VIC 3977 | CP108819 |
| 76 | Devon Meadows | 1870 South Gippsland Highway DEVON MEADOWS VIC 3977 | 36\LP34215 |
| 77 | Devon Meadows | 1870 South Gippsland Highway DEVON MEADOWS VIC 3977 | 35\LP34215 |
| 78 | Devon Meadows | 1874 South Gippsland Highway DEVON MEADOWS VIC 3977 | 34\LP34215 |
| 79 | Devon Meadows | 1934 South Gippsland Highway DEVON MEADOWS VIC 3977 | 41\LP34215 |
| 80 | Devon Meadows | 1880 South Gippsland Highway DEVON MEADOWS VIC 3977 | 33\LP34215 |
| 81 | Devon Meadows | 1884 South Gippsland Highway DEVON MEADOWS VIC 3977 | 32\LP34215 |
| 82 | Devon Meadows | 1890 South Gippsland Highway DEVON MEADOWS VIC 3977 | 31\LP34215 |
| 83 | Devon Meadows | 1894 South Gippsland Highway DEVON MEADOWS VIC 3977 | 30\LP34215 |
| 84 | Devon Meadows | 1900 South Gippsland Highway DEVON MEADOWS VIC 3977 | 29\LP34215 |
| 85 | Devon Meadows | 1910 South Gippsland Highway DEVON MEADOWS VIC 3977 | 28\LP34215 |
| 86 | Devon Meadows | 1920 South Gippsland Highway DEVON MEADOWS VIC 3977 | 27\LP34215 |
| 87 | Devon Meadows | 1924 South Gippsland Highway DEVON MEADOWS VIC 3977 | 26\LP34215 |
| 88 | Devon Meadows | 1930 South Gippsland Highway DEVON MEADOWS VIC 3977 | 25\LP34215 |
| 89 | Devon Meadows | 50 Craig Road DEVON MEADOWS 3977 | 1\PS721912 |
| 90 | Devon Meadows | 95 Devon Road DEVON MEADOWS VIC 3977 | 1\PS613683 |
| 91 | Devon Meadows | 100 Devon Road DEVON MEADOWS VIC 3977 | 12\LP7829 |
| 92 | Devon Meadows | 52 Craig Road DEVON MEADOWS VIC 3977 | 2\LP7599 |
| 93 | Devon Meadows | 105 Devon Road DEVON MEADOWS VIC 3977 | 20\LP7829 |
| 94 | Devon Meadows | 104 Devon Road DEVON MEADOWS VIC 3977 | 1\TP88065 |

| | | | |
|-----|--------------------|--|------------|
| 95 | Devon Meadows | 110 Devon Road DEVON MEADOWS VIC 3977 | 2\LP63886 |
| 96 | Devon Meadows | 54 Craig Road DEVON MEADOWS VIC 3977 | 3\LP7599 |
| 97 | Devon Meadows | 115 Devon Road DEVON MEADOWS VIC 3977 | 1\TP87522 |
| 98 | Devon Meadows | 120 Devon Road DEVON MEADOWS VIC 3977 | 10\LP7829 |
| 99 | Devon Meadows | 56 Craig Road DEVON MEADOWS VIC 3977 | 4\LP7599 |
| 100 | Devon Meadows | 125 Devon Road DEVON MEADOWS VIC 3977 | 22\LP7829 |
| 101 | Devon Meadows | 130 Devon Road DEVON MEADOWS VIC 3977 | 9\LP7829 |
| 102 | Devon Meadows | 58 Craig Road DEVON MEADOWS VIC 3977 | 5\LP7599 |
| 103 | Devon Meadows | 60 Craig Road DEVON MEADOWS VIC 3977 | 2\PS523906 |
| 104 | Devon Meadows | 135 Devon Road DEVON MEADOWS VIC 3977 | 1\TP621224 |
| 105 | Devon Meadows | 135 Devon Road DEVON MEADOWS VIC 3977 | 2\TP621224 |
| 106 | Casey Fields South | 125 Clyde-Five Ways Road CLYDE 3978 | 2\LP208239 |
| 107 | Casey Fields South | 126 Clyde-Five Ways Road CLYDE 3978 | 2\LP208239 |
| 108 | Casey Fields South | 1925 South Gippsland Highway CLYDE VIC 3978 | 1\LP208239 |
| 109 | Casey Fields South | 1945 South Gippsland Highway CLYDE VIC 3978 | 1\TP102056 |
| 110 | Casey Fields South | 85 Clyde-Five Ways Road CLYDE VIC 3978 | 2\LP34329 |
| 111 | Casey Fields South | 1955 South Gippsland Highway CLYDE VIC 3978 | 5\LP34329 |
| 112 | Casey Fields South | 81 Clyde-Five Ways Road CLYDE VIC 3978 | 6\LP34329 |
| 113 | Casey Fields South | 1965 South Gippsland Highway CLYDE VIC 3978 | 8\LP34329 |
| 114 | Casey Fields South | 75 Clyde-Five Ways Road CLYDE VIC 3978 | 7\LP34329 |
| 115 | Casey Fields South | 1975 South Gippsland Highway CLYDE VIC 3978 | 9\LP34329 |
| 116 | Casey Fields South | 55 Clyde-Five Ways Road CLYDE VIC 3978 | 10\LP34329 |
| 117 | Casey Fields South | Unit 2/1985 South Gippsland Highway CLYDE VIC 3978 | 1\LP95723 |
| 118 | Casey Fields South | 1995 South Gippsland Highway CLYDE VIC 3978 | 2\LP95723 |
| 119 | Casey Fields South | 2005 South Gippsland Highway CLYDE VIC 3978 | 1\LP57766 |
| 120 | Casey Fields South | 2025 South Gippsland Highway CLYDE VIC 3978 | 2\LP57766 |

Appendix 2: Heritage Legislation

A2.1 *Heritage Act 2017 (State)*

The Victorian *Heritage Act 2017* (the Act) is administered by Heritage Victoria (HV) and is the Victorian Government's key piece of historical heritage legislation.

The Act identifies and protects heritage places and objects that are of significance to the State of Victoria including:

- Historic archaeological sites and artefacts;
- Historic buildings, structures and precincts;
- Gardens, trees and cemeteries;
- Cultural landscapes;
- Shipwrecks and relics; and
- Significant objects.

The Victorian Heritage Register

The Victorian Heritage Register (VHR) lists the State's most significant heritage places and objects. These can be searched on the Victorian Heritage Database.

The Heritage Council determines what places and objects are included and only those places and objects of outstanding significance are added. The process for adding a place or object is a considered one.

A place or object cannot be added to the Register before the Heritage Council seeks the views of the owner. If a heritage place or object is recommended to the Register, then owners are given a report that includes a statement of cultural heritage significance, a proposed extent of registration, and any proposed activities that may not require a permit.

A heritage object can include furniture, shipwreck relics, archaeological artefacts, equipment, transport vehicles, and articles of everyday use that contribute to an understanding of Victoria's history. Objects can be registered in association with heritage places, or in their own right.

The Victorian Heritage Inventory

Under Section 121 of the *Heritage Act 2017*, the Victorian Heritage Inventory (VHI) records all places or objects identified as historic archaeological sites, areas or relics, all known areas where archaeological relics are located, all known occurrences of archaeological relics and all persons known to be holding private collections of artefacts.

Under Section 127 of the *Heritage Act 2017* it is an offence to damage or disturb an archaeological site or relic, irrespective of whether it is listed on the Heritage Inventory or Heritage Register.

Under Section 129 of the *Heritage Act 2017* a Consent from Heritage Victoria is required if a person wishes to:

- a) Uncover or expose an archaeological relic;

- b) Excavate any land for the purpose of discovering, uncovering or moving an archaeological relic; or
- c) Deface or damage or otherwise interfere with an archaeological relic or carry out an act likely to endanger an archaeological relic; or
- d) Possess an archaeological relic for the purposes of sale; or
- e) To buy or sell an archaeological relic.

Any application for a consent to the Executive Director must be accompanied by the prescribed fee. Various classes of works apply to the application fees. The Heritage Council may waive the fees if it is satisfied that the activities to which the application relates:

- a) Are for the purposes of conservation or protection of the archaeological relic; or
- b) Are to assist in relevant anthropological, archaeological, ethnographic; historical or scientific research; or
- c) Are to educate the public as to the cultural heritage significance of the archaeological relic in its context; or
- d) Are for the safety of the public; or
- e) Are the same, or primarily the same, as those for which a consent has previously been issued to an applicant in relation to that registered place or registered object.

Up until late 2009, Heritage Victoria had a 'D' classification for places that are considered to have low historical or scientific significance. These sites are listed on the Victorian Heritage Inventory but are not subject to statutory protection, therefore there is no requirement to obtain a Consent to Disturb or destroy these sites. Heritage Victoria has requested that a letter be sent to them informing them if 'D' listed sites or places are destroyed to maintain records of these destroyed sites.

A2.2 *Planning and Environment Act 1987 (State)*

All municipalities in Victoria are covered by land use planning controls which are prepared and administered by State and local government authorities. The legislation governing such controls is the *Planning and Environment Act 1987*. Places of significance to a locality can be listed on a local planning scheme and protected by a Heritage Overlay (or other overlay where appropriate). Places of Aboriginal cultural heritage significance are not often included on local government planning schemes.

A2.3 *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a national framework for the protection of heritage and the environment and the conservation of biodiversity. The EPBC Act is administered by the Australian Government Department of Environment and Energy (DoEE). The Australian Heritage Council assesses whether or not a nominated place is appropriate for listing on either the National or Commonwealth Heritage Lists and makes a recommendation to the Minister on that basis. The Minister for the Environment, Water, Heritage and the Arts makes the final decision on listing. DoE also administers the Register of the National Estate.

The objectives of the EPBC Act are:

- To provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance;
- To promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources;
- To promote the conservation of biodiversity;
- To provide for the protection and conservation of heritage;
- To promote a cooperative approach to the protection and management of the environment involving governments, the community, land-holders and indigenous peoples;
- To assist in the cooperative implementation of Australia's international environmental responsibilities;
- To recognise the role of indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and
- To promote the use of indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.

A2.4 *Aboriginal Heritage Act 2006 (State)*

The *Aboriginal Heritage Act 2006* protects Aboriginal cultural heritage in Victoria. A key part of the legislation is that Cultural Heritage Management Plans (CHMPs) are required to be prepared by Sponsors (the developer) and qualified Cultural Heritage Advisors in accordance with the *Aboriginal Heritage Act 2006* and the accompanying *Aboriginal Heritage Regulations 2007*. A CHMP is the assessment of an area (known as an 'activity area') for Aboriginal cultural heritage values, the results of which form a report (the CHMP) which details the methodology of the assessment and sets out management recommendations and contingency measures to be undertaken before, during and after an activity (development) to manage and protect any Aboriginal cultural heritage present within the area examined.

The preparation of a CHMP is mandatory under the following circumstances:

- If the *Aboriginal Heritage Regulations 2007* require a CHMP to be prepared (s. 47);
- If the Minister of Aboriginal Affairs Victoria requires a CHMP to be prepared (s. 48); or
- If an Environmental Impact Statement (EIS) is required by the *Environment Effects Act 1978* (s. 49).

The *Aboriginal Heritage Regulations 2007* require a CHMP to be prepared:

- If all or part of the proposed activity is a 'high impact activity'; and
- If all or part of the activity area is an area of 'cultural heritage sensitivity'; and
- If all or part of the activity area has not been subject to 'significant ground disturbance'.

The preparation of a CHMP can also be undertaken voluntarily. Having an approved CHMP in place can reduce risk for a project during the construction phase by ensuring there are no substantial delays if sites happen to be found. Monitoring construction works is also rarely required if an approved CHMP is in place.

Approval of a CHMP is the responsibility of the Registered Aboriginal Party who evaluates the CHMP and then it is lodged with the Secretary of the Department of the Premier and Cabinet (DPC) to take effect or, the Secretary of the DPC (AV). They will be examining the CHMPs in detail with key points including:

- Addressing whether harm to heritage can be avoided or minimised;
- All assessments (including test excavations) must be completed before management decisions are formulated; and
- Survey and excavation must be in accordance with proper archaeological practice and supervised by a person appropriately qualified in archaeology.

There are three types of CHMPs that may be prepared (*The Guide to preparing a CHMP* 2010). These are:

- Desktop;
- Standard; and
- Complex.

A desktop CHMP is a literature review. If the results of the desktop show it is reasonably possible that Aboriginal cultural heritage could be present in the activity area, a standard assessment will be required.

A standard assessment involves a literature review and a ground survey of the activity area. Where the results of ground survey undertaken during a standard assessment have identified Aboriginal cultural heritage within the activity area, soil and sediment testing, using an auger no larger than 12 cm in diameter, may be used to assist in defining the nature and extent of the identified Aboriginal cultural heritage (Regulation 59[4]).

Where the results of ground survey undertaken during a standard assessment have identified Aboriginal cultural heritage within the activity area or areas which have the potential to contain Aboriginal cultural heritage subsurface, a complex assessment will be required. A complex assessment involves a literature review, a ground survey, and subsurface testing. Subsurface testing is the disturbance of all or part of the activity area or excavation of all or part of the activity area to uncover or discover evidence of Aboriginal cultural heritage (Regulation 62[1]).

It is strongly advised that for further information relating to heritage management (e.g. audits, stop orders, inspectors, forms, evaluation fees, status of RAPs and penalties for breaching the Act) Sponsors should access the AV website (<http://www.aboriginalaffairs.vic.gov.au/>).

The flow chart below also assists in explaining the process relating to CHMPs.

A2.5 Native Title Act 1993 (Commonwealth)

Native Title describes the rights and interests of Aboriginal and Torres Strait Islander people in land and waters, according to their traditional laws and customs. In Australia, Aboriginal and Torres Strait Islander people's rights and interests in land were recognised in 1992 when the High Court delivered its historic judgment in the case of *Mabo v the State of Queensland*. This decision overturned the legal fiction that Australia upon colonisation was terra nullius (land belonging to no-one). It recognised for the first time that Indigenous Australians may continue to hold native title.

Native Title rights may include the possession, use and occupation of traditional country. In some areas, native title may be a right of access to the area. It can also be the right for native title holders to participate in decisions about how others use their traditional land and waters. Although the content of native title is to be determined according to the traditional laws and customs of the title holders, there are some common characteristics. It may be possessed by a community, group, or individual depending on the content of the traditional laws and customs. It is inalienable (that is, it cannot be sold or transferred) other than by surrender to the Crown or pursuant to traditional laws and customs. Native Title is a legal right that can be protected, where appropriate, by legal action.

Native Title may exist in areas where it has not been extinguished (removed) by an act of government. It will apply to Crown land but not to freehold land. It may exist in areas such as:

- Vacant (or unallocated) Crown land;
- Forests and beaches;
- National parks and public reserves;
- Some types of pastoral leases;
- Land held by government agencies;
- Land held for Aboriginal communities;
- Any other public or Crown lands; and/or
- Oceans, seas, reefs, lakes, rivers, creeks, swamps and other waters that are not privately owned.

Native Title cannot take away anyone else's valid rights, including owning a home, holding a pastoral lease or having a mining lease. Where native title rights and the rights of another person conflict the rights of the other person always prevail. When the public has the right to access places such as parks, recreation reserves and beaches, this right cannot be taken away by Native Title. Native Title does not give Indigenous Australians the right to veto any project. It does mean, however, that everyone's rights and interests in land and waters have to be taken into account.

Indigenous people can apply to have their native title rights recognised by Australian law by filing a native title application (native title claim) with the Federal Court. Applications are required to pass a test to gain certain rights over the area covered in the application. The Native Title Tribunal (NNTT) was established to administer application processes. Once applications are registered, the NNTT will notify other people about the application and will invite them to become involved so all parties can try to reach an agreement that respects everyone's rights and interests. If the parties cannot agree, the NNTT refers the application to the Federal Court and the parties argue their cases before the Court.

As a common law right, native title may exist over areas of Crown land or waters, irrespective of whether there are any native title claims or determinations in the area. Native Title will therefore be a necessary consideration when Government is proposing or permitting any activity on or relating to Crown land that may affect native title².

² The information in this section was taken from the Department of Sustainability and Environment, Fact Sheet on Native Title, 2008

A2.5 Coroners Act 2008 (State)

The Victorian *Coroners Act 2008* requires the reporting of certain deaths and the investigation of certain deaths and fires in Victoria by coroners to contribute to the reduction of preventable deaths. Of most relevance to heritage is the requirement for any “reportable death” to be reported to the police (s. 12[1]). The *Coroners Act 2008* requires that the discovery of human remains in Victoria (s. 4[1]) of a person whose identity is unknown (s. 4[g]) must be reported to the police.

Appendix 3: Significance Assessment

A4.1. The ICOMOS Burra Charter

The standard for determining significance of places is derived from an international formula developed by ICOMOS (International Council on Monuments and Sites). In Australia, the Burra Charter has been developed by ICOMOS which is a Charter for the Conservation of Cultural Significance (Australia ICOMOS 2013).

The Burra Charter defines cultural significance as “aesthetic, historic, scientific, social or spiritual value for past, present or future generations” (Australia ICOMOS 2013: Section 1.2). Cultural significance is a concept which helps in estimating the value of places. The Burra Charter Cultural Significance Guidelines definitions of the values implicit in assessing cultural significance are as follows (Australia ICOMOS 2013):

Aesthetic value: Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with its place and use.

Historic value: historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.

Scientific value: The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

Social value: Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

National Historic Themes

It is noted that when assessing historic values that the use of historic themes is of benefit. Historic themes are used by heritage professionals to assist in understanding the meanings and connections that historic places may have in addition to the physical fabric of a place. Themes can help explain how particular elements of a place are significant because of their ability to illustrate important aspects of its history (Australian Heritage Commission 2001). The nine theme groups that are most commonly used nationally are:

| | |
|---------|---|
| Theme 1 | Tracing the evolution of the Australian environment |
| Theme 2 | Peopling Australia |
| Theme 3 | Developing Local, Regional and National economies |
| Theme 4 | Building settlements, towns and cities |
| Theme 5 | Working |
| Theme 6 | Educating |
| Theme 7 | Governing |
| Theme 8 | Developing Australia's cultural life |
| Theme 9 | Marking the phases of life |

These theme groups are further expanded into more focussed sub-themes which will not be expanded on here. The themes are intended to be non-hierarchical and a historic place may have a number of themes, which reflects how we look at the past, allowing for an integrated, diverse and complex human experience (Australian Heritage Commission 2001).

A4.2. The *Heritage Act 2017* Criteria

The *Heritage Act 2017* defines eight criteria against which cultural heritage significance can be assessed. These criteria are used to assist in determining whether places of potential State significance should be included in the Heritage Register. They are as follows:

| | |
|-------------|---|
| Criterion A | The historical importance, association with or relationship to Victoria's history; |
| Criterion B | Good design or aesthetic characteristics; |
| Criterion C | Scientific or technical innovations or achievements; |
| Criterion D | Social or cultural associations |
| Criterion E | Potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage; |
| Criterion F | Importance in exhibiting a richness, diversity or unusual integration of features; |
| Criterion G | Rarity or uniqueness of a place or object; and |
| Criterion H | The representative nature of a place or object as part of a class or type of places or objects. |

In addition it is appropriate when assessing the significance of a site in Victoria to consider whether it is of Local, Regional or State (or potentially National) significance.

A4.3. Scientific Significance

Scientific significance of a heritage place (particularly archaeological sites) is also assessed in Victoria using a commonly accepted formula developed by Bowdler (1981) and Sullivan and Bowdler (1984). These are relative estimates of significance based on the current knowledge available about sites or places in a region. The assessment uses three criteria; site contents, site condition and representativeness.

Site Contents Rating

- 1 No cultural materials remaining.
- 2 Site contains a small number (e.g. 0-10 artefacts) or limited range of cultural materials with no evident stratification.
- 3 Site contains:
 - a. A larger number, bit limited range of cultural materials; and/or
 - b. Some intact stratified deposit.
- 4 Site contains:
 - a. A large number and diverse range of cultural materials: and/or
 - b. Largely intact stratified deposit; and/or
 - c. Surface spatial patterning of cultural materials that still reflect the way in which the cultural materials were laid down.

Site Condition Rating

- 0 Site destroyed.
- 1 Site in a deteriorated condition with a high degree of disturbance but with some cultural materials remaining.
- 2 Site in a fair to good condition , but with some disturbance.
- 3 Site in an excellent condition with little or no disturbance. For surface artefact scatters this may mean that the spatial patterning of cultural material still reflects the way in which the cultural materials were laid.

Representativeness

Representativeness refers to the regional distribution of a site type. It is assessed on whether the site type is common, occasional or rare within a given region. Current knowledge on the number of and distribution of archaeological sites in a region can change according depending on the extent of previous archaeological investigation.

The assessment of representativeness also takes into account the contents and condition of a particular site. An example is that in any region, there may be a limited number of sites of a particular type, which have been subject to minimal disturbance. These sorts of undisturbed sites (containing in situ deposits) would therefore be given a high significance rating for representativeness.

The **representativeness ratings** used for archaeological sites are:

- 1 Common occurrence
- 2 Occasional occurrence
- 3 Rare occurrence

Overall Scientific Significance Rating

An overall scientific significance rating is assigned to the site based on a cumulative score from the assessment. This results in one of the following ratings being assigned for scientific significance:

- 1-3 Low

| | |
|-----|----------|
| 4-6 | Moderate |
| 7-9 | High |

Appendix 4: Glossary

Items highlighted in ***bold italics*** in the definition are defined elsewhere in the glossary.

| Acronym | Description |
|--------------------------------|---|
| Assemblage | The name given to encompass the entire collection of artefacts recovered by archaeologists, invariably classified into diagnostic items used to describe the material culture. |
| CHL | Commonwealth Heritage List . A register of heritage places, under the EPBC Act, on Commonwealth land or managed by the Commonwealth. |
| CHMP | Cultural Heritage Management Plan . A plan prepared under the <i>Aboriginal Heritage Act 2006</i> . |
| DELWP | Department of Environment, Land, Water and Planning . The Victorian State Government department, of which HV is a part, responsible for management of historical (non-Aboriginal) heritage in Victoria. |
| DoEE | Department of the Environment and Energy . The Commonwealth Government department responsible for management of heritage places on Commonwealth land or listed on the <i>WHL</i> , <i>NHL</i> or <i>CHL</i> . |
| DPC | Department of the Premier and Cabinet . The Victorian State Government department, of which AV is a part, responsible for management of Aboriginal cultural heritage in Victoria. |
| EPBC Act | <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth) |
| Fabric (Heritage) | Any physical element, feature, material or finish that is associated with the heritage values in all or part of a structure, place, object, feature or site. The original heritage fabric is any such physical element that was an integral part of the original heritage site. |
| Feature (Archaeological) | A collection of one or more contexts representing some human non-portable activity that generally has a vertical characteristic to it in relation to site stratigraphy. |
| Heritage Place | A <i>registered</i> historical site listed on a heritage planning instrument that affords statutory protection to the site. |
| Heritage Values | The values of a heritage site that relate to its historical, social, cultural, spiritual, architectural, archaeological or technological significance. |
| Historical Heritage Likelihood | An area assessed by a Heritage Advisor as having potential for containing either surface or subsurface historical archaeological deposits or fabric. |
| Historical Site | An historical site, whether or not recorded in the <i>VHR</i> , <i>VHI</i> or other historical site database (cf. <i>Heritage Place</i>). |
| HHA | Historical Heritage Assessment . An assessment of the historical heritage values of a defined study area by a qualified heritage consultant. |
| HO | Heritage Overlay . A list of Heritage Places of local significance with statutory protection under a local government planning scheme. |
| HV | Heritage Victoria . A division of <i>DTPLI</i> responsible for management of historical heritage in Victoria. |
| NHL | National Heritage List . A register of heritage places, under the EPBC Act, of heritage places of national significance. |
| PSP | Precinct Structure Plan . A master plan to guide development in a specified section of one of Melbourne's growth areas (cf. <i>VPA</i>). |
| RNE | Register of the National Estate . A commonwealth-managed register of heritage assets; as of 2012 the RNE no longer provides statutory protection to heritage places. |
| Taphonomy | The study of the processes (both natural and cultural) which affect the deposition and preservation of both the artefacts and the site itself. |

| Acronym | Description |
|---------|--|
| VHI | Victorian Heritage Inventory. A register of places and objects in Victoria identified as historical archaeological sites, areas or relics, and all private collections of artefacts, maintained by HV . Sites listed on the VHI are not of State significance but are usually of regional or local significance. Listing on the VHR provides statutory protection for that a site, except in the case where a site has been “D-listed”. |
| VHR | Victorian Heritage Register. A register of the State’s most significant heritage places and objects, maintained by HV . Listing on the VHR provides statutory protection for that a site. |
| VPA | Victorian Planning Authority. Agency responsible for planning and coordinating infrastructure development in Melbourne’s growth areas: Casey, Cardinia, Hume, Melton, Mitchell, Whittlesea and Wyndham. |
| WHL | World Heritage List. A register of heritage places, under the EPBC Act, of heritage places of international significance. |

Appendix 5: Applying the Heritage Overlay

Applying the Heritage Overlay

Planning Practice Note 1

AUGUST 2018

This practice note provides guidance about the use of the Heritage Overlay.

What places should be included in the Heritage Overlay?

- Any place that has been listed on the Australian Heritage Council's now closed Register of the National Estate.
- Any place that has been referred by the Heritage Council for consideration for an amendment to the planning scheme.
- Places listed on the National Trust Heritage Register of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Places listed on the former *Register of the National Estate* or on the *National Trust Heritage Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

What are recognised heritage criteria?

The following recognised heritage criteria shall be used for the assessment of the heritage value of the heritage place. These model criteria have been broadly adopted by heritage jurisdictions across Australia and should be used for all new heritage assessment work.

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).



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Criterion 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 (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay. Places identified to be of potential state significance should undergo analysis on a broader (statewide) comparative basis.

Places of significance for historical or social reasons

Planning is about managing the environment and its changes. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed. This 'something' is usually tangible but it may, for example, be an absence of built form or the presence of some other special characteristic. If such things are present, there will be something to manage and the Heritage Overlay may be applied.

If not, a commemorative plaque is an appropriate way of signifying the importance of the place to the local community.

Group, thematic and serial listings

Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

This approach has been taken to the listing of Chicory Kilns on Phillip Island in the Bass Coast Planning Scheme. The kilns are dispersed across the island but share a common significance. Group listing of the kilns also draws attention to the fact that the kilns are not just important on an individual basis but are collectively significant as a group.

The group approach has also been used for the former Rosella Factory Complex in the Yarra Planning Scheme. This important factory complex had become fragmented through replacement development making it hard to justify a precinct listing. The group listing, with a single Heritage Overlay number, has meant that the extent and significance of the complex can still be appreciated.

Writing a statement of significance

For every heritage place (that is, a precinct or individual place) a statement of significance must be prepared using the format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'.

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G)". An example statement of significance has been prepared for guidance, see **Appendix A**.



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The explanatory report for an amendment that includes a place in the Heritage Overlay (or other supporting documentation accompanying a planning scheme amendment) should:

- state whether the place is a precinct or an individual place
- identify if further controls allowed by the schedule to the overlay are required such as external paint controls or tree controls (the identification of further controls should be based on the explanation of why a heritage place is significant).

Incorporating, saving and displaying statements of significance

A statement of significance must be incorporated in the planning scheme for each heritage place included in the schedule to the Heritage Overlay after 31 July 2018. This requirement does not apply to a heritage place included in the schedule by an amendment prepared or authorised by the Minister for Planning under section 8(1)(b) or section 8A(4) of the *Planning and Environment Act 1987* before 31 October 2018.

However, a statement of significance may be incorporated for any heritage place included in the schedule before 31 July 2018 or by an amendment that the exemption applies to.

If a statement of significance is incorporated in the planning scheme, the name of the statement must be specified in the schedule to the overlay.

All statements of significance (incorporated or otherwise) should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the inclusion of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, the heritage study documentation and statements of significance) needs to be updated. A statement of significance that has been incorporated into the planning scheme can only be changed by an amendment to the planning scheme. If the heritage place does not have a statement of significance that has been incorporated, then any changes should be entered into the department's HERMES heritage database.

Where a place (either a precinct or individual place) is included in the Heritage Overlay, the statement of significance for that place should be publicly viewable through the department's Victorian Heritage Database.

Additional resources may be required

When introducing the Heritage Overlay, a council should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

Drafting the Heritage Overlay schedule

What is a heritage place?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects such as machinery within a factory or furniture within a house.

What is the planning scheme map reference number?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 and so on. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

Street numbers and location descriptions

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

How should the Heritage Overlay schedule be arranged?

There are three preferred options for arranging the schedule:

- Heritage places may be arranged in ascending numerical order by their planning scheme map reference number (eg HO1, HO2, HO3 and so on).
- Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping.
- All places may be listed alphabetically by their street address irrespective of their location.

Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.



An example of a schedule to the Heritage Overlay is included at **Appendix B**.

Application requirements

The schedule allows for application requirements to be specified.

Incorporated plan

Clause 43.01-3 of the Heritage Overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit. To do so, the plan must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

Statements of significance

Where a statement of significance is incorporated in the planning scheme, it must be given a title which includes the name of the heritage place or if there is no name specified, the full address of the heritage place. The title of the statement of significance must be specified in the schedule to the overlay. The title of the statement must also be listed in the schedule to Clause 72.04.

Heritage design guidelines

Where detailed heritage design guidelines have been prepared for a heritage place, they may be incorporated into the planning scheme. The title of the incorporated document must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

Applying external painting controls

External painting controls over particular heritage places can be applied in the schedule by including a 'yes' in the External Paint Controls Apply? column.

Applying internal alterations controls

Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

Applying tree controls

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place.

Tree controls are applied by including a 'yes' in the Tree Controls Apply? column. Tree controls should only be applied where there has been a proper

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assessment. The statement of significance for the heritage place should identify the particular trees that are significant (under "What is significant?") and why the tree or trees are important.

If only one, or a few trees within a large property are considered significant, the 'Tree Controls Apply' column can be qualified with the relevant details. A planning permit would then only be required to remove, destroy or lop the trees that were specifically identified in the column.

This control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Heritage Register), or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See *Planning Practice Note 7 – Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

Outbuildings and fences

Councils may consider that certain outbuildings and/or fences on heritage sites are significant and can therefore require that these be subject to the notice and review requirements of the *Planning and Environment Act 1987*. This is achieved by including the word 'yes' in the column headed 'Outbuildings or fences which are not exempt under Clause 43.01-4?'.

It is helpful to landowners and users of the planning scheme if the column in the schedule identifies the particular outbuildings and/or fences that are considered to be significant. The statement of significance for the heritage place should also identify the particular outbuildings and/or fences that are significant (under "What is significant?") and why they are important.

How should places in the Victorian Heritage Register be treated in the schedule and map?

Section 56 of the *Heritage Act 2017* (Heritage Act) requires that the Minister for Planning must 'prepare and approve an amendment to any planning scheme applying to a place which is included or amended in the Heritage Register to identify the inclusion or amendment of that place in the Heritage Register'. This is intended as an alert to planning scheme users of restrictions that might apply to land under the Heritage Act.

Planning authorities should not amend the schedule or maps as they relate to places in the Victorian Heritage Register and certainly not without the prior approval of Heritage Victoria. This is to ensure that



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planning schemes accurately reflect the Heritage Register as required by the Heritage Act.

Under Clause 43.01-2, places on the Victorian Heritage Register are subject to the requirements of the Heritage Act and not the planning provisions of the Heritage Overlay. Where Places included in the Victorian Heritage Register are listed in the schedule, a dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning provisions apply to these properties. In column seven ('Included on the Victorian Heritage Register...') the reference number of the property on the Victorian Heritage Register should be included as an aid to users of the planning scheme.

Allowing a prohibited use of a heritage place

It is possible to make a prohibited use permissible at a specific place by including a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas because it might result in the de facto rezoning of a large area. The provision should only be applied to specific places. For example, the provision might be used for a redundant church, warehouse or other large building complex where it is considered that the normally available range of permissible uses is insufficient to provide for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the Victorian Heritage Register.

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations can be identified by including a 'yes' in the Aboriginal Heritage Place? column. As with any place listed in the Schedule to the Heritage Overlay, supporting justification is expected to apply this provision.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. Clause 43.01-10 reminds a responsible authority that the requirements of the *Aboriginal Heritage Act 2006* apply to these places.

How are heritage precincts and areas treated?

Significant precincts and areas should be identified in the schedule and be mapped.

How are individual buildings, trees or properties of significance located within significant areas treated?

The provisions applying to individual buildings and structures are the same as the provisions applying to areas, so there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is where it is proposed that a different requirement should apply. For example, external painting controls may be justified for an individual building of significance but not over the heritage precinct surrounding the building.

Alternatively, tree controls may be justified for a specific tree or property within a significant precinct but not over the whole precinct. In such situations the individual property or tree should be both scheduled and mapped.

Significant buildings or structures within a significant precinct can be identified through a local planning policy.

Curtilages and Heritage Overlay polygons

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority. Examples of situations where a reduction in the curtilage and polygon may be appropriate include:

- A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important. In most cases with large rural properties, the inclusion of large areas of surrounding farmland is unlikely to have any positive heritage benefits or outcomes.



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- A significant tree on an otherwise unimportant property.
- A horse trough, fountain or monument in a road reservation.
- A grandstand or shelter in a large but otherwise unimportant public park.

Suggested steps in establishing a curtilage and polygon include:

1. Review the heritage study documentation and ask the question 'What is significant?'. The polygon should capture those elements of the place that are significant. If there are multiple elements that are widely dispersed on the property, one option may be to have multiple polygons which share the same Heritage Overlay number.
2. In addition to capturing the elements that are significant, it is almost always necessary to include a curtilage (see definition above) to:
 - retain the setting or context of the significant building, structure, tree or feature
 - regulate development (including subdivision) in proximity to the significant building, tree or feature.
3. Where possible, uncomplicated and easily recognised boundaries (such as a fence line) leave little room for potential dispute in terms of the land affected by any future Overlay.
4. Use aerial photos where they exist to assist in identifying a reduced curtilage.
5. Where access is possible, 'ground truthing' may be of assistance.

6. Explain the basis for the reduced curtilage polygon in the heritage study documentation
7. Where questions might arise in the future as to the extent of the polygon shown on the planning scheme map, use the entry in the Schedule to the Heritage Overlay (i.e. column two) to specify the area covered by the polygon. For example:

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

Mapping heritage places

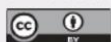
All heritage places must be both scheduled and mapped.

In each case, care should be taken to ensure that there is an accurate correlation between the Heritage Overlay schedule and the Heritage Overlay map.

The need for care is exemplified by the fact that the Heritage Overlay map will be the determining factor in any dispute as to whether a control applies (for example, in cases where there is conflict between the Heritage Overlay map and the property description or address in the Heritage Overlay schedule).

Councils are encouraged to review their planning schemes to ensure that all heritage places are correctly mapped and that there are no discrepancies between how places are identified in the Heritage Overlay schedule and Heritage Overlay maps.

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ISBN 1-978-1-74146-710-9 (pdf)

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Department of Environment, Land, Water and Planning

APPENDIX A. Example statement of significance

GUMNUT PLANNING SCHEME

Wombat Flats Precinct Statement of Significance

| | |
|--|------------------------|
| Heritage Place: Wombat Flats Precinct | PS ref no: HO26 |
|--|------------------------|

[Insert photo and or map, if applicable]

What is significant?

The following features contribute to the significance of the precinct:

The houses constructed from c.1855 to c.1910, as shown on the precinct map.

- The overall consistency of housing form (hipped roofs, single storey wall heights), materials and detailing (weatherboard, face brick or stucco external cladding, corrugated metal roofs, wide verandahs facing the street, brick chimneys), and siting (generous and consistent front and side setbacks).
- Streetscape materials such as bluestone kerb and channel and concrete footpaths. Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

Contributory buildings:

Wattle Avenue: 3,5,7,9,11,13,15,17,19

Myrtle Street: 7,11,12

Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

How is it significant?

The Wombat Flats Precinct is of local, historic and aesthetic significance to Gumnut Shire.

Why is it significant?

Historically, the precinct demonstrates how the gold rush encouraged the residential development of this area in the mid-nineteenth century. The later Victorian and Edwardian housing demonstrates the next stage of development, which resulted from the establishment of improved transport links and industries such as the Butterscotch Factory in near-by Lilly Pilly Street. (Criterion A)

The precinct is significant for the way it demonstrates the key phases of development prior to World War I, characterised by mid to late Victorian era housing, supplemented by Edwardian infill, set within a nineteenth century subdivision with a regular allotment pattern. It is representative of the way residential areas in Gumnut developed during this era. (Criterion D)

The mid to late Victorian and Federation/Edwardian houses with characteristic form, materials and detailing are complemented by traditional public realm materials such as concrete footpaths and bluestone kerb and channel. (Criterion E)

Primary source

[Insert applicable study and/or citation, if applicable]

[Insert grading table for large precincts]

| Number | Address | Grade |
|--------|---------------|--------------|
| 7 | Wattle Avenue | Contributory |

This document is an incorporated document in the Gumnut Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987



GUMNUT PLANNING SCHEME

| PS map ref | Heritage Place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | Williams Street Precinct Statement of Significance Heritage design guidelines: William Street Precinct streetscape design guidelines | | | | | | | |
| HO6 | Wombat Flats Precinct 1-35 & 2-36 Wattle Avenue and 1-29 & 2-30 Blue Gum Statement of significance: Wombat Flats Precinct Statement of Significance | No | No | No | No | No | No | No |
| HO7 | Mount Rothwell Stone Arrangement Mount Rothwell Station Little River-Ripley, Little River Statement of significance: Mount Rothwell Stone Arrangement Statement of Significance | No | No | No | No | No | No | Yes |

A statement of significance is listed in column 2, under the relevant heritage place name

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Images

Figure 1. SLV, Department of Crown Lands and Survey, 1930. 2116593, dq006714.

Figure 2. SLV, War Office, 1924. 2262325, ey000281.

Figure 3. SLV, War Office, 1938. 1627159, ey000059.

Figure 4. DEWLP, Cranbourne 1957. Cranbourne_859D1.