

HISTORIC CULTURAL HERITAGE ASSESSMENT

PARWAN EMPLOYMENT PRECINCT STRUCTURE PLAN

Sponsored by Victorian Planning Authority
Date 29th June 2022

Prepared by Heritage Advisors
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Archaeology At TARDIS

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Parwan Employment Precinct Structure Plan

Historic Cultural Heritage Assessment

Activity Size	Large (r.81 <i>Aboriginal Heritage Regulations 2018</i>)
Assessment Type	Historic Cultural Heritage Assessment
Sponsor	Victorian Planning Authority (ABN 58 651 383 439)
Heritage Advisors	Noah Tyler & Stewart Thomson Archaeology At Tardis Pty Ltd
Authors	Noah Tyler, Emma McNeil, Stewart Thomson
Completed	29th June 2022

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EXECUTIVE SUMMARY

This report presents the results of an investigation into the historical cultural heritage values and statutory obligations of the Parwan Employment Precinct Structure Plan (PSP) (activity area) (**Map 1**). The Historic Cultural Heritage Assessment (HCHA) has been prepared in order to develop a broader understanding of the activity area, and identify known historic sites, as well as locations that have historic archaeological potential. Management recommendations have been formulated for known historic sites, and locations of historic archaeological potential.

The activity area covers a total of 2,480 hectares and is located south of the Bacchus Marsh town centre. It is bound by the proposed Parwan Station Precinct Structure Plan to the north, Nerowie Road to the south, the township of Exford to the east and Parwan Creek to the west. The activity area is located approximately 46 kilometres west of Melbourne (**Map 1**). The cadastre is presented in (**Appendix 2**).

The activity area is predominantly used for agriculture and rural residential uses, with a limited range of commercial, recreation and utility use. A Development Plan, and a Development Plan Overlay, will be utilised to unlock agribusiness employment land in this precinct.

There were no Victorian Heritage Register or Victorian Heritage Inventory sites within the activity area at the commencement of the assessment. At the commencement of this assessment one Moorabool Shire Council Heritage Overlay site; the Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute was registered on the Victorian Heritage Inventory (**HO 196; Appendix 3**). The Former Parwan South (Nerowie) State School No 4175 and Mechanics Institute is subject to *Clause 43.01 Heritage Overlay and Schedule to Clause 43.01 Heritage Overlay* of the Moorabool Shire Council Planning Scheme and the historic consent process in pursuant to *Heritage Act 2017*.

A targeted survey for known and potential historic sites was undertaken on Wednesday 4th December 2019 and the 3rd January 2020. A heritage architect investigation was also undertaken for 229 Smiths Rd, Parwan to establish the origins and level of significance for a historic dwelling on the property (**Section 4**).

BACKGROUND INFORMATION – DESKTOP ASSESSMENT (SECTION 2)

The predominant uses within the activity area are pastoral and agricultural activities. Other uses present within the activity area include an industrial precinct, an aerodrome and a motorsport precinct. The desktop assessment has identified that the activity area has been greatly influenced by the *Closer Settlement Act 1904*, which led to subdivisional sales of large estates in the area between 1909 and the 1920s. This led to the establishment of smaller lots and homesteads in the Parwan area. In the activity area, the c. 1910 homestead and the c. 1914 Bingham's Homestead are representative of these societal changes. Also, as a result of the subdivision of larger estates, this period led to an increase in population, and with it came a demand for community services, which resulted in the community organising and paying for their own school (Parwan South State School). Based on this assessment, places associated with the social changes resultant from the *Closer Settlement Act 1904* are of local interest to the Parwan area.

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FIELDWORK – HISTORIC SITE SURVEY (SECTION 3)

As a result of the targeted survey eighteen places of interest were identified within the activity area; these included fourteen homesteads, an airfield, quarry, stone fence, and a previous school and mechanics institute (**Map 4**). Of these, only places with known locations and land access granted were selected for further site investigation.

RESULTS AND DISCUSSION (SECTION 6)

Sites of Archaeological Potential and Significance

There is one registered place within the activity area that has local and state significance (*HO 196; H7722-0081*). **The Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute** is a place of local historic significance for its association with the Parwan community, for providing education for itself, and persuading the government to lease a building for education erected by the community. It is also of local social interest to the Parwan community, as it is an historic meeting place and focal point in the community. The place consists of three buildings; of which all are in poor condition and disrepair. Two of the three buildings have fallen over and are derelict (**Photo 3, 4 & 7**), and the other one is structurally unstable (**Photo 8**). A heritage architect should be consulted regarding stabilisation of this structure.

Sites that did not Meet the Threshold for Inclusion on the Heritage Inventory

The desktop assessment identified several places that have association with the early settlement of Parwan (1850-1890). These are the **Cummings 'Braemar' homestead**, **Watsons homestead**, **Mahoney family homestead**, **Delaney and Hennessey former workers cottage**, **Alexander's farm dwelling**, **George Running homestead**, **J. Connell house**, and **McLennan dwelling** (**Map 4**). The study also identified five places as having association with early (1900-1935) twentieth century subdivisions, which was a result of the breakup of large pastoral runs into smaller farming settlements in this period. These are the **1910 Cummings' homestead**, **Oakvale homestead**, **Sutherland 'Montrose' homestead** and **Nissan hut**, and the **1914 and 1935 Bingham's homesteads**.

Four places (**Sutherland 'Montrose' homestead**, **1935 Bingham's homestead**, **Cummings 'Braemar' homestead** and **Watsons homestead**) comprise extant heritage features in various degrees of disrepair but were not surveyed and could not be assessed as part of this HCHA. However, all places from this period are of local historical interest for Parwan, and their heritage value, if possible, should be retained or incorporated into any future development. This could include using the name of historical places in future development for streets, open spaces, or buildings.

Four places (**1914 Bingham's homestead**, **1910 Cummings' homestead**, **Oakvale homestead** and **Delaney and Hennessey former workers cottage**) were surveyed as a part of this assessment and extant historic features were identified. The remaining fabric of these structures were either destroyed or in disrepair at the time of survey. However, all places from this period are of local historical interest for Parwan, and their heritage value, if possible, should be retained or incorporated into any future development. Structures associated with the 20th century do not fulfil the threshold requirement to be listed on the Moorabool Shire Council Planning Scheme, as association with early twentieth century

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subdivisions in Parwan is considered incidental and the places do not significantly enhance our understanding of this period. However, these places and their heritage value, are of historical interest to Parwan. They are demonstrative of a significant period of land use change that occurred in the early twentieth century, and the heritage value of these places should be retained if possible. This could include using the name of historical places in future development for streets, open spaces, or buildings.

Several other places were not identified during the study, including the **M. Delahey stone fence boundary** and **bluestone quarry**. The location of these places could not be identified during the site survey. However, they may retain heritage value, and if located should be investigated to determine their heritage value.

The **Bacchus Marsh Airfield** has been identified as one of several “dispersal aerodromes”, alternative areas at which aircraft could be located in the event of an air attack on the RAAF Station Laverton. Although this place is associated with WWII, based on the desktop assessment, and on-site survey, the place has been determined as having incidental association with a period of low historical importance, and not containing evidence demonstrative of this period. The place has minimal historic archaeological and extant heritage value.

The following places were not subject to an on-site investigation during this assessment, as their exact locations were unknown, and due to time constraints, it was not possible to locate them: Alexander’s Farm Dwelling, George Running Homestead, M. Delahey Stone Fence Boundary, J. Connell House, McLennan Dwelling and a possible bluestone quarry. Also, land access was not granted for the Mahoney Family homestead (**Map 4**), and it could not be viewed from a roadway. Therefore, its condition and exact heritage value are currently unknown. Furthermore, the places not inspected may have historic archaeological potential for evidence relating to early European settlement of the Parwan area.

Dystone walls could be present within the activity area, particularly the **M. Delahey stone fence boundary**, and further target survey is recommended. The desktop concluded that the potential for substantial drystone walls is low. If remains are identified, it is likely they will be in a relatively poor state due to the lack of maintenance and the agricultural and pastoral activities that have occurred within the area over the last hundred years. If drystone walls are located within the activity area, the Moorabool Shire Council should be contacted to discuss the best process for the remains (**Appendix 5**). Typically, a drystone wall management plan would be required.

Extant Heritage Assessment (Section 4, Appendix 6)

The desktop assessment and survey identified the **The Kerr Farmhouse (Delaney and Hennessey Homestead)** (229 Smiths Rd, Parwan) as a brick cottage with historic potential. This dwelling is partly intact, retains aspects of integrity, and has evidence of association with an important historical period (**Mills 2020**). However, it is in poor to moderate condition, and has been altered to a point where it has potential to historically mislead (**Butler 2020**). It demonstrates an association, through both physical evidence and historical documentation, with an important historical period (early c. 1871 settlement of Parwan), and this association enhances understanding of this period better than other places in the region (**Mills 2020**). The place has undergone numerous periods of alteration that have affected the buildings aesthetic characteristics, is unoccupied and has low structural integrity. Based on these

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factors, a heritage architect investigation was undertaken to determine the origins of the dwelling and prepare a statement of significance to establish its level of significance (Butler 2020).

The heritage investigation has determined the dwelling at 229 Smiths Rd, Parwan is Henry Kerr's farmhouse, built by the early 20th Century, and has historic and aesthetic interest to Parwan (Butler 2020). It has been identified that the farmhouse and siting are symbolic only, as the fabric of the dwelling has been altered to a point where the historically significant elements are no longer visible (Butler 2020). Based on this interpretation, and the purpose of a Heritage Overlay (to preserve the physical fabric of a place), it is recommended the place is not added to the Heritage Overlay (Butler 2020, p.50). However, internal elements of the place have been identified as valuable, and evocative of the Kerr's occupation, though inclusion on the Heritage Overlay for internal elements is deterred, unless they are individually of significance, which in this case they are not (Butler 2020, p.50). Therefore, it has been recommended that a section 173 agreement under the *Planning and Environment Act 1987* between the Moorabool City Council and the landowner could be undertaken to preserve the internal elements (Butler 2020, p.50).

LEGISLATIVE REQUIREMENTS (SECTION 7)

The legislative requirements on the local government, state government and commonwealth government level are presented.

MANAGEMENT CONDITIONS (SECTION 8)

Table 1 Summary of Recommendations

Recommendation Number	Summary
Recommendation 1	<p>The Former Parwan South (Nerowie) State School (H7722-0081) have been assessed as having moderate local historic and social significance, and low scientific and archaeological potential. The site has been registered on the Victorian Heritage Inventory as a place of state significance. If the site is to be impacted by the development, a <i>Consent to Uncover and Expose</i> under the Heritage Act must be obtained from the Executive Director, Heritage Victoria prior to any works being conducted that affect the site.</p>
Recommendation 2	<p>It has been determined the dwelling at 229 Smiths Rd, Parwan (Figure 12 & 13) is Henry Kerr's farmhouse, built c. 1900, and has historic and aesthetic interest to Parwan (Butler 2020). It has been identified that the farmhouse and siting are symbolic only, as the fabric of the dwelling has been altered to a point where the historically significant elements are no longer visible (Butler 2020). Based on this interpretation, and the purpose of a Heritage Overlay (to preserve the physical fabric of a place), it is recommended the place is not added to the Moorabool Shire Council Planning Scheme Heritage Overlay (Butler 2020). It has been recommended that a section 173 agreement under the Planning and Environment Act 1987 between the Moorabool City Council and the landowner could be undertaken to preserve the internal elements (Butler 2020).</p>
Recommendation 3	<p>Site cards were submitted to Heritage Victoria and the Executive Director for the Bacchus Marsh Airport, The Winderlich Family 'Oakvale' Homestead, Watson's Homestead, Sutherland (Montrose) Homestead</p>

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	<p>Delaney and Hennesy Homestead, Cumming's Homestead (Braemar), Cumming's Homestead, Bingham's Homestead, Bingham's 1935 Homestead, Former Delaney & Hennessey Workers Cottage, Former J. Connell House, Former Mahoney Homestead (Map 5). Heritage Victoria determined that the areas of potential did not reach the threshold policy for inclusion onto the Heritage Inventory. However, if during the process of earthworks in these areas' archaeological features, deposits and /or artefacts are identified, then works must cease and Heritage Victoria contacted immediately. In consultation with Heritage Victoria, site cards were not submitted for Alexander's Farm, George Running's Homestead and the McLennan Dwelling because the location of these sites were not known from historic documents, nor where they identified during the survey. Site cards were not submitted for the quarry and stone fence because these site types are not considered to be of archaeological significance.</p>
Recommendation 4	<p>Cummings 'Braemar' homestead, Watsons homestead, Mahoney family homestead, Delaney and Hennessey former workers cottage, Alexander's farm dwelling, George Running homestead, J. Connell house, and McLennan dwelling do not meet the basic heritage threshold test for inclusion on the Moorabool Shire Council Planning Scheme. These places have local historical interest for Parwan, and their heritage value, if possible, should be retained or incorporated into any future development.</p>
Recommendation 5	<p>1910 Cummings' homestead, Oakvale homestead, Sutherland 'Montrose' homestead and Nissan hut, and the 1914 and 1935 Bingham's homesteads do not meet the basic heritage threshold test for inclusion on the Moorabool Shire Council Planning Scheme. These places have local historical interest for Parwan, and their heritage value, if possible, should be retained or incorporated into any future development.</p>
Recommendation 6	<p>If additional historic features, artefacts or deposits are identified during further survey or earthworks site cards must be submitted to Heritage Victoria by the Sponsor or their agent. A site card is a prescribed form that dictates how historical archaeological sites are reported to Heritage Victoria (Heritage Victoria 2020, p.1).</p>
Recommendation 7	<p>Management of unexpected archaeological deposits or historic relics during earthworks for the Parwan Employment Precinct PSP must be dealt with in accordance with Recommendation 7.</p>
Recommendation 8	<p>A Heritage Impact Statement (HIS) must be prepared for a site or object registered on the Victorian Heritage Register (VHR), such as the Former Parwan South (Nerowie) State School (H7722-0081), and submitted as part of the consent application to change, damage, destroy or alter a site or object (Recommendation 1). A HIS will assist the owner of a heritage listed site or object to navigate the process that enables them to understand the impacts when developing a future proposal for change to a registered site or object (Heritage Victoria 2021, p.3).</p>
Recommendation 9	<p>Artefacts identified during the Historic Consent process and any additional artefacts identified during earthworks within the Parwan Employment Precinct PSP area should be retained and managed in accordance with Recommendation 9.</p>
Recommendation 10	<p>The activity area for the PEP has potential to uncover further historic remains and archaeological deposits in surface and subsurface contexts, particularly at the identified areas of potential historic sensitivity shown in Map 4 & 5. If development is to occur in these areas, further survey should</p>

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Recommendation 11

be undertaken before any development commences. If any historic archaeology is identified, appropriate management recommendations should be prepared.

The *Heritage Act 2017* and the *Heritage Regulations 2017* provide protection and conservation for all historical cultural heritage located within Victoria. It is an offense under Section 87(1)(2) of the *Heritage Act 2017* to knowingly or recklessly remove, relocate or demolish, damage or despoil, develop or alter, or excavate, all or any part of a place or object

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Peter Mills – Historian
Graeme Butler –Graeme Butler & Associates

ABBREVIATIONS

AAT	Archaeology at Tardis
ABN	Australian Business Number
ACHRIS	Aboriginal Cultural Heritage Register and Information Services
AHC	Australian Heritage Council
AHD	Australian Heritage Database
ASL	Above Sea Level
CHL	Commonwealth Heritage List
HA	Heritage Advisor
HCHA	Historic Cultural Heritage Assessment
HO	Heritage Overlay
NHL	Natural Heritage List
PSP	Precinct Structure Plan
RNE	Register of the National Estate
the Sponsor	Victorian Planning Authority
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Registry
VPA	Victorian Planning Authority
WHL	World Heritage List

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1 INTRODUCTION

1.1 Principle Reason for the Work

This historic cultural heritage assessment (HCHA) was prepared in order to identify, assess and make recommendations for any known and potential extant and archaeological historic places, within the proposed Parwan Employment Precinct Structure Plan (PSP) (hereafter referred to as the activity area), Victoria.

1.2 Sponsor

The Victorian Planning Authority (VPA) (ABN 58 651 383 439) is the Sponsor of this HCHA.

1.3 Aims and Objectives of the Study

This study aims to identify and assess historic cultural heritage within the activity area in compliance with the *Heritage Act 2017*. This was achieved by conducting background research into the area of interest, supplemented by a targeted ground surface survey and a heritage architect investigation.

1.4 Location of the Activity area and Cadastre

The activity area covers a total of 2,480 hectares and is located south of the Bacchus Marsh town centre. It is bound by the proposed Parwan Station Precinct Structure Plan to the north, Nerowie Road to the south, the township of Exford to the east and Parwan Creek to the west. The activity area is located approximately 46 kilometres west of Melbourne ([Map 1](#)). The cadastre is presented in ([Appendix 2](#)).

1.5 Local Municipality

The relevant local municipality is the Moorabool Shire Council.

1.6 Description of the Activity Area

The activity area predominantly comprises plains grasslands. There are two wetland/swamp features within the activity area. One is a large swamp located in the south, directly east of 3922 Geelong-Bacchus Marsh Road called Bingham Swamp, and the other is an unknown swamp in the north. The Parwan Creek runs along the western border of the activity area, with woodland species surrounding its banks. There is no major topographic differences within the activity area with the majority of land between 140 and 150 metres A.S.L. The lowest point is 110m A.S.L, near the creek in the north, and the highest point is 160 in the southwest. The land is predominantly used for farming activities, and consist of rural paddocks, residences and associated outbuildings.

1.7 Heritage Advisor

The heritage advisor is Noah Tyler from Archaeology At Tardis Pty Ltd (AAT). This report was updated and edited by Emma McNeil from Archaeology At Tardis Pty Ltd (AAT) in April of 2022.

1.8 Owners and Occupiers

The land is under individual ownership. The cadastre is presented in (Appendix 2).

1.9 Individuals and Organisations Consulted during the Study

The following individuals and organisations were consulted during this assessment:

- National Trust Register
- Australian Heritage Database
- State Library of Victoria
- National Library of Australia
- Public Records Office
- Heritage Victoria Inventory
- Victorian Government Gazette
- Victorian Heritage Register/Database
- Victorian War Heritage Inventory
- Moorabool Shire Council
- Bacchus Marsh Historical Society

1.10 Project Description

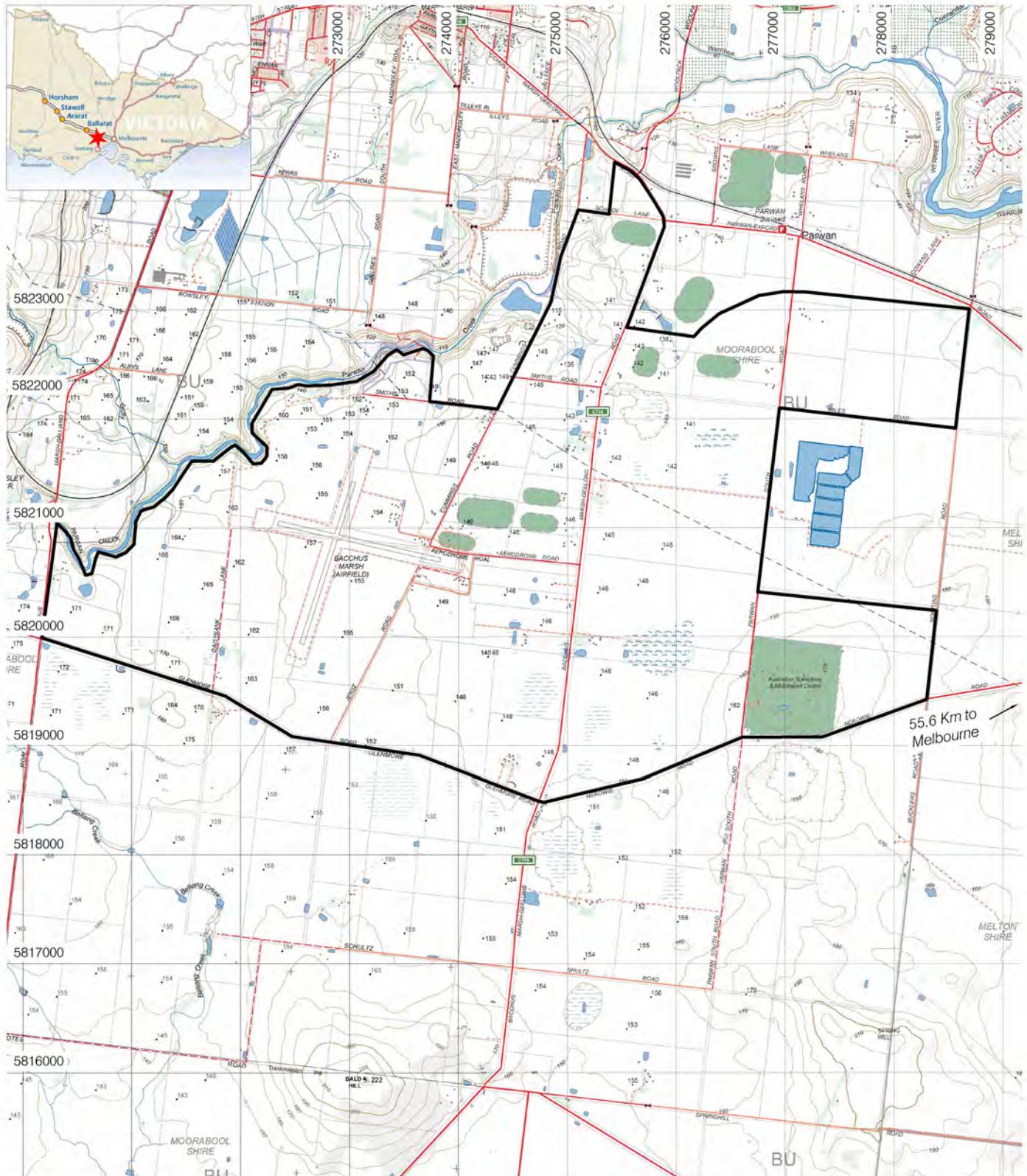
The purpose of the project is to contribute to a development plan and development plan overlay for the activity area. This is being prepared by the Victorian Planning Authority (VPA) in partnership with Moorabool Shire Council. The predominant uses within the activity area are pastoral and agricultural activities. Other uses present include an industrial precinct, an aerodrome and a motorsport precinct (**Map 1**). The intention of the Parwan Employment Precinct PSP is to establish an employment precinct that is focused on agribusinesses, with high value developments such as hydroponic glass house production, meat and poultry processing and mushroom production. A PEP overlay will help guide the future use and development of the land and encourage agribusinesses to locate within the area. This is intended to unlock employment in the region and has the potential to produce 1,500 jobs in the precinct.

The project is a major initiative in the Moorabool Shire and the Parwan region has been identified as a location with a competitive advantage. Some advantages for the area are:

- Quick access to three national road transport routes
- Easy access to freight and commuter rail
- In a fast growing region (Peri-urban region, closely located to Melbourne)

1.11 Date of Survey

Targeted surveys were undertaken on the 4th December 2019, 3rd January 2020 and 19th May 2020.



Legend:

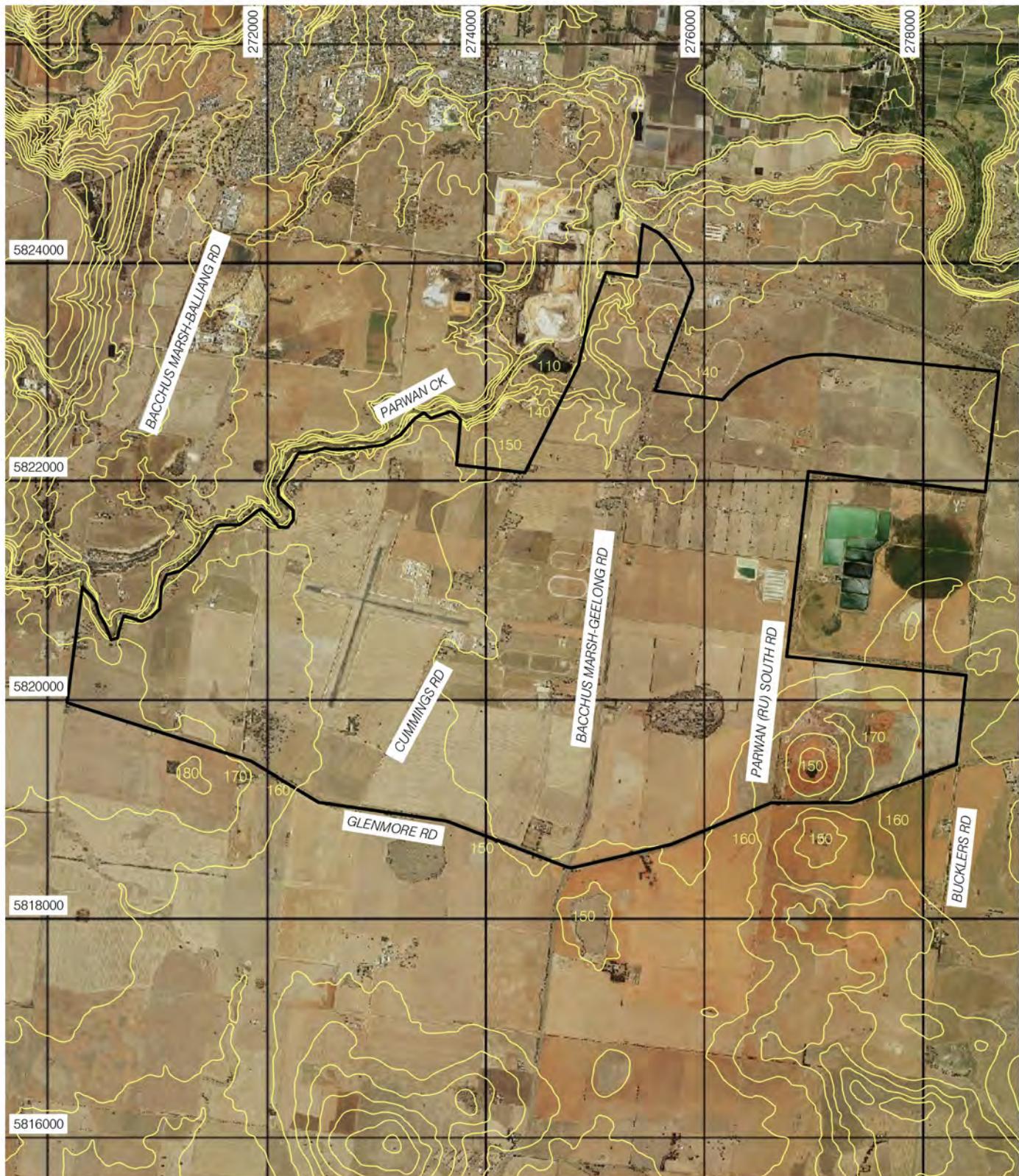


Activity Area Boundary
2,515 hectares (approx)

Parish: Parwan
LGA: Moorabool

N
GDA94
MGA Zone 55

Map 1 Location of Activity Area



Legend:



Activity Area Boundary
2,515 hectares (approx)

Contour Lines

Parish: Parwan
LGA: Moorabool

0 1000 2000
Scale of Metres


GDA94
MGA Zone 55

Map 2 Extent of Activity Area

2 BACKGROUND INFORMATION – DESKTOP ASSESSMENT

The aim of the desktop assessment (**Section 2.1**) is to gather historic information relevant to the activity area, and formulate an historic site prediction model for the study area (**Section 2.3.3**).

2.1 Historical Background

2.1.1 European History of Bacchus Marsh Region

The first European to settle in the Bacchus Marsh area was Kenneth Scobie Clarke originally from Sunderlandshire, Scotland. During his time as manager of the Great Lake Company of Van Diemen's Land, he sailed to Port Phillip in 1836 with 600 sheep. Later that year Clarke and his brother walked the sheep to the Lerderderg River, and built a hut on its western bank, land now owned by the Bacchus Marsh Golf Club. During 1838, Clarke established outstations at Pentland Hills, and left the valley and lands east of the Korkuperrimul Creek to Captain William Henry Bacchus and his son. Clarke named the area Bacchus's Marsh, and after several years it became known as Bacchus Marsh (**BM & D Historical Society 2003; Osborn 1973**).

After Clarke moved to the Pentland Hills, Captain Bacchus, and his son, consolidated their land, and began to build huts and stations in different locations to control as much of their land as possible. The home station and four outstations were known as the Lardedark run, carried three thousand sheep, and estimated to be twenty-two square miles in size. The Bacchus' also acquired land on the south side of the Werribee River, known as the Weiraby run, which was 10, 000 acres in size (**Osborn 1973**).

Bacchus Marsh was taken up in large pastoral runs used extensively for sheep grazing, however, during 1842 the larger runs of the region were divided up for selection, increasing the number of settlers to the area. During 1839 and 1840, W.W. Darke, a government official, surveyed the Werribee River and its tributaries for the purposes of selection and subdivision. Alexander McCrae, Peter Inglis, John Lindsay and George Brunswick Smyth claimed portions of the Bacchus' Lardedark run, including 76ha of land where his original homestead was built. Pre-emptive rights gazetted in 1847 recognised pastoralist's rights to purchase 259ha of their run at one pound per 0.4 ha. The first pre-emptive right granted in Bacchus Marsh was to Charles Griffith and Molesworth Greene for the 'Glenmore' run during 1852. Captain Bacchus eventually reclaimed some of his original land during 1846 to 1847, and built a substantial home called The Manor House (**Peterson & Catrice 1995**).

The discovery of gold in the Ballarat region during the 1850's increased traffic through Bacchus Marsh, and many businesses hoping to service these travellers opened up on the eastern side of the Lerderderg River at Hopetoun. These businesses comprised a flour-mill, brewery and hotel. Early maps of the Lerderderg River show that its eastern end comprised a marshy floodplain, which made travel across this section difficult. To facilitate access through this area, the Lerderderg riverbed was eventually dug out and confined to a man-made channel (**BM & D Historical Society 2003**).

James E. Crook, and James Watt, ran the Border Inn at Bacchus Marsh, and established coach services between Melbourne and Bacchus Marsh, and in 1851 to the Ballarat goldfields. During 1853 the Central Roads Board Committee was established, and with it the local government of Bacchus Marsh. The shire of Bacchus Marsh was established in

1871, before being amalgamated into the Moorabool Shire in 1994 (**BM & D Historical Society 2003**).

Grazing and wheat production were the primary industries of the Bacchus Marsh region during the 1850s to 1870s. The first crops to be cultivated in the area comprised wheat and flour, and were generally concentrated on the large river flats north of the Werribee River. From the 1870s up until the 1960s, dairying became the predominant primary industry, with 400 dairies producing and supplying milk in the region at one stage (**BM & D Historical Society 2003**).

The first manufacturing industries within Bacchus Marsh were associated with the processing of foods and goods for local consumption. A brewery, situated at Hopetoun, was established by William Symington. The structures associated with the brewery, included a cellar and malthouse and a brick and stone cottage. The brewery produced approximately 227 litres of beer per month, and was licensed from 1862-1886. A flour mill situated in the same area was known as the Union Mill, and was established and run by Robert Aitken (**Peterson & Catrice 1995**). The Hopetoun area, situated to the north of the Western Freeway, developed into a substantial stop over destination along the main travelling route between Melbourne and Ballarat.

2.1.2 European History of the Activity Area

The following background information has been prepared by Historian Peter Mills (**Appendix 4**).

Structures discussed below are shown on **Map 4**. However, historic maps or place locations are not known for all sites and therefore **Map 4** displays only those with known locations.

Squatters and early farmers 1840s–1862

Figure 1 Extract of A.S. Kenyon map of squatting runs 1835-1851. Centre of Parwan parish marked. (Crown Lands Department 1932)

Up to the 1850s, the lands in the Parish of Parwan were occupied by two squatting runs, Glenmore and Exford. Most of the Parish was covered by the Glenmore run. From 1840 this run was run by James Moore and Charles James Griffith. By 1848 Moore's share had been sold to Griffith's nephew Molesworth Richard Greene. In 1876 Greene built a new homestead just to the west of Parwan, and this became a separate property: Greystones, in 1879.

The Exford run, which had been acquired by Simon Staughton in 1842, overlapped the western edge of the Parish of Parwan. A distinctive carved corner post from Simon Staughton's run has been recorded on the former Bingham's property, opposite the airfield (PHG 2010, pp.18–20). By Staughton's death in 1873, Exford was around 100,000 acres in extent. In 1870 the property was divided between the three Staughton brothers, with Stephen George Staughton's property Nerowie bordering on the Parish of Parwan (PHG 2010, p. 23).

The counties of Port Phillip were surveyed into Parishes in 1839, and the parishes were further subdivided into allotments for Crown land sale. The first government land grants in

the Parish of Parwan were made to military personnel. In 1841 Dr O. Pineo (R.N.) obtained a grant of 192 acres, Lot 25 Parish of Parwan and Francis Atkinson obtained 363 acres, Lots 24 and 26 Parish of Parwan. Both of these men leased the land out rather than settling on it (*Port Phillip Patriot & Melbourne Advertiser*, 14 October 1841, p. 2; *BME*, 9 June 1883, p. 3; *Argus*, 25 June 1887, p. 13; PHG 2010, p. 20).

The squatters, who controlled Victoria's Upper House, delayed land reform as long as they were able, and in the meantime secured as much land under freehold as they could. A number of runs were 100% purchased by the squatters by 1860. They also selectively purchased the land adjoining the creeks and rivers, cutting off access to the water for later bona fide selectors under the Land Acts from 1862 (Powell 1970, pp. 74–5). The Ryans' selection of Allotments G, 17 and 18 Section 9 in c1866 was cited in a contemporary report as an example of this problem. Although the surveyed roads in the Parwan Parish were supposed to allow access to the creek and river, in practice the banks were often too steep for this to occur (*Age*, 23 August 1866, p. 5).

In 1841, it was announced that 19,900 acres in the Parish of Parwan would to be opened up for sale. The prospective purchasers, who had to announce their intention to buy before the sales, were described as selectors (*Port Phillip Patriot & Melbourne Advertiser*, 28 June 1841, p. 2). Through the selection by purchase process, Simon Staughton gradually gained freehold over parts his former run, with nearly the whole estate under freehold by 1859. As part of this acquisition, he also encroached onto the former lease area of the Glenmore run, on the western side of the Parish of Parwan (PHG 2010, p. 23). Similarly, by 1859 Griffiths and Greene had reinforced their Glenmore estate, with extensive purchases in the south and east of the Parish of Parwan (DSE 2003). A few allotments were also purchased by smaller farmers in the 1850s land sales, such as the initial lots of Charles Cumming's property Braemar (23, 24 and 24A Section 6), and the initial lots of William McDonald's property (Allotments 2, 3 and 4 Section 9).

The Selection era 1862–1890s

Agriculture was already well established and thriving in the Settled Districts of Port Phillip, including the Bacchus Marsh area, in the mid and late 1850s (Powell 1970, p. 67). With the introduction of selection under the Land Acts from 1862, there was an opportunity to expand this activity. From 1862 into the 1870s, the majority of the remaining Crown land in the Parish of Parwan was selected. Under the Land Act 1862, selectors could take up two equal allotments. One allotment could be purchased directly under Section 21. The other allotment under Section 22 could be leased for eight years and purchased at £1 per acre minus the rent paid (Nelson & Alves 2009, p. 201). M. Delahey's selection of lots 15, 29, 30 and 31 of Section 9 was made under Section 22, with freehold gained in 1872. Under this system, the homestead was typically found on the land selected under Section 21.

A large proportion of the remaining land in the study area was opened up under the Amending Land Act 1865 (*Age*, 23 August 1866, p. 5). Most was selected under Sections 7 and 12 of the Amending Land Act 1865, and freehold obtained Section 33 Land Act 1869. Freehold was typically gained by the mid-1870s. Examples were D. Patullo's selection of Allotment K Section 9, later Patullo's Paddock; Charles Cumming's selection of Allotment E of Section 9; J. Connell's selection of Allotments 4, 5 and 6 of Section 8; and G. Running's selection of Allotment 4 Section 8. T.E. Boyd's selection of Allotments C1 of Section 9 and Allotment L, 22 and 24 of Section 8 was unusually large, amounting to over 940 acres. Some

selectors remained living elsewhere, typically on nearby farms. In these cases, the properties were typically known as 'paddocks', such as 'Parwan Paddock' and 'Patullo's Paddock'.

Paralleling selection under the Amending Land Act 1865 there was a system of annually renewable occupation licenses for lots of less than twenty acres on and near auriferous lands, for the purposes of residence and cultivation. Powell considered the success of Section 42 in placing thousands of miners, labourers and tradesmen on smallholdings as "the salvation" of an otherwise disastrous Act (Nelson & Alves 2009, p.253; Powell 1970, p. 126). Section 42 was amended in 1866 to raise the maximum area to eighty acres, and in 1868 to 160 acres at a distance of thirty miles from a goldfield. Multiple licenses were allowed from 1868 (Powell 1970, pp. 126-7; Nelson & Alves 2009, p. 52). Many Section 42 licensees would purchase their lots in the early 1870s under Section 31 of the *Amending Land Act 1869* (Nelson & Alves 2009, p. 255).

There was a rush of applications for occupation licenses in the Parish of Parwan in 1868, with 17 notices being posted on January 18 of that year. Applicants included James and William Watson, and Mary Ann McDonald (*BME*, 18 January 1868, p. 4). The Mahoney's Section 42 occupation of Allotments 3 and 4 Section 4 is typical of this aspect of the Land Acts, with three allotments taken up under the names of different family members (DSE 2003).

By the late 1860s the few remaining lots of Crown land at Parwan had been taken up under Sections 19 & 20 of the Land Act 1869. Under Sections 19 and 20 of this Act, 320 acres maximum could be selected. Within three years the selector had to cultivate 10% of their holding, completely enclosing their holding with a ring fence, and build a house that was permanently attached to the soil. If requirements for cultivation and residence had been satisfied after three years, the land could be purchased or a 7-year lease entered into (Nelson & Alves 2009, p.213). An example is Thomas Cain's selection of Allotment 1E of Section 89, 27 acres, with freehold gained in 1881 (DSE 2003). Cain probably made this selection in order to increase his earlier small selections on adjacent lots.

In the 1860s and early 1870s, cropping was the dominant land use on most Parwan properties, other than the large squatter's estates, but by 1877 dairying and sheep-raising had taken over (*Australasian*, 6 January 1877, p. 24). Dairying prospects improved further with the coming of the railway in 1886. The Parwan Railway Station gave quick access to the metropolitan markets, as well as milk and butter processing factories in Bacchus Marsh. Dairying would continue on some Parwan farms into the 1990s (PHG 2010, p.16, 53).

Subdivisional sales of large estates 1909–1920s

The Closer Settlement Act of 1904 introduced provisions for compulsory government purchase of parts of large pastoral estates for reallocation in small lots to yeoman farmers. In reaction, owners of large pastoral estates either sold their properties or moved to preempt government acquisition with their own subdivisional land sales. The trustees of C.J. Griffiths offered the Glenmore estate subdivisional sale of over 6000 acres in November 1909. The land included a large area of rich river flats at Parwan, on which there were already four share dairy farmers (*BME*, 23 October 1909, p. 4). S.J. Staughton's Nerowie estate was sold in 1909 and the purchasers planned a subdivisional sale in 1910. The land was

described as an unequalled opportunity for wheat growers, never having been used for crops (*Horsham Times*, 16 November 1909, p. 3).

Farmers from the Wimmera, who had adopted land-extensive forms of agriculture, were attracted to these opportunities. Wimmera farmer Martha Winderlich and her sons purchased Allotments 17-21 Section 8 Parish of Parwan, 513 acres, in the Glenmore subdivisional sale. They built a house and named their property Oakvale. As these lands were previously occupied only for grazing, the new owners built new houses on the land. The Bingham's purchased lots 1 and 2 of the Nerowie subdivision and the Sutherlands purchased Lots 3 and 5 (*Bendigo Advertiser*, 23 February 1910, p. 2; *BME*, 15 April 1911, p. 2; CT 3856/064).

Paralleling these subdivisional sales, the farms of the now-aging selectors from the 1860s and 1870s were being passed on to their children. Often the parents accumulated a number of properties, to facilitate distribution to the sons. The Kerrs' 'Bowdens' farm is one example. A number of new homesteads resulted from this process. The new homestead on the Cumming's property was an example. The new generation stimulated the setting up of another school, at Parwan South, in 1924.

1920s–present

In the first half of the twentieth century Parwan was renowned for its premium barley crop (PHG 2010, Addendum p.1).

Brown coal was found at Parwan South in 1927. An underground mine was opened there in 1920 and worked intermittently until 1947. The Maddingley underground mine started up in 1944. Australian Paper Mills purchased an interest in the mine to fuel its factory boilers in Melbourne. After World War II open cut mining became more economical, first at the Maddingley mine and then along Parwan Creek. With the mines lowering the water table, farmers upstream in the Parwan valley were compelled to sell their farms for further mining. The closest mining activity to the study area was the Star mine on the east side of Cummings road opposite Braemar. The peak of mining activity was in the 1950s, but the open cut along the east side of Parwan Creek is still active (PHG 2010, pp.97-103 *passim*).

The Bacchus Marsh Airfield was set up at Parwan in 1943 as one of a number of "dispersal aerodromes", alternative areas at which aircraft could be located in the event of an air attack on the RAAF Station Laverton. After the war the Air Force retained the airfield for a few years, and it was used by the Department of Civil Aviation for training. The airfield later continued to be used by aero clubs and for gliding (DWBRAAF 1942-49 Parts 1 & 2; PHG 2010, p.112).

Individual Farms

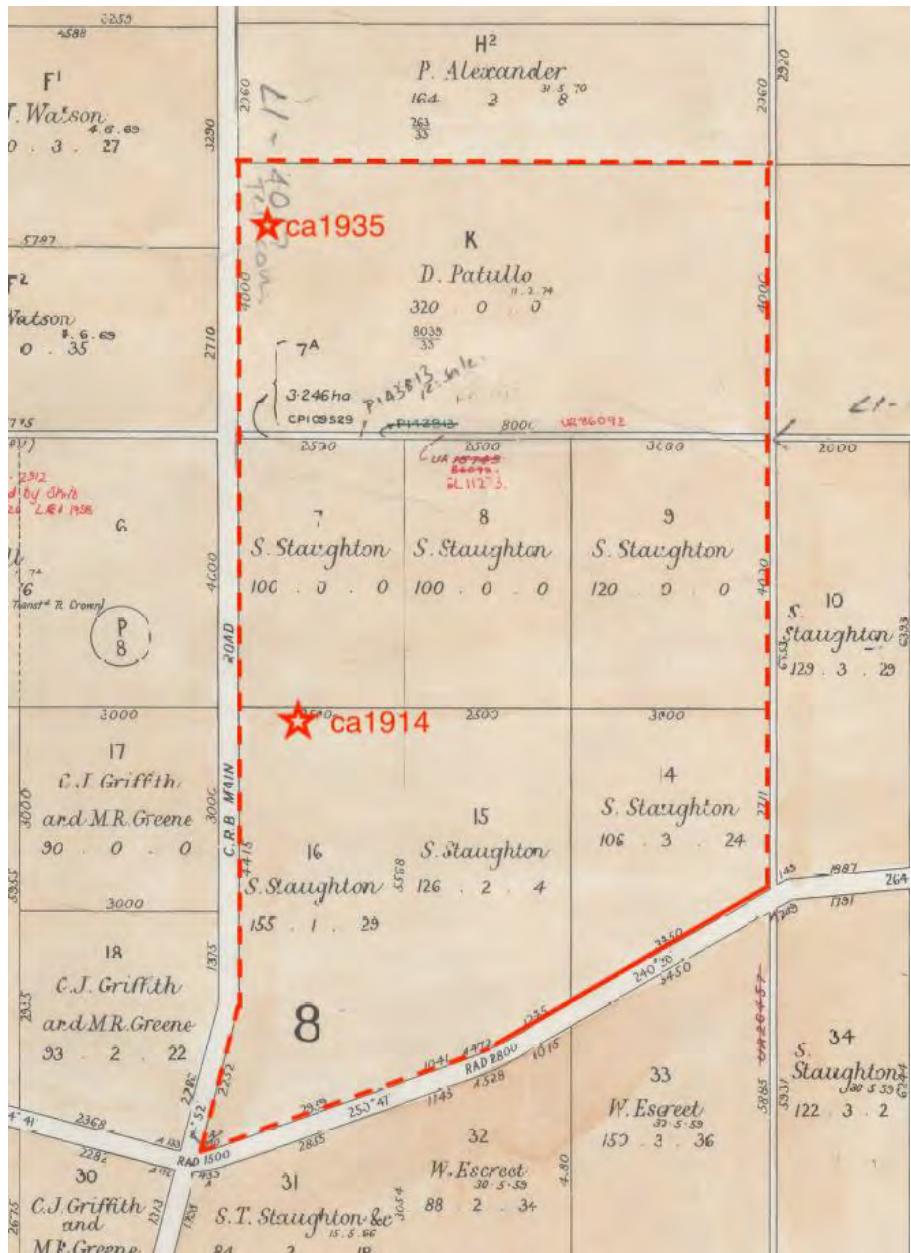
The Bingham farm– 3922 Geelong-Bacchus Marsh Road

Figure 2 Parwan Parish Plan: Allotments 7, 8, 9, 14, 15, 16 Section 8 with features derived from 1917 & 1936 Topographic Map overlay (DSE 2003; CSIGSWOGB 1917; ASIGSWOGB 1936)

James Bingham of Allendale purchased Lot 1, 320 acres, and Lot 2, 391 acres at the subdivisional sale of the Nerowie Estate in 1910 (*Leader*, 23 February 1910, p. 38; PHG 2010, p. 70). These lots corresponded to Allotments 7, 8, 9, 14, 15, 16 Section 8 Parish of Parwan. James Bingham was born in Ballarat and spent 35 years working at the Ballarat Mining Exchange. He started farming at Parwan in 1914 (*Age*, 28 October 1914, p. 15). *Melton Express*, 1 June 1935, p. 2). A house (ca1935 on Figure 2) is shown in Figure 2 which corresponds to the existing dwelling (ca1914 on Figure 2) just to the south of the northern boundary of Allotment 16, between the road and the swamp. In 1916 he advertised for clearing 100 acres of the property of trees and stumps (*BME*, 4 March 1916, p. 2).

James Bingham & Sons also purchased 320 acres at Parwan from the estate of Charles Cumming in 1921 (*Melton Express*, 12 March 1921, p. 2). This was Patullo's Paddock (Allotment K Section 9). James' wife Flora died in 1934 (*Melton Express*, 9 June 1934, p. 2).

James Bingham died in 1935 (*Argus*, 25 May 1935, p. 13). In 1935 there was a gathering at the newly built home of Mr James Bingham Junior and Mrs Bingham (*Melton Express*, 28 September 1935, p. 1). This may relate to brothers George and James Junior working adjoining blocks of the farm at Parwan for a while after their father's death, with a consequent requirement for a new house. The swamp formed the boundary between their blocks. A house is shown in Figure 2 on the northeast corner of Patullo's and may be the extant house in that position (PHG 2010, p. 84).

A distinctive carved corner fence post from Simon Staughton's run has been recorded on the corner of the former Bingham's property, opposite the airfield (PHG 2010, p. 19). This motif is described as the "Staughton orb" in the VHR citation for Exford Homestead. The orb motif was used on bluestone finials on a bluestone outbuilding at Exford and on some formal gates and fencing near the Exford homestead. The wider run was said to be marked out at Quarter-mile intervals with cruder posts featuring the carved orb (VHD 2020).

The Cummings – 'Braemar'

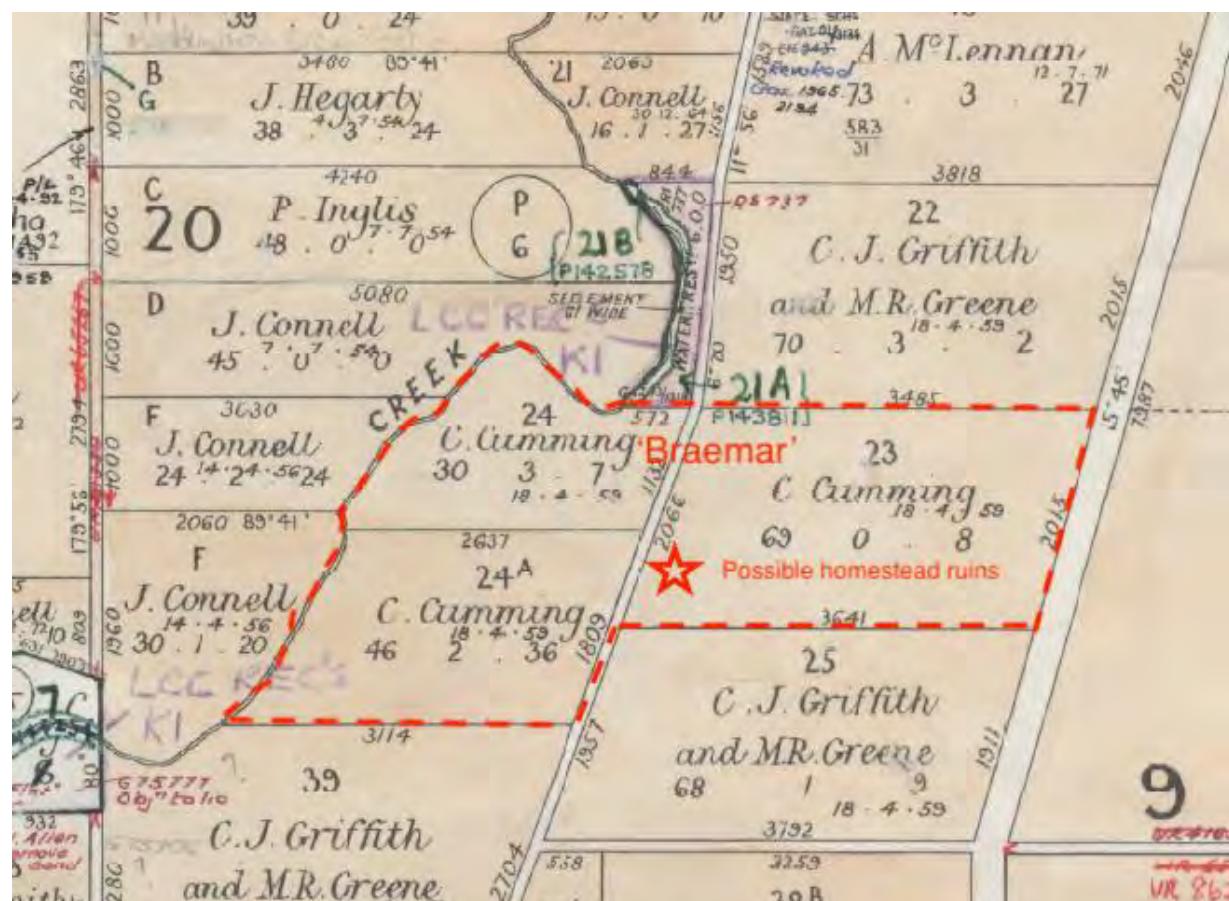


Figure 3 Parwan Parish Plan: Allotments 23, 24 and 24A Section 9, later Allotment K of Section 9 with features derived from 1917 Topographic Map overlay (DSE 2003; CSIGSWOGB 1917)

Charles Cumming Senior purchased Allotments 23, 24 and 24A Section 9 Parish of Parwan, 146 acres, from the Crown in 1859. This became Cumming's homestead property and was named 'Braemar' after his hometown in Scotland (**Figure 3**). Charles selected Allotment E of Section 9 Agricultural Area of Parwan, Parish of Parwan, 323 acres, under Section 33 of the Land Act 1869 (See VPRS 629/P0 Unit 21 File 4107 and Unit 40 File 7968) and obtained freehold in 1872 (**DSE 2003**). This became known as 'The Selected Property' or 'The Selection' (See separate section below).

By 1877 Cumming's property amounted to 500 acres. Previously 70 acres had been cropped, though grazing now dominated with only 20 acres under cultivation.

Charles also acquired the freehold land Allotment K of Section 9 Agricultural Area of Parwan, Parish of Parwan containing 320 acres, in c. 1885. This property was known as 'Patullos' after D. Patullo who selected the allotment before 1872 and gained freehold in 1874. Cumming immediately let the land out (**BME, 28 February 1885, p. 2**) Patullo's was for sale again in 1892 (**Age, 31 May 1892, p. 2**). [See Bingham farm below for later developments].

Finally, Charles acquired Allotment 20 Section 9 and Allotments 58, 59, 65 and 66 No Section Parish of Parwan, known as 'Hider's' and totalling 85 acres, in 1885 (not in study area).

When Charles died in 1897 there was a five-bedroom weatherboard house along with stone dairy, stable and cowsheds on the "homestead property" 'Braemar', Allotments 23, 24 and 24A, (**Charles Cumming probate papers 1897**).

Charles' son Athol took over Braemar (PHG p.43). The "homestead" 140 acres (Allotments 23, 24 and 24A Section 9) was sold to the Riddell Brothers in 1914 (**BME, 7 March 1914, p. 3**). The 1917 and 1936 topographic overlays do not show a house on the "homestead" property, though the possible house location is shown in **Figure 3** (**CSIGSWOGB 1917; ASIGSWOGB 1936**). However, a photo of Braemar homestead in the local history corresponds exactly to the house on the southeast corner of Allotment 23. This homestead is described as "probably not the first dwelling", with a stone core and brick extensions (**PHG 2010, p. 42**).

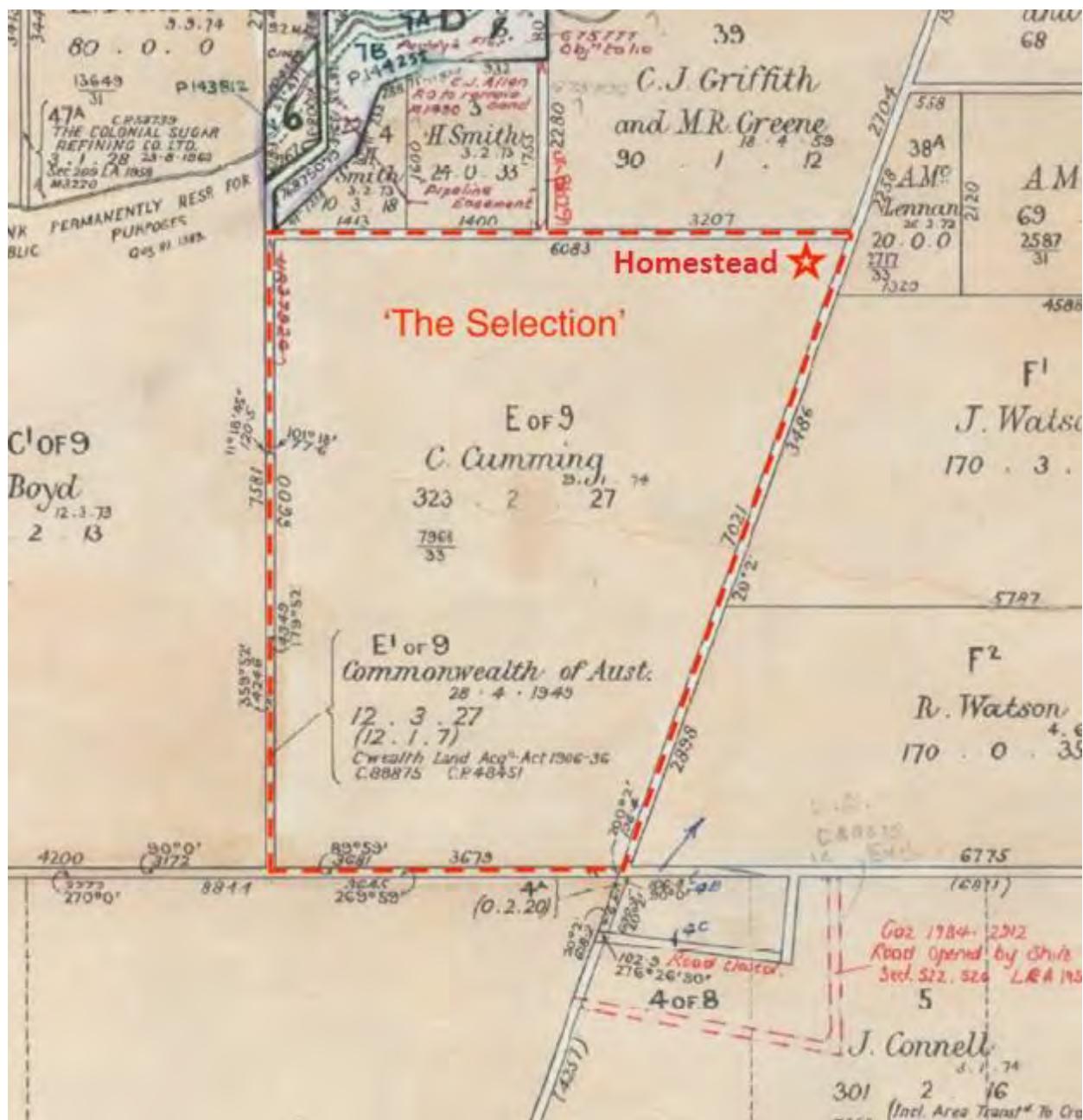
The Cummings – ‘The Selection’

Figure 4 Parwan Parish Plan: Allotment E of Section 9 with features derived from 1917 Topographic Map overlay (DSE 2003; CSIGSWOGB 1917)

When Charles Cumming died in 1897 there were no improvements other than fencing (Charles Cumming probate papers 1897). His son William Harold Gordon (Gordon) Cumming (known as Gordon) took over ‘The Selection’, Allotment E of Section 9, 323 acres, after his father’s death in 1897. It appears that the property was renamed ‘Parwan’. A house was relocated from Fitzroy to the property in 1910. The 1917 topographic overlay in Figure 4 shows a residence on the northwest corner of the property (CSIGSWOGB 1917). Later “another house was added in front” – this may have meant that the new house incorporated the 1910 house. It is also asserted in the local history that later again a house was built on the southeast corner of the land. This is not visible on the 1936 topographic overlay, and this area was subsumed by the airfield runways in 1943 (CSIGSWOGB 1917; ASIGSWOGB 1936; PHG 2010, p. 43). Gordon died in 1951.

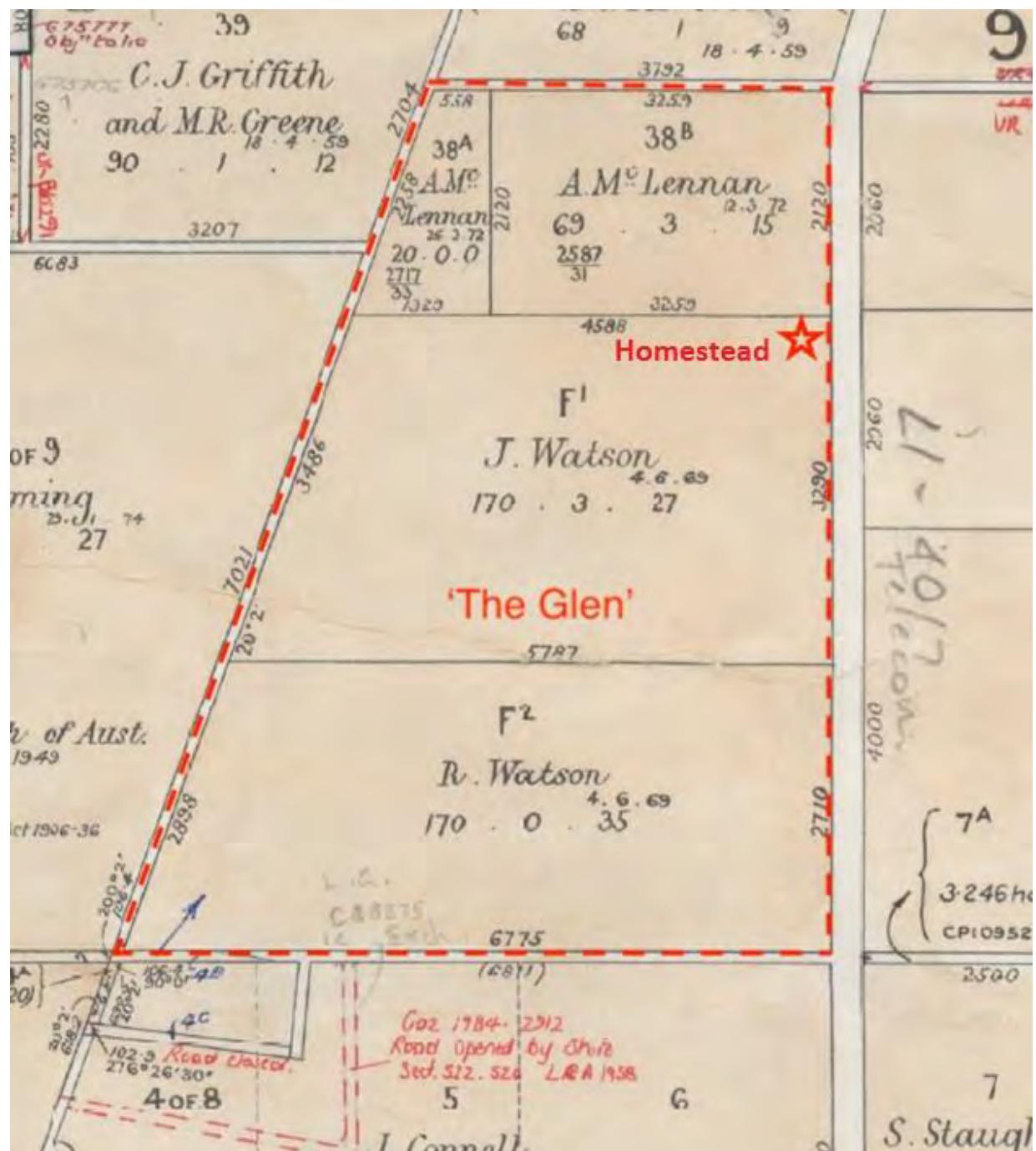
The Watsons – 'The Glen'

Figure 5 Parwan Parish Plan: Allotments F1 and F2 and 38A and 38B of Section 9 with features derived from 1917 Topographic Map overlay (DSE 2003; CSIGSWOGB 1917)

Robert Watson, who rented a property at Ballarat, and his eldest son James, selected Allotments F1 and F2 Parish of Parwan in c. 1865 (Figure 5). When a reporter visited in 1866 two fine teams of horses were ploughing the 30 cleared acres for wheat (*Age*, 23 August 1866, p. 5; PHG 2010, p. 44). The Parish Plan does not indicate the nature of these selections. James Watson gained freehold to Allotment F1 in 1869 and Robert Watson gained freehold to Allotment F2 to the south the same year.

When a 170-acre farm “previously occupied by Robert Watson” was offered for rent or sale in 1870 there was 70 acres cleared and a “first class” house of six rooms on the land (*BME*, 18 June 1870, p. 2). When the property known as “Robert Watson’s farm” (presumably Allotment F2) was offered for sale in 1873 there was a five-roomed weatherboard house with 70 acres of cleared land (*BME*, 8 March 1873, p. 2). It appears that the house on Allotment F2 in 1873 was no longer extant by 1917. The 1917 topographic overlay in Figure 5 shows only one homestead on the northwest corner of Allotment F1 (CSIGSWOGB 1917). Robert Watson selected land at Maryvale and Hazelwood in 1875 (*Gippsland Times*, 29 June 1875, p. 3). He died in Maryvale Gippsland in 1894 and his wife Margaret died there in 1895 (*BME*, 24 March 1894, p. 2; 23 March 1895, p. 2).

James Watson’s farm was described in a newspaper article in 1877. One lot of 83 acres (Woodside, where Parwan Creek and the railway crossed) had been occupied by Watson for 10 years, and he had another lot of 170 acres in the area (presumably Allotment F1). While previously having up to 100 acres in cultivation, Watson now only cropped 30, mainly with barley and also with lucerne. The main activity was now dairying, with 50 head of cattle (*Australasian*, 6 January 1877, p. 24). James moved to ‘Woodside’ (Allotments 44 and 45 and part of Portion 26: total of 90 acres), in 1887. About the same time, he became a Bacchus Marsh councillor. He worked the various farms with his sons Charles and James Junior (PHG 2010, pp.45-46).

James Watson purchased 44 acres (part of Allotment 38A and 38B in 1906) (*BME*, 12 January 1907, p. 3). James must also have acquired Allotment F2 and the rest of Allotments 38A and 38B before 1917, as when he died in that year, he owned them and F1 (430 acres in total with a brick homestead of four rooms). (DSE 2003; *James Watson probate papers 1917*). Son Charles inherited Woodside and James Junior, who had already been working The Glen, inherited that property. The house at the northwest corner of Allotment F1 may have been built while James Junior was working this farm in the years prior to his father’s death. His wife Mary had a son at The Glen in 1912 (*BME*, 13 July 1921, p. 2). James Junior died in 1932. He was occupying The Glen, (Allotments F1 and F2), when he died, so presumably he was living in a house on this land. The land was sold to Messrs J.H. and C.C. Watson (James Watson probate papers 1932; *Melton Express*, 24 September 1932, p. 2; 25 February 1933, p. 2; 11 March 1933, p. 3).

The Winderlich family – ‘Oak Vale’

Figure 6 Parwan Parish Plan: 17-21 Section 8 Allotments with features derived from 1917 Topographic Map overlay (DSE 2003; CSIGSWOGB 1917)

Karl Winderlich of Dooen sold up his farm at Green Lake, Dooen in 1909 and died the same year. His widow Martha, with four of her sons, purchased Allotments 17-21 Section 8 Parish of Parwan, 513 acres in the Glenmore subdivisional sale (PHG 2010, Addendum p. 2). They named their property ‘Oak Vale’. Eldest daughter Louisa Agnes married Frederick Nuske of Horsham in 1911 (BME, 20 May 1911, p. 2). In 1911 the Wunderlich’s purchased the draught stallion Benmore’s Pride. The champion stallion from the Wimmera stood at Oak Vale (BME, 26 August 1911, p. 4). Martha and sons also leased the property ‘Hope Vale’ on Racecourse Road Bacchus Marsh (BME, 20 January 1912, p. 2).

Martha drowned in a waterhole near the house in 1915. Her probate papers show a house had been built on the land (Argus, 19 October 1915, p. 6) (Figure 6). Son Paul continued on the Parwan farm until the mid-1950s. By the time he died in 1946 the farm had already been leased to Mr C. Buckler, who had the house renovated. The farm was auctioned in 1951 (The Express (Melton), 8 June 1946, p. 5; 22 June 1946, p. 1; 8 September 1951, p. 4).

The Mahoney family – ‘Hut in Ruins’

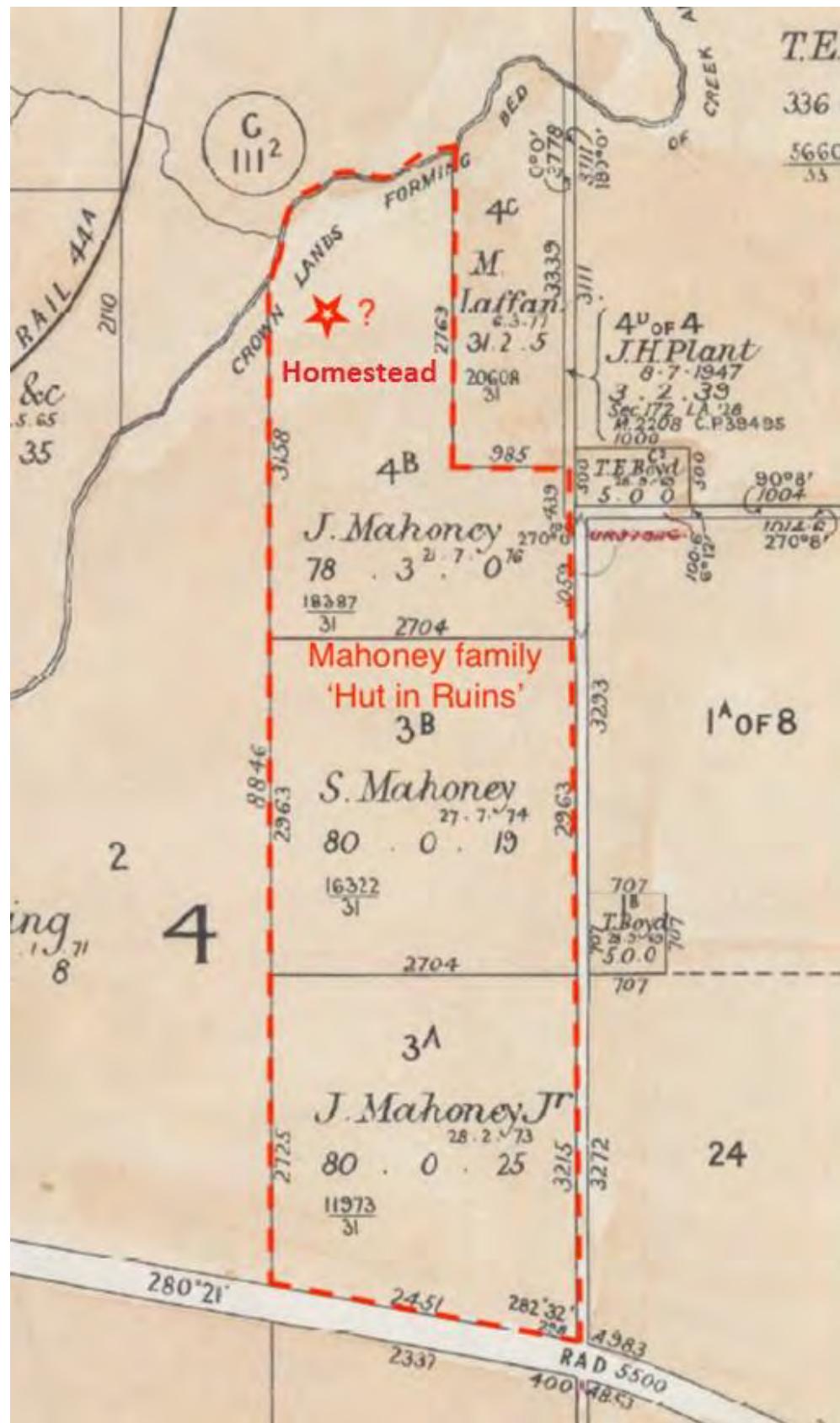


Figure 7 Parwan Parish Plan: Allotments 3A, 3B and 4B of Section 4 with features derived from 1917 Topographic Map overlay (DSE 2003; CSIGSWOGB 1917)

By 1866 the Mahoney family had selected Allotments 3A, 3B and 4B of Section 4 Parish of Parwan as occupation licenses under Section 42 of the Land Act 1865 (*Age, 23 August 1866, p. 5*). It was common for a number of family members to take up occupation licenses in order to make up a farm large enough to be viable. The family obtained freehold under Section 31 of the Land Act 1869 successively for each lot from 1873 to 1876 (DSE 2003). The occupation license required that the owner had resided on one of the lots before acquiring freehold, suggesting a house was built (Figure 7). By 1866 Mahoney had his property fenced in and sheep-proof and was grazing on it (*Age, 23 August 1866, p. 5*). In 1870 Mr Mahoney's dwelling-house at Parwan was a polling place for the Wyndham Shire North Riding (*BME, 4 June 1870, p. 2*). The Mahoney's sold fat lambs at the Melbourne livestock markets in 1872 (*Argus, 25 October 1872, p. 2*).

The Mahoney's named their selection 'Hut in Ruins'. Cornelius and his wife sold their Parwan land in c. 1875 to run the Camp Hotel in Wyndham (*BME, 15 July 1882, p. 3*). The purchasers may have been Messrs Griffith & Green. In 1875 they offered for sale Allotment 4 Section 4 Parish of Parwan, 80 acres: a "really choice little farm ... laid down with rye grass" (*BME, 17 April 1875, p. 2*). In 1889 and 1908 Allotment 3 was described: "the swamp paddock" part of Mr Green's Greystones estate. In 1908 it was described as having been under cultivation many years ago (*BME, 30 November 1889, p. 2; 21 November 1908, p. 2*).

The 1917 and 1936 topographic overlays in Figure 7 show a house on Allotment 4B (CSIGSWOGB 1917; ASIGSWOGB 1936). By 1942 the three lots were being let out as part of the estate of the late H.H. Kerr (*Argus, 11 April 1942, p. 7*).

The Egans

J. Egan selected 66 acres Allotment 14 Section 9, and was residing on it with his family by 1866, by which time he had 23 acres under wheat (Figure 8). He obtained freehold in 1870 (*Age, 23 August 1866, p. 5; DSE 2003*). In January 1867 the Bacchus Marsh and Maddingley District Road Board reduced James Egan's property valuation from £65 to £13 (*BME, 12 January 1867, p. 3*). In 1868 he was assessed £48 for 337 acres of Staughton land, which he must have been renting or purchased (*BME, 14 November 1868, p. 3*). At the same time, he was advertising to take in cattle and horses on 640 acres of grazing paddock "adjoining Staughton's white gate" and with Werribee River frontage (*BME, 21 November 1868, p. 4*). It was reported that James Egan forfeited a 66-acre allotment in March 1869 (*BME, 27 March 1869, p. 2*).

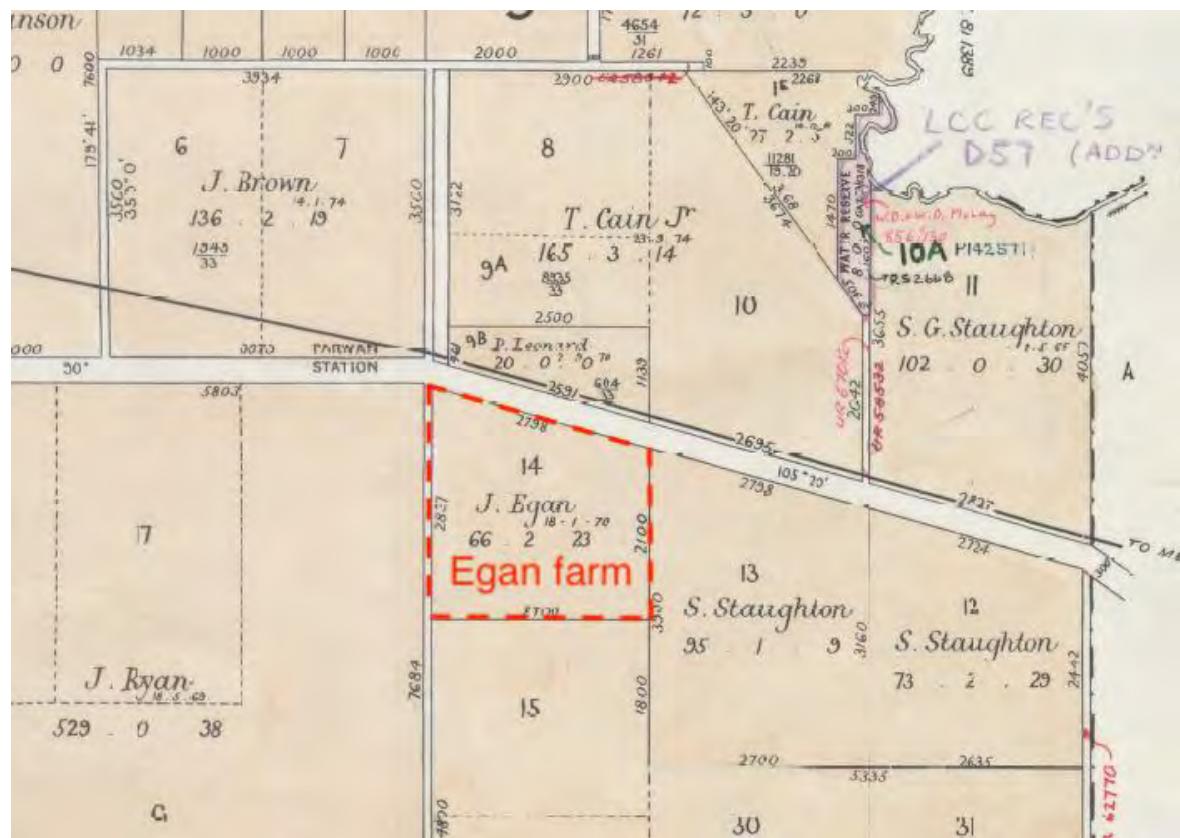


Figure 8 Parwan Parish Plan: Allotment 14 Section 9 with features derived from 1936 Topographic Map overlay (DSE 2003; ASIGSWOGB 1936)

The Alexanders 'Alexander's Farm'

Allotments H1 and H2 Section 9

W. Alexander selected Allotment H1 of Section 9 and Peter Alexander selected Allotment H2, both of 164 acres (DSE 2003). Peter obtained freehold under Section 33 of the Land Act 1865 (VPRS 629/P0 Unit 2 not viewed). By 1866 the Alexanders' selection was fenced, but no house was indicated (*Age*, 23 August 1866, p. 5).

'Alexanders Farm', now owned by Stephen Staughton and occupied by Mr D. Green, was offered for sale in 1876. The 164 acre farm was cleared, and included a comfortable dwelling and yards. It was described as Lot 4 – the origin of this description is unknown (*Argus*, 3 July 1872, p. 8).

Delaney & Hennessey, then T.E. Boyd, then John Cooper, then John Fleming Kerr – 'Bowdens'

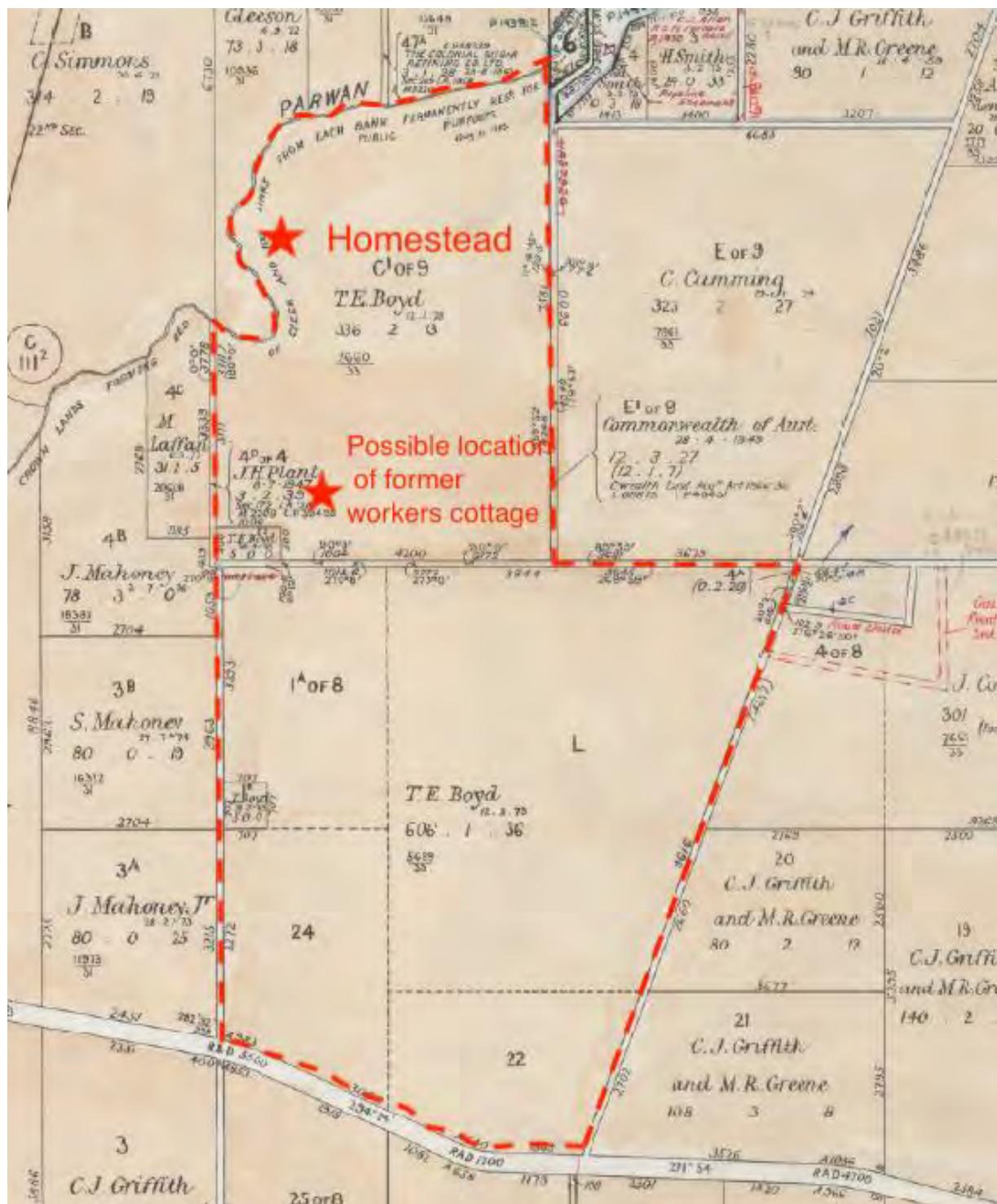


Figure 9 Parwan Parish Plan: Allotments C1 & L of Section 9, allotments 1A, 22 & 24 of Section 8 with features derived from 1917 Topographic Map overlay (DSE 2003; CSIGSWOGB 1917)

Delaney & Hennessy selected 940 acres in 1866, fenced and with a residence (*Age*, 23 August 1866, p. 5). 953 acres along Parwan Creek were offered for sale in 1871. There were two cottages containing five rooms, stable, and other buildings (*Argus*, 23 October 1871, p. 8). An 1872 sale advertisement specified brick cottages (*Argus*, 18 May 1872, p. 8). T. Boyd

obtained freehold under section 33 of the Land Act 1865 in 1873 (DSE 2003). It was sold soon after to John Cooper, whose home property was closer to Melbourne, at Mt Prospect, Bundoora. In May 1873 John Cooper tendered for 1000 posts and rails for the Parwan property (*BME*, 10 May 1873, p. 2). In September 1873 there was a clearing sale of cattle on John Cooper's property, formerly T.E. Boyd's, to make way for sheep (*BME*, 20 September 1873, p. 2).

John Cooper offered the property for sale in 1875. The description of the property in the advertisement was based on allotment numbers which appear on an 1864 version of the Parish Plan. A men's cottage, stable and yards were erected on Allotment 49, which corresponds to the western one-third of Allotment C1 on the later parish plans. A substantial four-roomed brick cottage with verandah was erected on Allotment 50, corresponding to the middle third of Allotment C1 on the later parish plans (*BME*, 29 May 1875, p. 2; DSE 2003) (Figure 9). By 1876 the property was owned by William Henry Bowden (*BME*, 2 September 1876, p. 2). He offered the land to let in 1877 (*BME*, 21 April 1877, p. 2).

Bowden offered the property for sale in February 1877 (*BME*, 17 February 1877, p. 2). Robert Kerr and sons purchased the land by June 1877 (*BME*, 23 June 1877, p. 3). The property became one of several in Parwan and Rowsley owned by Kerr and sons. The parents' homestead was St Monans, across Parwan Creek to the north, now surrounded by coal mines. Henry Fleming Kerr farmed Bowden's (PHG 2010, p. 41). He gained ownership of this land in 1900. The 1917 and 1936 topographic overlays in Figure 9 show two houses on Allotment C1. The northern one, on the bank of Parwan Creek, is in the vicinity of the current homestead and outbuildings. Henry died in 1934. John James McPherson, grazier of Bacchus Marsh gained ownership in 1943, and Oscar and Ellen Jensz became the owners in 1950. (CSIGSWOGB 1917; ASIGSWOGB 1936; CT 2779/652).

Sutherland family – ‘The Basin’

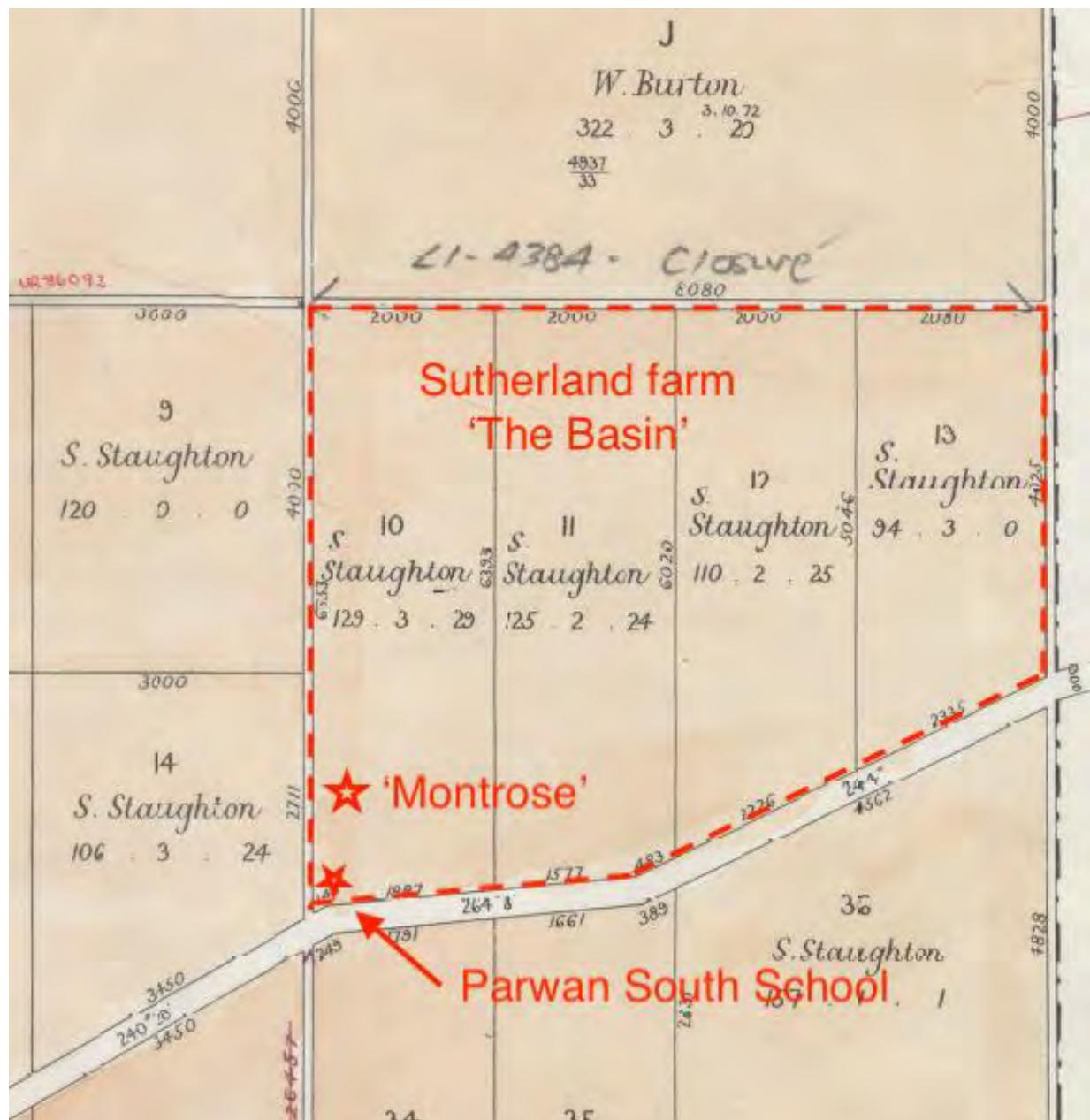


Figure 10 Parwan Parish Plan: Allotments 10-13 Section 8 with features derived from 1917 Topographic Map (DSE 2003; CSIGSWOGB 1917)

This land was packaged as Lots 3 and 5 of the Nerowie subdivisional sale (PHG 2010, p. 70). George Sutherland of Wycheproof purchased lots 3 and 5 of the Nerowie estate in 1911, and became the owner in 1914 (BME, 15 April 1911, p. 2; CT 3856/064). George and Mabel built a brick home named ‘Montrose’ and three children were born from 1913 (PHG 2010, p. 76). The 1917 topographic overlay in Figure 10 indicates the house was built before 1914 (CSIGSWOGB 1917). The house is said to be similar to several other local houses of the period, including the Ross home ‘Lindavale’, ‘Monovale’ before the Jensz family took over, possibly the Kerr home ‘St Monans’, and possibly ‘Westwood’ (PHG 2010, p. 77). Mabel died in 1923 (BME, 2 June 1923, p. 2). George died in 1950 and the probate went to his Ennis Sutherland, farmer of Parwan. The property became the property of Vican Pty Ltd in 1984 (CT 3856/064; CT 9482/410).

The Sutherlands made an acre of land on the south-east corner of the property available for the Parwan South School in 1923 [see separate section for Parwan South School below] (PHG 2010, p. 76; CT 3856/064). In 1932 George Sutherland made some of his land adjoining the school block available for a new public tennis court. (*Melton Express*, 14 May 1932, p. 2; 11 August 1934, p. 3).

By the mid-1930s George Sutherland was recognised as one of the most successful farmers of the district, due to his “thorough and up-to-date methods”. He became a Councillor for the South Riding of the Shire in 1934 (*Melton Express*, 11 August 1934, p. 3; 25 August 1934, p. 2). George retired to East Malvern in 1950 and died soon after (*Express (Melton)*, 18 November 1950, p. 1).

A green-painted Nissen hut is located just to the north of the house ‘Montrose’. It probably served as a garage. This is a 16ft diameter model, 36ft long. Nissen huts were never used in Australia during World War II but became available here in the late 1940s. They were imported as both military surplus and new from Britain and came primarily in 16ft and 24ft diameters. The Commonwealth government also purchased Nissens extensively from Britain as housing for migrant camps, and as the camps were decommissioned, second-hand Nissens also became available from this source. There are a large number of these buildings in Victoria, with at least 80 16ft Nissens and 60 24ft Nissens recorded on one database (Peter Mills pers. comm. 2020).



Photo 1 The Sutherland Residence ‘Montrose’ (PHG 2010, p.77).

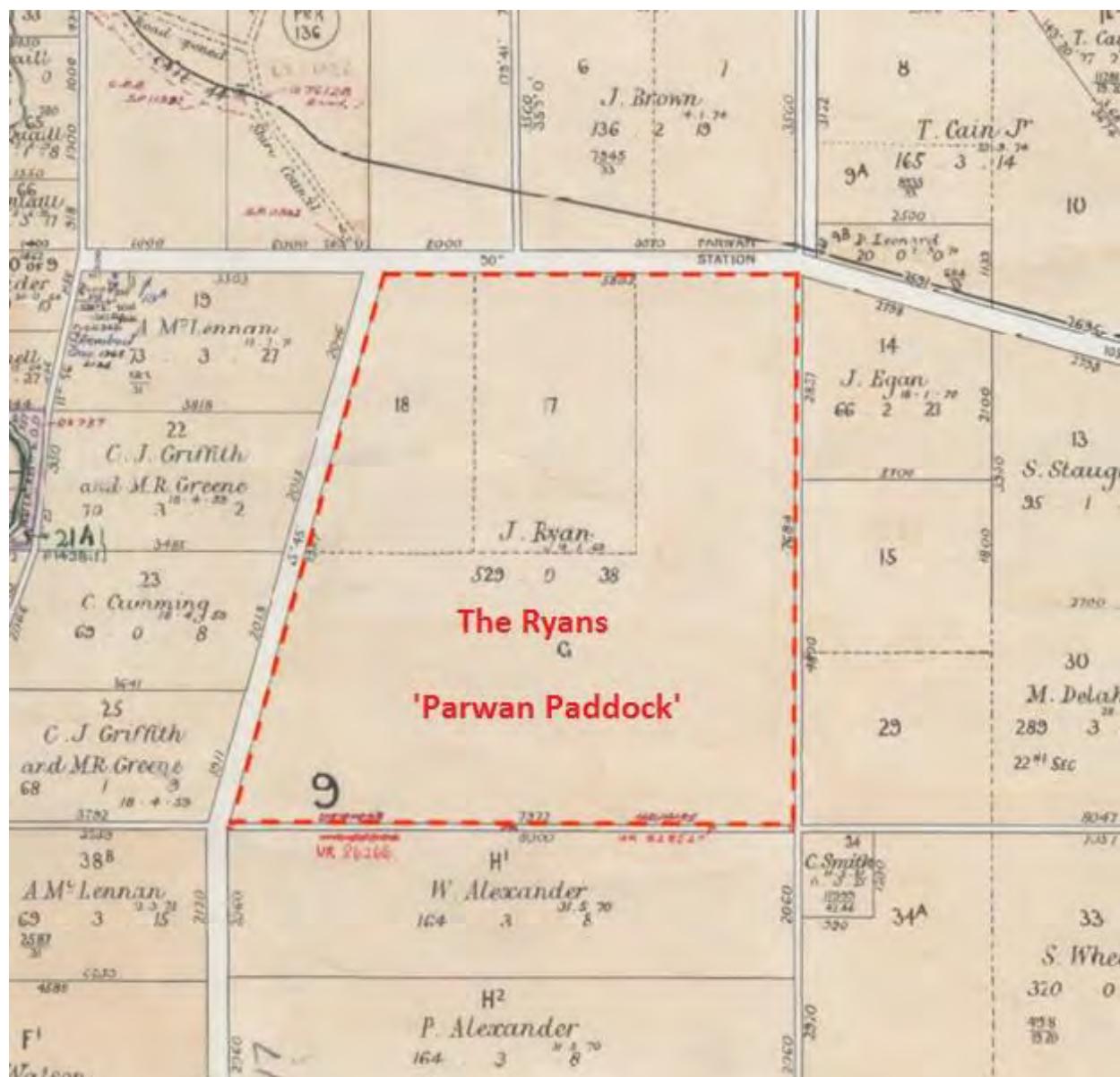
The Ryans – the Parwan Paddock

Figure 11 Parwan Parish Plan: Allotments G, 17 & 18 Section 9 with features derived from 1917 Topographic Map overlay (DSE 2003; CSIGSWOGB 1917)

By 1866 Jeremiah Ryan was farming 459 acres in Parwan, probably Allotments G, 17 and of 18 Section 9. The 71-acre Allotment 18 had been taken up under an occupation license under Section 42 of the Amending Land Act 1865 in 1866 (*BME*, 27 October 1866, p. 2). Jeremiah Ryan's leasehold, Allotments 17, 18 and G Section 9, 529 acres were put to public auction in 1869 (*Argus*, 12 May 1869, p. 3).

By 1866 fifty acres of the property was considered to be good agricultural land, and the rest was moderately timbered. Fifty acres was ploughed, but more ploughed land was under fallow and more again was being cleared of timber. Four miles of four-railed sheep-proof fence had been erected. Mr Ryan had his own homestead on his property at Bacchus March, but his sons lived in a substantial house on the family's Parwan land. They described this land as the Parwan paddock (*Age*, 23 August 1866, p. 5). The Shire valuation in 1880

shows Jeremiah's 529 acres, along with another 1664½ acres in Parwan. This was probably Allotment H1 (See section on Alexanders below) (*BME*, 25 September 1880, p. 2).

Henry Miller purchased Jeremiah Ryan's land, of which half was in Parwan and the remainder on the north side of the Werribee River, in 1881 (*BME*, 21 March 1881, p. 2). A house is shown on the 1917 and 1936 topographic overlays in **Figure 11** in the southeast corner of Allotment G (CSIGSWOGB 1917; ASIGSWOGB 1936). Ruins remain in this position.

Parwan South State School SS4175 (Southeast corner of Allotment 10 Section 8)

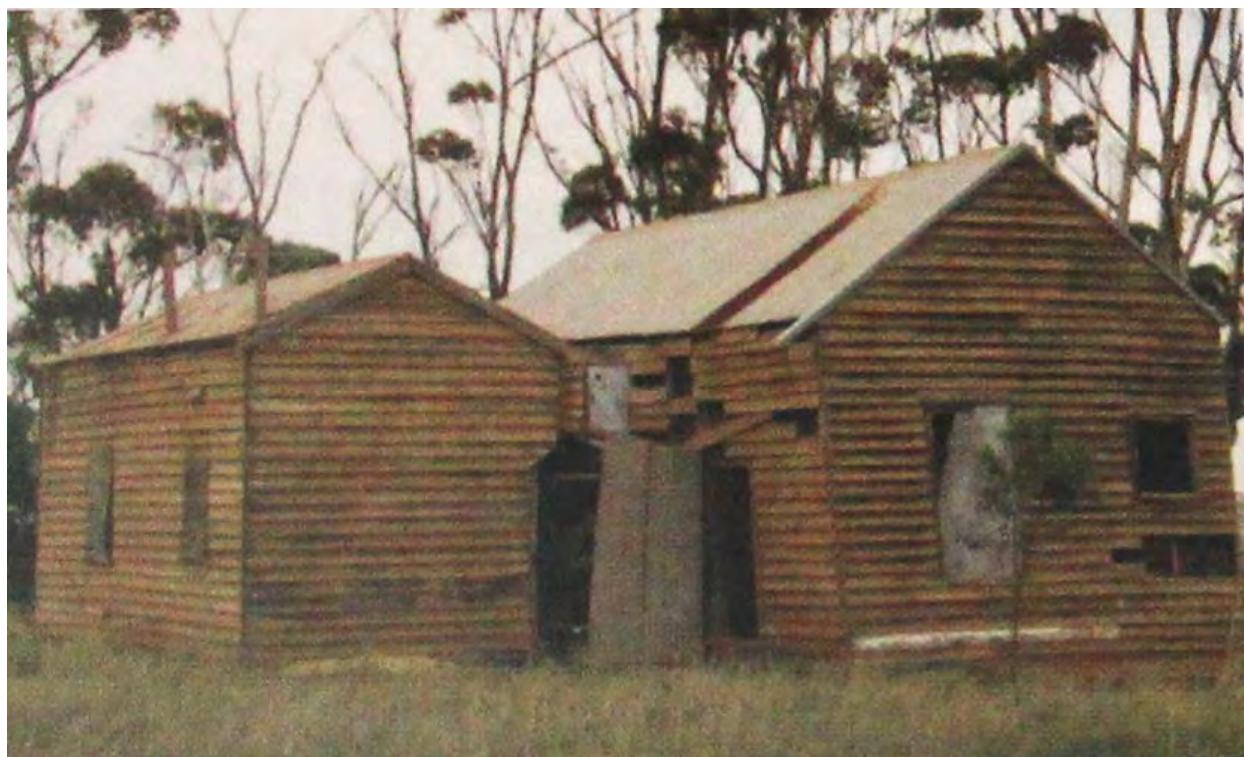


Photo 2 Parwan South State School SS4175 (PHG 2010, p.128).

A campaign for a school at Parwan South began in 1922, as the population had been increased by subdivisional sales and Closer Settlement in the area. Fund raising events were held, including euchre parties and dances. The local Member of Parliament H.R. Robertson lobbied for the school land and Mabel (May) Sutherland arranged an interview with the Director of Education. It was agreed that the community would provide the building and a suitable number of pupils and the Education Board would supply a teacher and lease the building (PHG 2010, p. 81; *Melton Express*, 11 August 1923, p. 3; 31 May 1924, p. 2). The Sutherlands made an acre of land on the south-east corner of the property available for the Parwan South School in 1923 [see separate section below]. The trustees were George Sutherland, James Josiah Hepburn and Paul Edwin Wunderlich (PHG 2010, pp. 76, 81; CT 3856/064).

Each family was to provide £25 for the building, and the school and shelter shed were constructed by J.C. Bennets. A tree planting day took place in 1924, with 50 trees planted for shelter around the edge of the block, and as a memorial to May Sutherland, who had died the year before (PHG 2010, pp. 81-82; *Melton Express*, 12 July 1924, p. 3). Parwan South SS4175 opened in September 1923. The school was also used as a hall, for events

such as dances and engagement celebrations (*Melton Express*, 16 May 1925, p. 2; 9 March 1929, p. 3).

The school was worked part time with SS804 Mt Cotterell from November 1927 and reverted to full time in 1929. Attendance was 23 in 1934. On Arbour Day in 1934, 50 trees, including Sugar Gums and “lucerne” (*Tree Lucerne or Tagasaste*), were planted in the grounds. The school was closed in 1949 (*Melton Express*, 30 June 1934, p. 2; Blake 1973, p. 137). The Parwan South School Hall remained in use for various community purposes. These included a meeting place for the Rural Fire Brigade and use as a polling booth, which continued into the 1950s (*Express (Melton)*, 13 October 1951, p. 5; *Age*, 27 May 1954, p. 19).

Bacchus Marsh Airfield

The Bacchus Marsh airfield was set up at Parwan in 1943 as one of a number of “dispersal aerodromes”, alternative areas at which aircraft could be located in the event of an air attack on the RAAF Station Laverton. Land was occupied under the provisions of the National Security General Regulations. The airfield was located on the properties of W.H.G. Cumming, Mr Kerr and J. McPherson. Dispersal aerodromes were usually unoccupied, with a caretaker appointed. In 1945 the caretaker at the Parwan aerodrome was John James McPherson. The gravel runways were fenced off to allow ongoing use of the rest of the farmland. A windsock was the only other infrastructure (DWBRAAF 1942-49).

After the war the Air Force retained the airfield and the Department of Civil Aviation occupied it on a permissive basis, using it for training and as an alternative to Mangalore when Essendon was fogbound. Bitumen paving was laid at the ends of the runways in 1949. The airfield later continued in use for aero clubs and for gliding (DWBRAAF 1942-49; *Express (Melton)*, 10 December 1949, p. 1; PHG 2010, p. 112).

George Running

Lots 1 & 2 Section 4

George Running acquired freehold title to Lots 1 & 2 of Section 4 Parish of Parwan in 1871 under Section 33 of the Land Act 1869 (DSE 2003). In 1874 he invited tenders to clear and stack dead wood on the property (*BME*, 10 October 1874, p. 2). When Running offered the property for sale in 1876 it included a small cottage and stock yards (*BME*, 15 January 1876, p. 2). There is no house shown on this allotment on the 1917 topographic maps (CSIGSWOGB 1917).

M. Delahey

Allotment 29, 30, 31 and 15 Section 9,

M. Delahey selected Allotment 29, 30, 31 and 15 Section 9, 289 acres, freehold obtained in 1872, under the 22nd section of the Land Act 1862 (DSE 2003). By 1866 Mr Dullahsi [sic] had fifty acres under cultivation. As the ground was stony, he erected stone fences (*Age*, 23 August 1866, p. 5; *Australasian*, 6 January 1877, p. 24).

J. Connell

Allotments 4, 5 and 6 of Section 8

J. Connell Selected Allotments 4, 5 and 6 of Section 8, 301 acres, obtaining freehold in 1874 under Section 33 of the Land Act 1869 (**DSE 2003**). Connell had purchased land to the north on the other side of Parwan Creek in the 1850s, where his house was located (**Age, 23 August 1866**, p. 5). A house is shown on the 1917 and 1936 topographic maps, a little to the west of Jensz Road, accompanied by avenue plantings in 1936, but no traces remain in the current aerial photographs (**CSIGSWOGB 1917; ASIGSWOGB 1936**).

McLennan

Allotments 19, 22 and 38 of Section 9

McLennan took out a Section 42 occupation license on Allotment 19 Section 9 and Allotment 38B Section 9 on the southern side of the Cumming farm Braemar and obtained freehold in 1871 and 1872. He also purchased Allotment 22 Section 9 and selected Allotment 38B Section 9 (**DSE 2003**).

In 1872 the mortgagees of the McLennan farm offered it for sale. It consisted of Allotments 19, 22 and 38 of Section 9, 141 acres. Lots 19 and 22, with dwelling and improvements, which were offered in one lot. Lot 38, with rich soil, was offered separately (**BME, 2 November 1872**, p. 2). The dwelling on Allotments 19 or 22 is not shown on the 1917 topographic map (**CSIGSWOGB 1917**).

Some bluestone quarrying was undertaken by Steve Whelan on Allotment 19, just south of the School. Stone from the quarry was used on St Bernard's Church in Bacchus Marsh (**Melton Express, 15 December 1934**, p. 1).

Parwan State School SS916

NE corner Allotment 19 Section 9

A meeting was held in Parwan 1866 to establish a Common School, and a site was secure on the northeast corner of McLellan's Allotment 19 Section 9. The school started in a vacant house in 1867 and then in a converted smithy. A grant for teaching and building enabled the opening of the school in 1867. The building was in brick with a residence under the same roof. The school closed in 1930 (**Blake 1973**, p. 50). Some sugar gums remain on the site which may have been school plantings (**BME, 10 September 1904**, p. 3).

Areas identified within the historic report with known or identified locations are displayed on **Map 4**.

2.2 Archaeological Background

2.2.1 Previous Archaeological and Heritage Studies

A search of Heritage Victoria Registers shows parts of the activity area have been subject to one previous historic archaeological cultural heritage assessment and one regional historic heritage study (**Marshall 2002; Peterson & Catrice 1995**).

Within the Bacchus Marsh region (including Parwan) there have been a number of historic archaeological investigations and a small number of historic archaeological sites recorded. None of these previous investigations noted any places within the current activity area.

The following summaries of previous relevant reports are presented to characterise the historic archaeological resources in the Bacchus Marsh region.

Relevant Historic Assessments within the Activity Area

Marshall (2002) conducted an archaeological desktop investigation and ground surface survey for a proposed extension to the Australian Motorsport Race Centre. The centre is located on the northeast corner of Parwan South Road and Nerowie Road, Parwan, and is within the southeastern corner of the PEP activity area. The survey was predominantly focussed on Aboriginal cultural heritage, though the survey also included historic archaeological investigation. The desktop investigation identified the survey area was used as a farm before used for motorsport, and contained a ‘small brick homestead’, dating to circa 1910, located in the south west of the PEP activity area (south west of the motorsport survey area). This was determined as the only significant historic site or structure within the survey area.

It was noted that the construction of facilities within the motorsport centre had major ground disturbance, with the racing track and western side of the dam being of particular disturbance. Survey conditions were hindered by long grass and weed cover, and focus was on former and current access tracks for ground surface sampling.

Relevant Previous Historic Assessments

Howes et al. (2008) conducted an archaeological survey for Aboriginal and historic sites within a proposed 5km section of the Western Freeway between Bulmans Road and Bacchus Marsh Road. The survey area is north of the Parwan Station Precinct activity area and Sections are within 2km. One new historic site, Djerrriwarrh sandstone drain (HV no. H7822-0979), was identified during the survey. The site is part of a sandstone drain and consists of sandstone bricks and a capping stone. Based on the stonemasonry and mortar type it likely dates to the 1850s, and is possibly part of an original road to Bacchus Marsh. This assessment has led **Howes et al. (2008)** to determine that it has high state significance.

Vines (1994) conducted a preliminary Aboriginal and historic archaeological survey for a proposed section of the Western Freeway between Melton and Bacchus Marsh. Numerous historic structures and archaeological sites were identified during the survey. This area is approximately 5 km north of the activity area. The historic structures included Djerrriwarrh Creek Bridge (H1658), Leahy’s Inn (H0907) and Symington’s House (HO147). The archaeological historic sites included Old Coach Road and Wayside Inn (H7822-0189),

Kyle's Homestead (H7822-0190), Symington's Brewery (HO147), Union Flour Mill, Leahy's Inn (H0907) and Cemetery Chapel. The Djerrriwarrh Creek Bridge is of State significance and is a single arched sandstone bridge that demonstrates early civil engineering. Leahy's Inn is a complex of brick buildings that are part of a homestead, which include a stable and main house. Symington's House is a small white house (residence of W. Symington). Parts of the house date to the 1850s and contain rough sawn timber cladding. It is recognised as being of local significance for association with early local families and industry. Old Coach Road and Wayside Inn is the remains of an old wagon track, and stone and brick footings for an old inn. Early glass, ceramics and handmade bricks were identified around the site. Kyle's Homestead is the remains of a homestead with two stages of development. There was a mid-nineteenth century homestead and a later mid-twentieth century milking and dairy shed. Glass, ceramics and building materials were found in the sites vicinity. Symington's Brewery is the ruins of an old brewery site that include walls of a malt house and two chimneys. The Union Flour Mill site consists of stone and brick foundations, roofing slate, iron sheets and some timber. There was a large amount of domestic refuse that included glass and ceramic material. Leahy's Inn, identified above, was noted by **Vines (1994)** to have subfloor archaeological potential. The Cemetery Chapel, located at the Hopetoun Cemetery, is the stone footing remains of a chapel.

Extant Heritage Assessments

Peterson and Catrice (1995) were commissioned by the Shire of Bacchus Marsh to undertake a heritage study of the Bacchus Marsh region. This included the Parwan township and identified several places and land uses relevant to the PEP activity area. The following details summarise the relevant information.

Homestead

In 1875-76 Greystones Homestead (HO265) (**Table 2, Map 3**) was established by pastoralist Molesworth Greene. The building was designed by architect Lloyd Taylor and Frederick Wyatt. It is listed as a state significant building and abuts the activity area in the southeast corner.

Brown Coal

Coal mining developed in Parwan in the mid-twentieth century, with the Bacchus Marsh Brown Coal Company extracting 13,208 tonnes of coal in 16 years. This mine was sealed in 1945, as the coal caught on fire and was unable to be extinguished, subsequently, requiring the mine to be sealed.

Maddingley Brown Coal (H7822-0067) (**Table 2, Map 3**) company developed a mine at Parwan in 1948. This site abuts the activity area. Other companies were establishing mines at this time, which led to the land use being altered in the Parwan region. Farmers were being pressured by Bacchus Marsh townspeople and miners to sell their farms to the mining industry. The acquisition and mining development altered the landscape by changing the water table levels affecting water supply. These conditions made it harder for farmers to continue agricultural enterprises.

Townships

Subdivision has occurred from early on in Parwan's development, with a mosaic of cultivated paddocks associated with different land holders. A railway line that ran through Parwan was completed in 1887, and a station platform with associated outbuildings was completed soon after. These additions increased agricultural productivity. In 1948 a new station was erected at the site, and by 1984 the station was no longer used (Waugh 2005).

The township of Parwan was based around community, rather than an economic centre, and was used more for social and religious purposes. In 1868 a school was developed, and by 1923 the Parwan South state school was constructed and opened. The Thelma Ross Memorial Church, and associated halls were also established within this period. This included the Parwan Mechanics Institute.

Conclusion from Relevant Heritage Studies

The review of historic heritage reports and assessments carried out within the activity area and in the Bacchus Marsh region indicate that potential site types will relate to early pastoral runs, homesteads and farm complexes, early commercial enterprises such as coal mining and breweries, community meeting places and early outstation huts. These date from 1840 to mid-twentieth century. Known historic features include houses and associated structures, breweries and mills, mining sites, and community spaces. It has also been established that glass and ceramic artefacts are the most likely historic material to be identified during surveys.

Five sites within or adjacent to the activity area have been identified from heritage studies, including:

Table 2 Sites within the Activity Area with Previous Heritage Assessments (Map 3)

Site Name and Location	Description
Greystones Homestead (H0265) adjacent to the activity in the southwest corner	Greystones homestead has historical associations with the development of Victoria's 19 th century pastoral runs. It has historic and architectural significance for Victoria for the following criteria: Criterion A: Importance to the course, or pattern, of Victoria's cultural history. Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places and objects. Criterion H: Special association with the life or works of a person, or group of persons, of importance in Victoria's history.
Maddingley No.2 Coal Mine (H7822-0067) adjacent to the activity area to the west	It has historical associations with Victoria's Historic Theme Building Victoria's industries and workforce for being an example of development of industry, particularly mining in Victoria.
Thelma Ross Memorial Church adjacent to the activity area in the south	It has historical associations with Victoria's Historic Theme Building community life

Table 3 Site Adjacent to the Activity Area with Previous Heritage Assessment (Map 3)

Site Name	Description
Former Parwan South State School and Parwan Mechanics Institute (HO196)	It has historical associations with Victoria's Historic Theme building community life for being an example of forming a community organisation and educating people.

2.3 Heritage Registers

The following heritage databases were searched for places relating to the study area (accessed 13.11.2019): the Victorian Heritage Registry (VHR) and Victorian Heritage Inventory (VHI); the Australian Heritage Database (AHD) which includes places on the World Heritage List, the National Heritage List, the Commonwealth Heritage List; the planning schemes for Moorabool Shire City; and the National Trust of Victoria Register. One registered historic heritage place has been identified within the activity area (Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute) (Map 3). The following tables show places relevant to the activity area.

Table 4 Heritage Overlay Sites located within the Activity Area (Map 3)

Place Name	Heritage Overlay ID	Location to Activity Area	Place Type / Contents	Significance
Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute	HO196	Within the activity area	Former State School & Mechanics Institute, Northeast corner of Parwan South and Nerowie Roads	Local

Table 5 Heritage Overlays Adjacent or Abutting the Activity Area (Map 3)

Place Name	Heritage Overlay ID	Location to Activity Area	Place Type / Contents	Significance
Former Thelma Ross Memorial Church	HO197	Approximately 40m	Church, 70 Nerowie Road	Local
Balance Greystones	HO205	Approximately 47m south west of the activity area.	565 Glenmore Road	State

Table 6 Heritage Overlay Sites located within 2.6 km of the Activity Area (Map 3)

Place Name	Heritage Overlay ID	Location	Place Type / Contents	Significance
Greystone Homestead and Outbuildings	HO1	565 Glenmore Road, Parwan.	Greystone Homestead and Outbuildings.	State
Dwelling 'Banool'	HO98	51 Main St, Bacchus Marsh.	Dwelling.	Local
Hotel (Flanagan's Border Inn)	HO107	139 Main St, Bacchus Marsh.	Hotel.	State, local
Former Market Pavillion Building	HO177	144 Woolpack Road, Maddingley.	Former Market Pavillion Building.	Local
Dwelling	HO194	75 Browns Lane, Parwan.	Dwelling.	Local
'Nerowie' Outbuildings	HO195	52 Bucklers Road, Parwan.	Outbuildings.	Local
Melbourne – Ballarat Railway Bridge	HO201	Balliang-Bacchus Marsh Road, Parwan.	Railway Bridge.	Local
Farmhouse 'Willowbank'	HO202	44 Paces Lane.	Farmhouse.	Local

Table 7 Registered Victorian Heritage Register Places within 2.6 km of the Activity Area (Map 3)

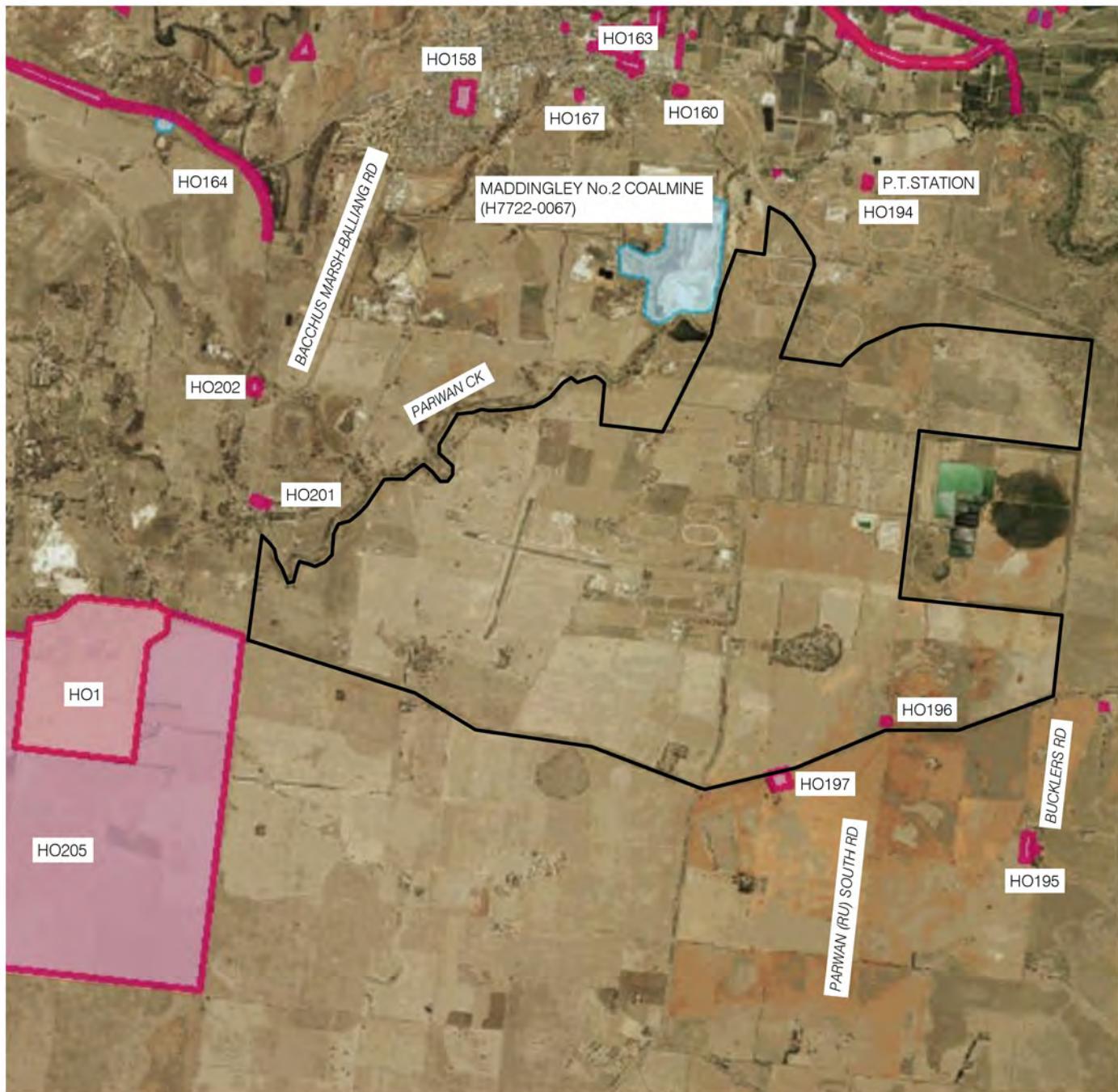
Place Name	VHR No.	Location	Place Type / Contents	Significance
Greystone Homestead and Outbuildings	HO265	565 Glenmore Road, Parwan	Greystone Homestead and Outbuildings.	State

Table 8 Registered National Trust Places within 2.6 km of the Activity Area (Map 3)

Place Name	National Trust ID	Location to Activity Area	Place Type / Contents	Significance
Parwan Valley	71684	n/a	Parwan Valley, Moorabool Shire	State

Table 9 Victorian Heritage Inventory Adjacent or Abutting the Activity Area (Map 3)

Place Name	VHI No.	Location	Place Type / Contents	Significance
Maddingley No.2 Coal Mine	H7722-0067	11 Tilleys Road, Maddingley.	Coal Mine.	Local



Legend:



Activity Area Boundary
2,515 hectares (approx)

Contour Lines

- HO Heritage Overlay
- H Heritage Inventory



Map 3 Historic Sites in the Activity Area

Registered Sites within Activity Area

Former Parwan South School (Nerowie) State School No 4175 & Mechanics Institute (HO 196) (VHD 2019) (Map 4 & 5)

The place is a former state school that was open from 1923-1949. It was subsequently used as the Parwan South Mechanics' Institute and regarded as a community centre and meeting place.

Significance

This place is listed on the Moorabool Shire Council Heritage Overlay, and is located at the northeast corner of Parwan South Road and Nerowie Road, Balliang. It is recognised as having local historical and social significance for its association with the provision of education for the local community, and its use as a community centre and meeting place.

Physical Description

The place consists of three timber buildings. They are regarded as derelict with windows boarded up with steel sheeting, and some sheeting coming away.

2.4 Site Prediction Model

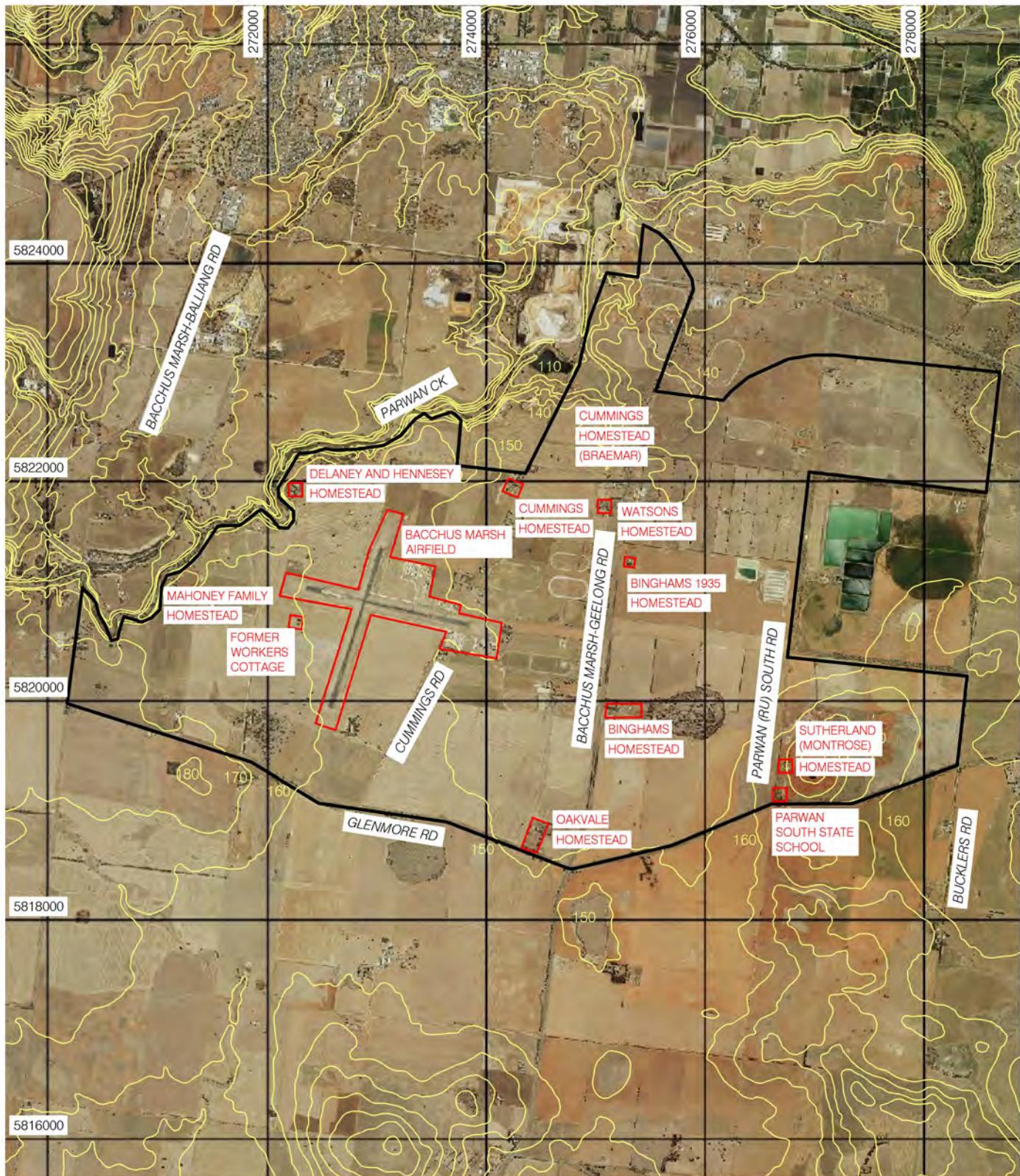
The desktop evidence has been used to formulate a historic cultural heritage sensitivity model. This model predicts the likely historic cultural heritage values that may be present in the activity area.

Historic background evidence has identified the activity area has potential for surface and subsurface archaeological features and occupation deposits associated pastoral activities dating from 1840, early twentieth century homesteads, agriculture and community buildings. The relevant information is presented below (Map 4).

Table 10 Places of Historic Archaeological Potential Identified from Desktop Assessment (Map 4)

Place Name	Location	Description
Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute	Corner of Parwan South Road and Nerowie Road Balliang	Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute. The building has collapsed and is in disrepair.
Sutherland 'Montrose' Homestead and Nissen Hut	Bacchus Marsh Motorsport Complex, Parwan South Road and Nerowie Road, Parwan	It is a brick house dating to c. 1910 built by the Sutherland family. It is in good condition. A green Nissen hut is just north of the dwelling.
Bingham Homestead	3922 Geelong-Bacchus Marsh Road	1914 homestead built by the Bingham family. Ranges from poor to good condition.

Bingham Homestead	Geelong-Bacchus Marsh Road	1935 homestead built by Bingham family.
Cummings 'Braemar' Homestead	Cummings Road	The site of the original Cummings 'Braemar' homestead where possible 19 th c. homestead ruins exist.
Cummings Homestead	Cummings Road	c. 1910 Cummings 'Selection' homestead.
Watsons Homestead	Geelong- Bacchus Marsh Road	c. 1870 Watsons 'The Glen' homestead. House no longer extant by 1917.
Winderlich 'Oakvale' Family Homestead	Glenmore Road	c. 1915 Winderlich 'Oakvale' homestead. House renovated and altered in the 1940s.
Mahoney Family Homestead	West of B.M Airfield.	c. 1875 Mahoney Homestead named 'Hut in Ruins'. A house was extant in 1936.
Alexander's Farm Dwelling	Unknown	Comfortable dwelling and yard.
Kerr Farmhouse (Delaney & Hennessey Homestead)	East of Parwan Creek, west of B.M Airfield	c. 1872 brick cottage present in 1936.
Delaney & Hennessey Former Workers Cottage	South west of B.M Airfield	Possible former workers cottages relating to Delaney & Hennessey farm.
Bacchus Marsh Airfield	Cummings Road	The site of the Bacchus Marsh Airfield, hangars and a gravel runway. The runway has now been surfaced with tarmac.
George Running Homestead	Lots 1 & 2 od Section 4 Parish of Parwan	c. 1876 small cottage and stockyards.
M. Delahey Stone Fence Boundary	Allotment 29,30,31 and 15 of section 9 of the Parish of Parwan	A stone fence boundary around the property.
J. Connell	Allotments 4, 5 and 6 of Section 8 in Parish of Parwan	c. 1850 house.
A. McLennan	Lots 19 and 22 Section 9 Parish of Parwan	c. 1872 dwelling and improvements.
Quarry	Allotment 19, South of Parwan School	Bluestone quarry.



Legend:

Activity Area Boundary
2,515 hectares (approx)

Historic Potential

Contour Lines

Map 4 Areas of Historic Potential Identified During Desktop Assessment

2.5 Conclusions

The desktop assessment has demonstrated in relation to the activity area:

1. There is one registered historic place within the activity area comprising Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute (HO 196).
2. It is highly likely that both archaeological and extant historic cultural heritage is present.
3. There is potential for any future development in the Parwan Employment Precinct to impact currently undocumented historic cultural heritage.

3 HISTORIC SURVEY

3.1 Aims

The aim of the targeted ground surface survey was to assess the area for extant and archaeological historic heritage, inspect previously recorded heritage sites and to identify areas that may have historic archaeological potential.

3.2 Survey

The survey targeted historic places identified during the desktop assessment (**Map 4**). A comprehensive inspection of the 2,480 hectares area was not undertaken. The survey was conducted on the 4th December 2019, 3rd of January 2020 and 19th May 2020. This targeted ground survey should not be considered a comprehensive ground survey.

3.3 Survey Attendants

The survey was conducted by Noah Tyler (Project Archaeologist, AAT) and Stewart Thomson (Executive Archaeologist, AAT).

3.4 Methodology

The archaeological survey was conducted in a systematic manner and in accordance with proper archaeological practice (**Burke & Smith 2004**). Areas of potential were identified during the desktop assessment and land access to these areas was organised prior to site visits. Areas of potential were then surveyed and photographed. Due to the size of the activity areas, and the fact that most of the land within the activity area is privately owned, a survey of 100% of the activity area was not undertaken. Instead, the survey involved systematically driving along all publicly accessible roads within the activity area and examining potential areas of interest, and targeted assessment of places identified during the desktop assessment where the location was known, and land access was granted.

3.5 Definitions of Sites and Site Boundaries

Archaeological sites were defined by the presence and absence of cultural material on the surface, areas of culturally modified landscapes and any areas assessed as likely to contain historical material.

3.6 Survey Coverage

The majority of the activity area is currently pastoral/agricultural land, with dense long grass present across most of the area. Dwellings, an airport, a motorsport complex, rural sheds, roads, driveways and fencing is present within the activity area. The surveyed locations had medium ground surface visibility with grass covering over 50% of surveyed areas.

3.7 Results

Eighteen places of interest were identified within the activity area (**Table 10**); these included fourteen homesteads, an airfield, quarry, stone fence, and a previous school and mechanics institute (**Map 4**). Of these, only places with known locations and land access granted were

selected for further investigation. The places not investigated were Alexander's Farm Dwelling, George Running Homestead, M. Delahey Stone Fence Boundary, J. Connell House, McLennan Dwelling, possible bluestone quarry and Mahoney Family homestead.

Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute (HO 196) (Map 4 & 5)

The place is located in the south west of the activity area at the northeast corner of Parwan South Road and Nerowie Road, Balliang and was constructed in 1923. The place consists of three buildings with corrugated iron roofs, of which two have collapsed and one is highly unstable.

The main standing building (**Photo 3, 4, 5, 6, 7 & 8**) is constructed from hardwood timber and contains two flues. It also contains internal plasterboard walls and ceiling that may be asbestos. The main collapsed building is also constructed by hardwood timber, and the ceiling is made from timber cladding (**Photo 3 & 7**).

They are all in disrepair and the overall condition of the place is poor. Based on this assessment, and the extant heritage assessment (**Appendix 6**), it is unlikely any effective conservation work could be undertaken to retain the heritage significance of the places fabric.



Photo 3

Former Parwan South
(Nerowie) State School

Remains of two main
buildings

Facing north



Photo 4

Former Parwan South
(Nerowie) State School

Remains of shelter
shed

Facing south



Photo 5

Former Parwan South
(Nerowie) State School

Inside unstable
standing building

Facing north



Photo 6

Former Parwan South
(Nerowie) State School

Inside unstable
standing building

Facing west



Photo 7

Former Parwan South (Nerowie) State School

Remains of collapsed main building

Facing north west



Photo 8

Former Parwan South (Nerowie) State School

Side of still standing main building

Facing west

Circa 1910 Sutherland 'Montrose' Homestead and Nissen Hut (located within Bacchus Marsh Motorsport Complex, Parwan South Rd and Nerowie Rd, Parwan) (Map 4 & 5)

The place consists of a brick house located within the Bacchus Marsh Motorsport Complex, Parwan South Rd and Nerowie Rd. The desktop assessment identified it as the Sutherland homestead ('Montrose') (Photo 1). Access to investigate the property was prevented due to site access constraints. The house was originally identified by Marshall (2002) in an archaeological assessment of the Motorsport Complex. There is a green Nissen hut north of the dwelling that was most likely used as a garage.

Investigation of the site was restricted to observations from Parwan South Road as the house is occupied by the Bacchus Marsh Motorsport Complex and access was not granted. The house consisted of a brick house with corrugated iron roof and brick chimney (Photo 9). No further investigation was undertaken.



Photo 9

Circa 1910 Sutherland Homestead

(Bacchus Marsh Motorsport Complex)

Viewing homestead from Parwan South Road

Facing east

James Bingham's Circa 1914 Homestead (3922 Geelong-Bacchus Marsh Road) (Map 4 & 5)

The place is located in the middle of the activity area at 3922 Geelong-Bacchus Marsh Road, Parwan, and is currently used as a residential dwelling. The place consists of a circa 1914 timber dwelling with a corrugated iron roof and numerous other significant structures; these include a main barn, milking shed and sheep drenching station. A rubbish dump including historic bottle glass and ceramics are also located on the property.

The house and outbuildings is associated with the James Bingham (a founding member of the Ballarat Stock Exchange), who purchased Allotment 7, 8, 9, 14, 15 and 16 of Section 8 Parish of Parwan in 1910 (Map 4) to start a farm (house is situated within Allotment 16) (The Age, 28th Oct 1914).

The main dwelling (Photo 10, 11, 12 & 13) is constructed from hardwood timber and sits on original tree stump footings (Photo 14). External features include two chimneys and decorative external trimmings (located at the front of house and veranda) (Photo 15 & 16). The house appears to have undertaken minor alterations (modifications for modern use) or repairs, retaining a high level of original fabric. This is demonstrable of building practices and materials from this period.

The overall condition of the dwelling is moderate to poor. External aspects of the house are at risk of disrepair, though internal conditions are moderate (Photo 15), with no immediate risk.

The main barn is constructed by hardwood timber and appears to retain original fabric with minimal alterations (Photo 18).

The other buildings (milking shed and sheep drenching station) appear younger than the dwelling and barn and are in good condition (Photo 17, 18 & 19). They are demonstrable of early (likely post 1950) farming practices.



Photo 10

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Front of dwelling

Facing south east



Photo 11

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Front of dwelling

Facing east



Photo 12

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Side of dwelling

Facing north west



Photo 13

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Rear of dwelling

Facing west



Photo 14

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Tree Stump
Footings

Facing south



Photo 15

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)
Decorative trimming
on Veranda

Facing east



Photo 16

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Decorative trimming
on Veranda

Facing south



Photo 17

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Internal hardwood
floorboards

Facing west



Photo 18

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Barn

Facing north east



Photo 19

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Sheep Drenching
Station

Facing east



Photo 20

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Milking Shed.

Facing north



Photo 21

Circa 1914
Homestead

(3922 Geelong-
Bacchus Marsh
Road)

Milking Shed

Facing west

Binghams' 1935 Homestead (Geelong-Bacchus Marsh Road) (Map 4 & 5)

The place consists of the 1935 Bingham's homestead.

Access to the property was not granted, though viewing the property from Geelong-Bacchus Marsh Road shows the dwelling in disrepair (Photo 22).



Photo 22

Binghams' 1935
Homestead

View from roadside

Facing north from
roadside

Bacchus Marsh Airfield (located at the corner of Aerodrome Rd and Cummings Rd) (Map 4 & 5)

The place consists of an airstrip and hangars. The desktop assessment identified that it was established in 1943 as one of several “dispersal aerodromes”, alternative areas at which aircraft could be located in the event of an air attack on the RAAF Station Laverton.

Investigation of the site was restricted to observations from the road. The place appears to have no extant buildings of historical value, with hangars appearing to be of modern construction (Photo 23 & 24).



Photo 23

Bacchus Marsh Airfield

Hangars

View from corner of Aerodrome and Cummings Roads

Facing west



Photo 24

Bacchus Marsh Airfield

Hangars

View from corner of Aerodrome Roads

Facing south

Cummings' Homestead 'Braemar' (located at 181 Cummings Rd) (Map 4 & 5)

The place consists of the remains of a brick house and outbuildings that the desktop assessment identified as the second house built on the site, with a stone core and brick extension (**Photo 25 & 26**). The original c. 1897 homestead has been described as a weatherboard house with dairy, stable and cowshed. Therefore, the house in **Photo 25** is not the original Cummings' 'Braemar' homestead.

Access to the property was not possible, though it was viewed from Cummings Road. Based on this assessment, the dwelling is in poor condition and in disrepair.



Photo 25

Cummings' 'Braemar'
Homestead

View from roadside

Facing east



Photo 26

Cummings' 'Braemar'
Homestead

View from roadside

Facing north

Cummings' Homestead (located on the corner of Cummings Rd and Smiths Rd) (Map 4 & 5)

The place is known as the 'Selection' and was part of the Cummings' estate. A dwelling was added to the location c. 1910 by Charles Cummings' son (Athol), and an extension is said to have been added to the house at some point after this (Photo 27 & 28).

The dwelling is unoccupied, and in poor condition and disrepair.



Photo 27

Cummings' 1910 Homestead

Facing southwest



Photo 28

Cummings' 1910 Homestead

Facing northwest

Watsons' Homestead (Geelong-Bacchus Marsh Road (4099 C704)) (Map 4 & 5)

There is a dwelling at the site of the Watsons' homestead, though based on the desktop assessment it is most likely not the original dwelling. The original dwelling was said to be a six-bedroom weatherboard house built c. 1873. The house in **Photo 29** appears to be brick and most likely a later brick house built c. 1907.

Access to the property was not possible, though it was viewed from Geelong-Bacchus Marsh Road. Based on this assessment, the dwelling is occupied and in good condition.



Photo 29

Watsons' Homestead

View from roadside

Facing west from
roadside

The Winderlich Family 'Oakvale' Homestead (located near the corner of Glenmore Rd and Geelong-Bacchus Marsh Road) (Map 4 & 5)

The place consists of a weatherboard house and outbuildings that is most likely the dwelling associated with Karl Winderlich of Dooen and his widow Martha, which the desktop assessment identified (Photo 30 & 31). The house is unoccupied, and in very poor condition and disrepair (Photo 30 & 31).



Photo 30

Front of 'Oakvale'
Homestead

Facing northwest



Photo 31

'Rear of Oakvale'
Homestead

Facing west

The Kerr Farmhouse (Delaney & Hennessey Homestead) (located 229 Smiths Rd) (Map 4 & 5)

The place consists of a dwelling, outbuildings and cistern that was identified in the desktop assessment as possibly being the c. 1871 Delaney and Hennessey homestead. The desktop assessment identified that two brick cottages were described in an 1872 sale of the property (*Argus*, 23 October 1871, p. 8). However, an earlier report, dating to 1866, describe the homestead as containing a residence. The former workers cottage, most likely the other cottage described in the historical report (Map 4), was not investigated as the landowner indicated no structures are in its identified location. The dwelling is unoccupied, has multiple stages of alteration, and in poor to moderate condition with large cracks in internal walls, and the floor unsafe and in disrepair (Photo 36, 37 & 38). However, based on desktop assessment and site survey, a heritage architect was engaged to investigate the origins of the dwelling, and prepare a statement of significance. The heritage architect investigation concluded that the dwelling is not associated with the Delaney & Hennessy family, instead a Kerr family farmhouse dating from c. 1900 (see section 4) (Photo 32, 33 & 34).



Photo 32

Kerr farmhouse

Facing northwest



Photo 33

Front of Kerr farmhouse

Facing west



Photo 34

Kerr farmhouse

Side of House showing alteration

Facing north



Photo 35

Kerr farmhouse

Rear of Dwelling and cistern

Facing east

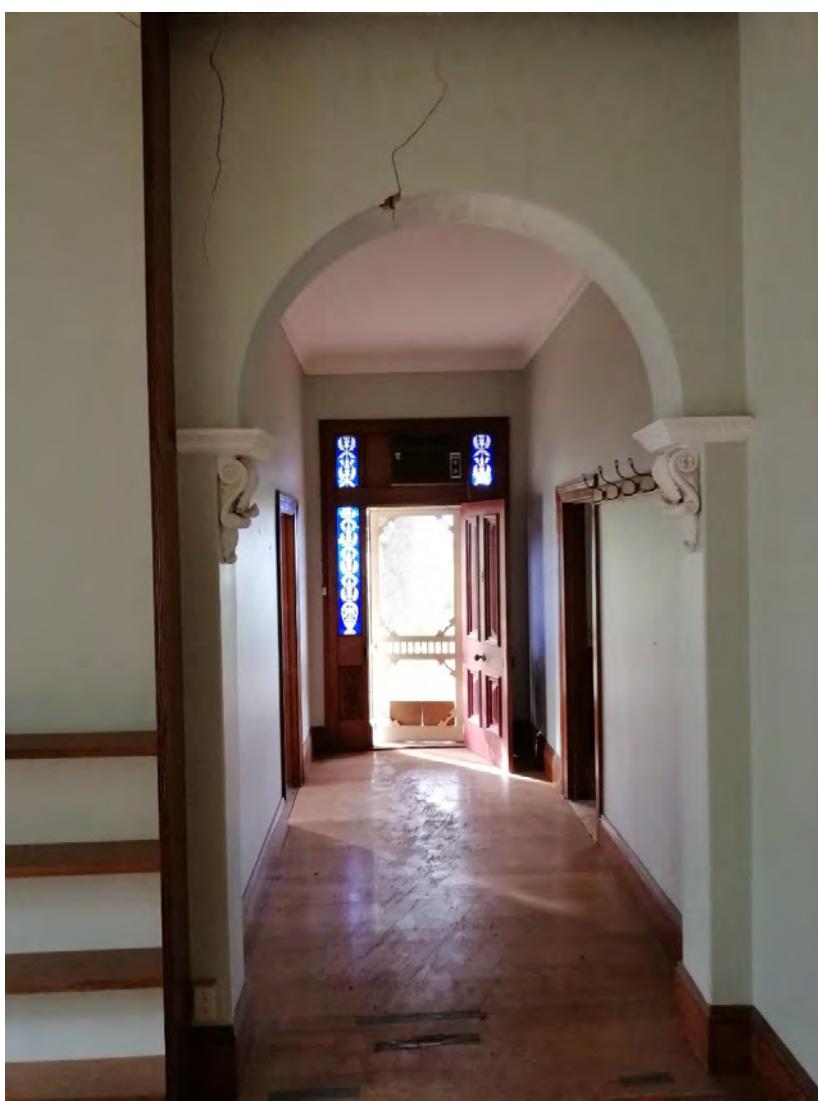


Photo 36

Kerr farmhouse

Entrance Hallway
(showing crack in wall)

Facing east



Photo 37

Kerr farmhouse

Lounge room

Facing north



Photo 38

Kerr farmhouse

Bedroom (showing poor floor and wall condition)

3.8 Registered Sites as a Result of the Assessment

As a result of this assessment, site cards for most of the areas of potential which were identified during the historic background research were submitted to the Executive Director

at Heritage Victoria. In consultation with Heritage Victoria, site cards were not submitted for Alexander's Farm, George Running's Homestead and the McLennan Dwelling because the location of these sites were not known from historic documents, nor where they identified during the survey. If these sites are identified during future assessment a site card should be submitted to Heritage Victoria in accordance with **Recommendation 6 (Section 8)**. Site cards were not submitted for the quarry and stone fence identified during the desktop assessment because dry stone walls and quarries are not considered to be of archaeological significance, and therefore do not reach the threshold for inclusion onto the Victorian Heritage Inventory.

As a result of the submission of site cards to Heritage Victoria the following sites were registered on the Victorian Heritage Inventory:

Table 11 Archaeological Potential Sites Above Low Significance Registered on the Victorian Heritage Inventory as a Result of the Assessment

Area of Potential	Site Name (Listed on the VHR)	VHR Registration Number	Place ID
Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute	Former Parwan South State School & Mechanics Institute	H7722-0081	116319

If works are to be conducted at the site of the Former Parwan South State School a consent under Section 124 of the *Heritage Act 2017* will be required (**Recommendation 1, Section 8**).

Heritage Victoria determined that the following sites would not be registered on the Victorian Heritage Inventory:

Table 12 Sites Not Registered on the Victorian Heritage Inventory as a Result of this Assessment

Area of Potential Identified in Report (Section 5)	Reason for Refusal
Bacchus Marsh Airport	Did not meet threshold policy.
The Winderlich Family 'Oakvale' Homestead	Did not meet threshold policy.
Watson's Homestead	Did not meet threshold policy.
Sutherland (Montrose) Homestead	Did not meet threshold policy.
Delaney and Hennesy Homestead	Did not meet threshold policy.
Cumming's Homestead (Braemar)	Did not meet threshold policy.
Cumming's Homestead	Did not meet threshold policy.
Bingham's Homestead	Did not meet threshold policy.
Bingham's 1935 Homestead	Did not meet threshold policy.
Former Delaney & Hennessey Workers Cottage	Did not meet threshold policy.
Former J. Connell House	Did not meet threshold policy.
Former Mahoney Homestead	Did not meet threshold policy.

The contents of these sites were not listed on the Heritage Inventory because the current information available for these sites indicated that they are of low archaeological value, however, if further archaeological fabric or other supporting material is uncovered, a new site card should be submitted to Heritage Victoria for reassessment.

4 HERITAGE ARCHITECT INVESTIGATION

Heritage architect Graeme Butler (Graeme Butler & Associates) was engaged on the 22nd July 2020 to undertake a heritage investigation into a potential 19th century dwelling at 229 Smiths Rd, Parwan ([Appendix 6](#)). The aim was to determine the origins of the place, assess the place against the relevant heritage assessment criteria and prepare a statement of significance. The investigation included an historic background assessment and a ground survey conducted on 5th August 2020.

4.1 Heritage Architect Assessment

The following are only excerpts from the heritage architect investigation by Graeme Butler, as a detailed historical investigation ([Section 2](#)) has previously been undertaken, which included a partial history of the land at 229 Smiths Rd. However, the complete heritage architect report is presented in [Appendix 6](#).

Furthermore, The place was assessed in the desktop assessment as being originally part of the Delaney & Hennessey property, which is correct. However, the following assessment has identified that no extant buildings relating to this period are visibly present at the place.

History of Henry Kerr's Farm

The farm complex is sited on part of Crown Allotment C1 Section 9 Parish of Parwan. The original Crown Allotment C1/9 of 336 acres was located on the Parwan Creek and bounded by Government road reserves. It was granted to Thomas Elder Boyd in 1873, after selection under Section 33, Land Act 1869. A small allotment C2/9 (28 acres) in the south-west corner was also granted to Boyd in 1869. A reservation of 100 links from each bank of the Parwan Creek was made in 1881.

The evident Edwardian-era origin of the house has determined that the specific place history commences in the late 19th century, with brothers William and Henry Fleming Kerr holding a series of allotments across the Parwan parish in 1897 (total area of 1188 acres). They divided the properties, with Henry Kerr, a Parwan grazier, taking the southern parts in 25 July 1900, some 953 acres that included CAs 1A, 1B, 22, 24, and L of Section 8 plus CAs part C1, C2, of Section 9.

Robert Kerr (1813-1899) and Henry Fleming Kerr 1866–1934

Henry Kerr was born 1866 on the Parwan Creek to grazier Robert Kerr (1813-1899) and his wife Catherine Kerr (nee Hamilton, 1824-1904). Robert Kerr came from Carnbee, Fife, Scotland to Port Phillip in the 1830s, marrying Catherine at Scots Church, Collins St., Melbourne, in 1848. He later lived on a mixed farm (St Monans, Parwan), until his death in 1899 under the medical care of Dr Vance. Robert and Catherine Kerr, and their progeny, pioneered Bacchus Marsh and Parwan. Robert obtained a hawker's licence in 1851 while his wife acquired a store in Bacchus Marsh. Robert acquired Parwan parish land in 1853 CA7, CA42/9 in 1869.

Historical Conclusions of Kerr Family Farmhouse

Kerr's farm has a long association with a family (Robert and Catherine Kerr and their progeny) that were Bacchus Marsh pioneers. Henry, and later Catherine, were very prominent in Parwan life during the Victorian-era and Edwardian-era via their progeny. The comparatively grand nature of the original house reflects the status of the Kerr family, though the integrity of house with this era has since been seriously depleted, such that now it is symbolic only of a local farming dynasty.

Kerr Family Farmhouse Site Inspection

Setting

The complex is set at the end of a long curving driveway among a variety of trees, including pepper trees (west and north of house), and a row of cedars (5, most unhealthy) leading from the house along the drive. Heavily pollarded gums line the north side of the drive.

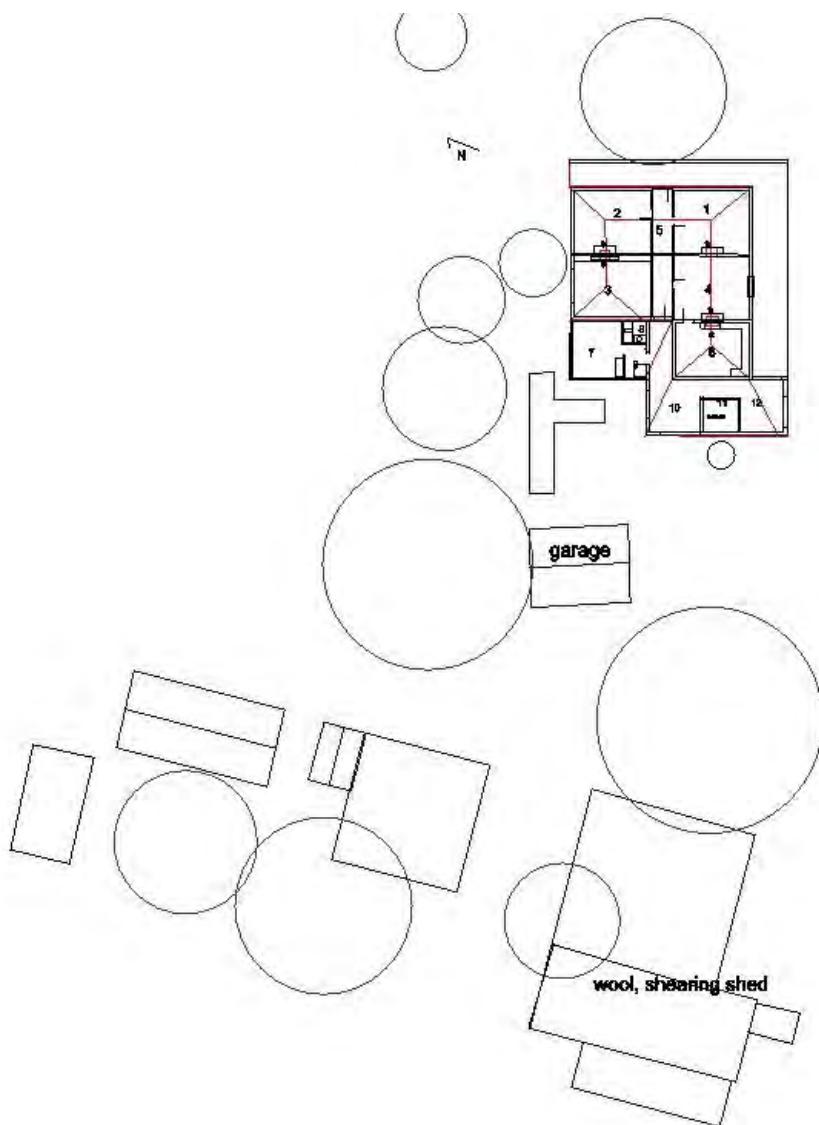


Figure 12 Kerr Farmhouse Complex Site Plan (Butler 2020)

Kerr farmhouse

It is a verandaed hipped roof brick house, that appears to be from the Edwardian-era, though has been altered and added to post WWII after the property was sold to Smith in the 1950s. Face brick walls have been rendered, and windows and verandahs replaced or removed. Concrete slabs around the perimeter walls appear to have blocked sub-floor ventilation such that insects have attacked the timber floors, typically the replacement hardwood boards (Photo 32-38).

The interior has also been significantly changed with the exception of the front three rooms and entry hall (Photo 36-38).

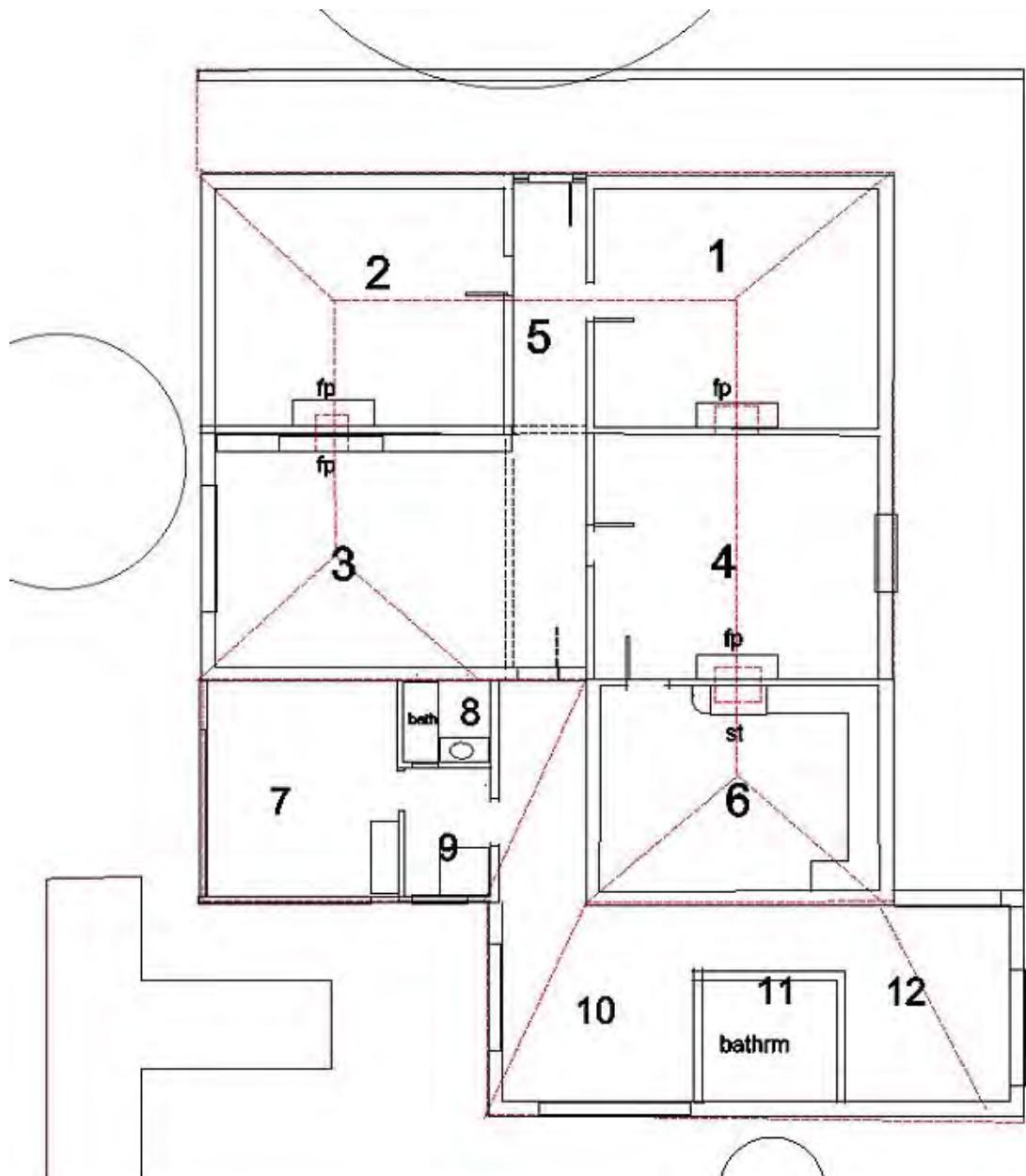


Figure 13 Kerr Farmhouse Plan (Butler 2020)

Conclusion from inspection

The Kerr farm complex has as its focus, the relatively large and substantial brick farmhouse, that has been altered considerably, presumably since the 1950s. Some significant elements remain, such as the entry door case, pressed metal ceiling, fireplace mantels and remnant drawing room paint scheme.

The setting for the complex is typical of farm complexes on large holdings, where proximity to a source of water meant the house might be located well away from a surveyed road. The picturesque character of the Parwan Creek reinforces the imagery of the property as it was in the Victorian-era and Edwardian-era.

Comparative analysis

(see Appendix 2: Comparable farm and house examples in [Appendix 6](#)).

There are a number of identified Edwardian-era farmhouses that are complete and more stylistically sophisticated than the Kerr farmhouse in a Heritage Overlay. The Kerr farmhouse has no relative aesthetic or architectural significance within the Shire or the locality of Parwan.

Historically the farmhouse is symbolic of the Kerr family occupation; a family that is historically important to both Bacchus Marsh and Parwan. James Kerr's significant Morven farm is perhaps more representative of the family, given its assumed to be much better preserved (not inspected).

However, the principle applies, as utilised in a number of comparative analyses of the 1994 and 2012 heritage studies, that of representativeness of a historical theme as acted out in a specific locality, particularly those localities that may be depleted in heritage assets.

This building is symbolic of the pioneering role of the Kerr family in Bacchus Marsh and Parwan, as well as the Parwan farming community.

Assessment against criteria

The following heritage place assessment uses relevant criteria that can form the basis of any proposed Statement of Significance. (Refer Applying the Heritage Overlay August 2018: [Appendix 7](#)).

Criterion A

Importance to the course, or pattern, of our cultural or natural history

Previous analysis in 1994-5 has concluded that: '... The beginning of the 20th Century was a boom period in the development of Bacchus Marsh stimulated by the development of industry, including factories relating to dairying and chaff mills, closer settlement, increased farming in the area and the coming of the railway in 1887...'. Henry Kerr's farm reflects this era as well as the earlier phase of opening up of large farming properties in the 1870s at Parwan.

The principle of representation has also been applied in previous heritage analyses to the few places that were created in the mid to late 19th and early 20th century at Parwan, as two key growth eras.

One uncommon but indicative aspect of the property historically is the siting of the farm buildings on the banks of the Parwan Creek well away from the surveyed roads, meaning a long driveway into a picturesque creek valley. This is evocative of early house siting on large properties, where proximity to water was primary consideration for the siting of farm buildings rather than the expense required to build the long driveway to the house.

Criterion B

Possession of uncommon, rare or endangered aspects of our cultural or natural history

One of the few surviving places that were created in the mid to late 19th and early 20th century surviving at Parwan.

Criterion C

Potential to yield information that will contribute to an understanding of our cultural or natural history

No identified values under this criterion.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments

No identified values under this criterion.

Criterion E

Importance in exhibiting particular aesthetic characteristics

Previous discussion in the 2012 review of Carisbrook, 18 Crook Street, Bacchus Marsh has observed that it was an `...examples of transitional styles in a residence. Although... constructed in 1913, well into the Edwardian period, the building is unusual for containing Victorian characteristics. These characteristics include the symmetrical composition, bull-nosed front verandah and the timber framed double hung windows, hipped roofs and four-panel timber front door with sidelights and fanlights. Other features of note include the chimneys with brick corbelled cornicing'. The same would have applied to Kerr's farmhouse but for its widespread external alteration.

Internally, there are decorative elements and fittings that are of note at the farmhouse including:

- the three fireplaces with grates, and timber mantels;
- the pressed metal ceiling in Room 1;
- the entry door case joinery and coloured glass depicting the Scotch thistle;

- the graining of skirtings and architraves in the main original rooms; and
- the remnant decorative scheme.

Protection of interior elements is discouraged in the VPP Applying the Heritage Overlay practice note (p.4) unless they are of individual significance. None of these are of outstanding value, but they are very indicative of the Kerr lifestyle, as lived on the farm, and are uncommon generally in the Shire. No interior elements have been identified for the Heritage Overlay in the previous heritage studies.

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.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period

No identified values under this criterion.

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

No identified values under this criterion.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in our history

The Robert Kerr family have been closely associated with the pioneering of the Bacchus Marsh and Parwan areas and the growth of their commercial, farming and social development from the gold rush era well into the 20th century. Only James Kerr's Morven has been identified as having heritage significance in previous heritage studies despite the family's numerous property holdings.

Although much altered, the Kerr farm household has association with the Kerr family's prominence in the Bacchus Marsh, Parwan area.

4.1.1 Proposed Statement of Significance Kerr's farm

What is significant?

Henry Kerr's farmhouse, built by the early 20th Century, includes the following external contributory elements:

- detached siting, with near symmetrical planning;
- brick walls and hipped corrugated iron clad roof forms over rooms 1-6;
- red brick chimneys;
- timber joinery, entry door case and double-hung sash windows; and
- underground tank west of room 6.

Internal contributory elements include:

- the three fireplaces with grates, and timber mantels;
- the pressed metal ceiling in Room 1;
- the entry door case joinery and coloured glass depicting the Scotch thistle;
- the graining of skirtings and architraves in the main original rooms; and
- the remnant decorative scheme.

How is it significant?

Henry Kerr's farmhouse is of historic and aesthetic interest to Parwan.

Why is it significant?

Henry Kerr's farmhouse has cultural value to Parwan and the Shire:

Historically (Criteria A)

The house and siting is symbolic of early farm settlement on the Parwan Creek and within the Bacchus Marsh area;

The house is one of the few surviving masonry structures that were created in the mid to late 19th and early 20th century at Parwan, as its two key growth eras.

The siting of the complex, on the banks of the picturesque Parwan Creek well away from the surveyed roads at the end of a long driveway, is uncommon and evocative of early house siting on large properties, where proximity to water was a primary consideration for the siting of farm buildings rather than the expense required to build the long driveway to the house.

Rarity (Criteria B)

One of the few surviving places that were created in the mid to late 19th and early 20th century surviving at Parwan.

Aesthetically (Criteria E)

Henry Kerr's farmhouse has valuable interior elements that include:

- the three fireplaces with grates, and timber mantels;
- the pressed metal ceiling in Room 1;
- the entry door case joinery and coloured glass depicting the Scotch thistle;
- the graining of skirtings and architraves in the main original rooms; and
- the remnant decorative scheme in Room 1.

Association (Criteria H)

The Robert Kerr family have been closely associated with the pioneering of the Bacchus Marsh and Parwan areas, and the growth of their commercial, farming and social development from the gold rush era well into the 20th century.

Although much altered, the Henry Kerr farmhouse with its indicative internal elements, holds the symbolic association with the Kerr family's prominence in the Bacchus Marsh and Parwan area.

Recommendations

Given the purpose of the Heritage Overlay is to preserve physical fabric that provides accurate evidence of the past, Henry Kerr's farmhouse and its siting are symbolic only, with the publicly visible fabric of the house being so altered as to be potentially misleading historically without interpretative data.

Internally, there are valuable elements that are evocative of the Kerr's occupation, though the practice note deters protection of these elements unless of individual significance, which they are not.

Inclusion in the Heritage Overlay would allow a process for archivally recording or preserving these elements that would otherwise not be available. Alternatively, a section 173 agreement under Planning and Environment Act 1987 might allow for their preservation outside of the Heritage Overlay as part of the ongoing planning negotiations for development of the area.

5 CULTURAL HERITAGE SIGNIFICANCE

The historic assessment of extant heritage places undertaken within this report is an indicative investigation only, and further assessment should be completed by a qualified heritage specialist, prior to works being undertaken.

The assessment of historic heritage significance is based on the *Burra Charter* values. These values are defined as the ‘aesthetic, historic, scientific or social values for past, present or future generations’ (Australia ICOMOS 1999: 12). The significance of places identified in this HCHA has been assessed using the Victorian Heritage Council’s Criteria and Threshold Guidelines for assessing cultural heritage significance (Table 7), and the following standardised heritage value criteria (Heritage Council Victoria 2019):

Criterion

- (a) importance to the course, or pattern, of cultural history;
- (b) possession of uncommon, rare or endangered aspects of cultural history;
- (c) potential to yield information that will contribute to an understanding of cultural history;
- (d) importance in demonstrating the principal characteristics of a class of cultural places and objects;
- (e) importance in exhibiting particular aesthetic characteristics;
- (f) importance in demonstrating a high degree of creative or technical achievement at a particular period;
- (g) strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. this includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions; and
- (h) special association with the life or works of a person, or group of persons, of importance in history.

Table 13 Summary of Significance of Identified Places in the Activity Area

The below level of significance has been determined as a result of the below sites inclusion or exclusion on the Heritage Inventory. Should future assessment or research uncover additional information about the below sites, the level of significance for these places may change.

Place	What is significant?	How is it significant?	Why is it significant?	Exclusions/Condition	Level of Archaeological Significance
Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute (HO 196)	Three hardwood timber buildings.	Historical (criteria a).	The place is associated with education, was an important social meeting place, and part of Parwan's identity.	The place is in disrepair and unsafe, though still demonstrates association with important local historical period.	Above Low (meets threshold).
Sutherland 'Montrose' Homestead and Nissen Hut	Dwelling and Nissen hut.	Historical (criteria a).	The place is associated with early 20 th century land subdivision, and the post-pastoral diversification of farming land use in Parwan.	The place is intact and retains high integrity, though has incidental association with a historical period (poor association).	Low (under threshold).
c. 1914 Bingham's Homestead	Dwelling and outbuilding.	Historical (criteria a).	The place is associated with early 20 th century land subdivision, and the post-pastoral diversification of farming land use in Parwan.	The place is in poor condition and has incidental association with a historical period (poor association).	Low (under threshold).
c. 1935 Bingham Homestead	Dwelling.	Historical (criteria a).	The place is associated with early 20 th century land subdivision, and the post-pastoral diversification of farming land use in Parwan.	The place is in poor condition and has incidental association with a historical period (poor association).	Low (under threshold).

Cummings 'Braemar' Homestead	Dwelling.	Historical (criteria a).	The place is associated with early European settlement in the area.	There is poor evidence of association with important historical period (poor evidence).	Low (under threshold).
c. 1910 Cummings Homestead	Dwelling.	Historical (criteria a).	The place is associated with early 20 th century land subdivision, and the post-pastoral diversification of farming land use in Parwan.	The place is in poor condition and has incidental association with a historical period (poor association).	Low (under threshold).
Watsons Homestead	Dwelling.	Historical (criteria a).	The place is associated with early European settlement in the area.	The place has poor evidence of association with an important historical period (poor evidence).	Low (under threshold).
Winderlich 'Oakvale' Family Homestead	Dwelling.	Historical (criteria a).	The place is associated with early 20 th century land subdivision, and the post-pastoral diversification of farming land use in Parwan.	The place is in poor condition and has incidental association with a historical period (poor association).	Low (under threshold).
Mahoney Family Homestead	Dwelling.	Historical (criteria a).	The place is associated with early European settlement in the area.	Condition unknown.	Unknown.
Kerr Farmhouse (Delaney & Hennesey Homestead)	Dwelling.	Historical and aesthetic (criteria a; criteria b; criteria e).	The place is associated with early European settlement in the area.	The place is partly intact, retains aspects of integrity, and has evidence of association with an important historical period. However, it is in poor to moderate condition, and has been altered to a point where it is potentially misleading historically.	Low (under threshold)

Delaney & Hennesey Former Workers Cottage	Workers cottages.	Historical (criteria a).	The place is associated with early European settlement in the area.	Destroyed/no extant structures (Based on desktop assessment). Poor evidence of association with historical period (poor evidence).	Low (under threshold).
Alexander's Farm Dwelling	Possible dwelling and yard.	Historical (criteria a).	The place is associated with early European settlement in the area.	(Based on desktop assessment) The place has poor evidence of association with an important historical period. (poor evidence).	Low (under threshold).
Bacchus Marsh Airfield	Bacchus Marsh Airfield, hangars, and runway.	Historical (criteria a).	The place is associated with WWII as an alternative landing area for RAAF aircraft.	The place has poor evidence of association with a historical period of low importance (low importance and poor evidence).	Low (under threshold).
George Running Homestead	Possible c. 1876 small cottage and stockyards.	Historical (criteria a).	The place is associated with early European settlement in the area.	(Based on desktop assessment) The place has poor evidence of association with an important historical period. (poor evidence).	Low (under threshold).
M. Delahey Stone Fence Boundary	Possible stone fence boundary around the property.	Historical (criteria a; criteria e).	The place is associated with early European settlement in the area.	Condition unknown.	Low (under threshold).
J. Connell House	Possible c. 1850 house.	Historical (criteria a).	The place is associated with early European settlement in the area.	(Based on desktop assessment) The place has poor evidence of association	Low (under threshold).

with an important historical period. (poor evidence).

McLennan Dwelling	Possible c. 1872 dwelling.	Historical (criteria a).	The place is associated with early European settlement in the area.	(Based on desktop assessment) The place has poor evidence of association with an important historical period. (poor evidence).	Low (under threshold).
Quarry	Possible bluestone quarry.	Historical (criteria a).	The place is associated with early European settlement in the area.	Condition unknown.	Low (under threshold).

6 RESULTS AND DISCUSSION

Sites of Archaeological Potential and Significance

There is one registered place within the activity area that has local and state significance (*HO 196; H7722-0081*). **The Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute** is a place of local historic significance for its association with the Parwan community, for providing education for itself, and persuading the government to lease a building for education erected by the community. It is also of local social interest to the Parwan community, as it is an historic meeting place and focal point in the community. The place consists of three buildings; of which all are in poor condition and disrepair. Two of the three buildings have fallen over and are derelict (**Photo 3, 4 & 7**), and the other one is structurally unstable (**Photo 8**). A heritage architect should be consulted regarding stabilisation of this structure.

Sites that did not Meet the Threshold for Inclusion on the Heritage Inventory

The desktop assessment identified several places that have association with the early settlement of Parwan (1850-1890). These are the **Cummings 'Braemar' homestead**, **Watsons homestead**, **Mahoney family homestead**, **Delaney and Hennessey former workers cottage**, **Alexander's farm dwelling**, **George Running homestead**, **J. Connell house**, and **McLennan dwelling** (Map 4). The study also identified five places as having association with early (1900-1935) twentieth century subdivisions, which was a result of the breakup of large pastoral runs into smaller farming settlements in this period. These are the **1910 Cummings' homestead**, **Oakvale homestead**, **Sutherland 'Montrose' homestead** and **Nissan hut**, and the **1914 and 1935 Bingham's homesteads**.

Four places (**Sutherland 'Montrose' homestead**, **1935 Bingham's homestead**, **Cummings 'Braemar' homestead** and **Watsons homestead**) comprise extant heritage features in various degrees of disrepair but were not surveyed and could not be assessed as part of this HCHA. However, all places from this period are of local historical interest for Parwan, and their heritage value, if possible, should be retained or incorporated into any future development. This could include using the name of historical places in future development for streets, open spaces, or buildings.

Four places (**1914 Bingham's homestead**, **1910 Cummings' homestead**, **Oakvale homestead** and **Delaney and Hennessey former workers cottage**) were surveyed as a part of this assessment and extant historic features were identified. The remaining fabric of these structures were either destroyed or in disrepair at the time of survey. However, all places from this period are of local historical interest for Parwan, and their heritage value, if possible, should be retained or incorporated into any future development. Structures associated with the 20th century do not fulfil the threshold requirement to be listed on the Moorabool Shire Council Planning Scheme, as association with early twentieth century subdivisions in Parwan is considered incidental and the places do not significantly enhance our understanding of this period. However, these places and their heritage value, are of historical interest to Parwan. They are demonstrative of a significant period of land use change that occurred in the early twentieth century, and the heritage value of these places should be retained if possible. This could include using the name of historical places in future development for streets, open spaces, or buildings.

Several other places were not identified during the study, including the **M. Delahey stone fence boundary** and **bluestone quarry**. The location of these places could not be identified during the site survey. However, they may retain heritage value, and if located should be investigated to determine their heritage value.

The **Bacchus Marsh Airfield** has been identified as one of several “dispersal aerodromes”, alternative areas at which aircraft could be located in the event of an air attack on the RAAF Station Laverton. Although this place is associated with WWII, based on the desktop assessment, and on-site survey, the place has been determined as having incidental association with a period of low historical importance, and not containing evidence demonstrative of this period. The place has minimal historic archaeological and extant heritage value.

The following places were not subject to an on-site investigation during this assessment, as their exact locations were unknown, and due to time constraints, it was not possible to locate them: Alexander’s Farm Dwelling, George Running Homestead, M. Delahey Stone Fence Boundary, J. Connell House, McLennan Dwelling and a possible bluestone quarry. Also, land access was not granted for the Mahoney Family homestead (**Map 4**), and it could not be viewed from a roadway. Therefore, its condition and exact heritage value are currently unknown. Furthermore, the places not inspected may have historic archaeological potential for evidence relating to early European settlement of the Parwan area.

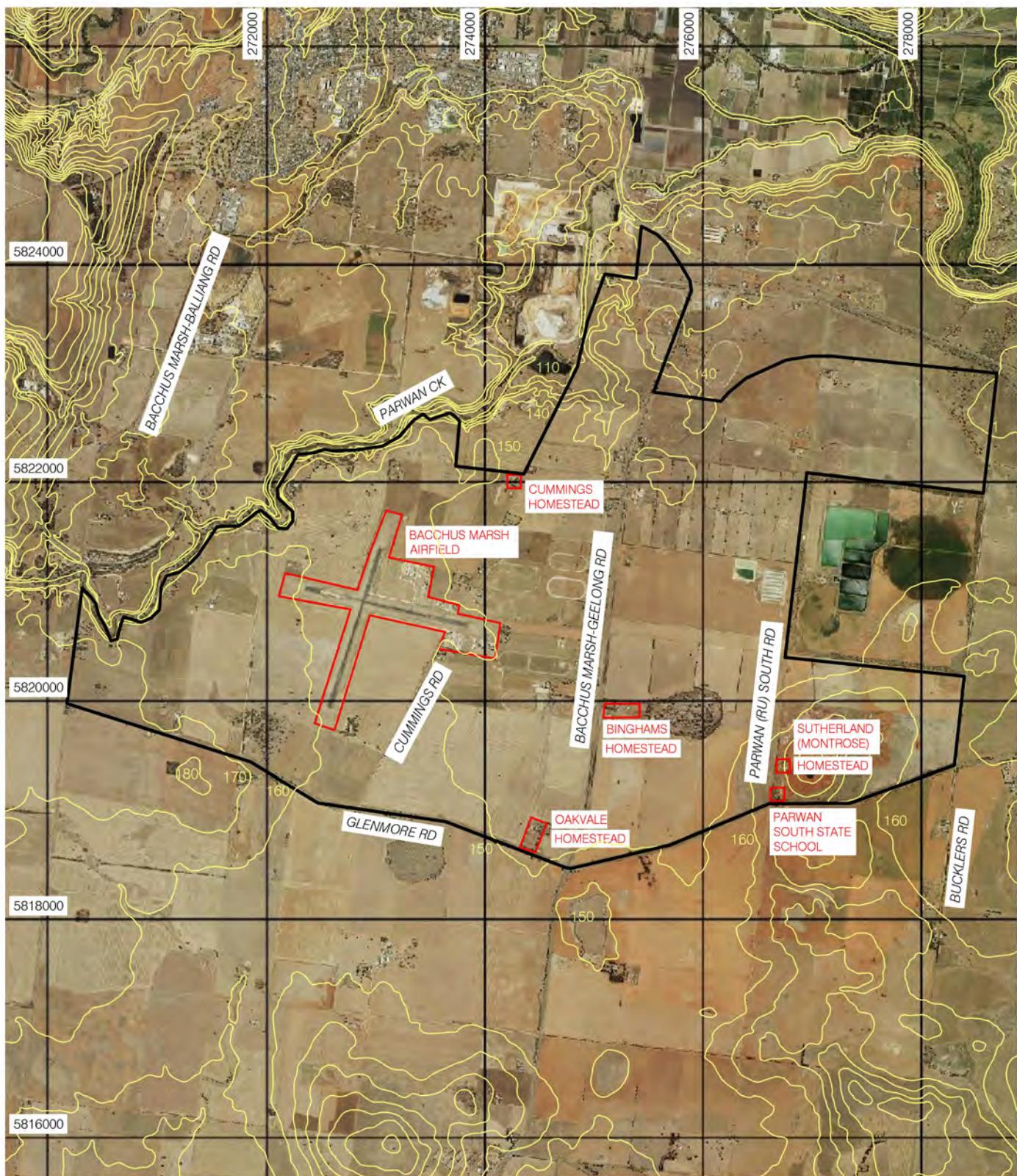
Drystone walls could be present within the activity area, particularly the **M. Delahey stone fence boundary**, and further target survey is recommended. The desktop concluded that the potential for substantial drystone walls is low. If remains are identified, it is likely they will be in a relatively poor state due to the lack of maintenance and the agricultural and pastoral activities that have occurred within the area over the last hundred years. If drystone walls are located within the activity area, the Moorabool Shire Council should be contacted to discuss the best process for the remains (**Appendix 5**). Typically, a drystone wall management plan would be required.

Extant Heritage Assessment (Section 4, Appendix 6)

The desktop assessment and survey identified the **The Kerr Farmhouse (Delaney and Hennessey Homestead)** (229 Smiths Rd, Parwan) as a brick cottage with historic potential. This dwelling is partly intact, retains aspects of integrity, and has evidence of association with an important historical period (**Mills 2020**). However, it is in poor to moderate condition, and has been altered to a point where it has potential to historically mislead (**Butler 2020**). It demonstrates an association, through both physical evidence and historical documentation, with an important historical period (early c. 1871 settlement of Parwan), and this association enhances understanding of this period better than other places in the region (**Mills 2020**). The place has undergone numerous periods of alteration that have affected the buildings aesthetic characteristics, is unoccupied and has low structural integrity. Based on these factors, a heritage architect investigation was undertaken to determine the origins of the dwelling and prepare a statement of significance to establish its level of significance (**Butler 2020**).

The heritage investigation has determined the dwelling at 229 Smiths Rd, Parwan is Henry Kerr’s farmhouse, built by the early 20th Century, and has historic and aesthetic interest to Parwan (**Butler 2020**). It has been identified that the farmhouse and siting are symbolic only,

as the fabric of the dwelling has been altered to a point where the historically significant elements are no longer visible (**Butler 2020**). Based on this interpretation, and the purpose of a Heritage Overlay (to preserve the physical fabric of a place), it is recommended the place is not added to the Heritage Overlay (**Butler 2020**, p.50). However, internal elements of the place have been identified as valuable, and evocative of the Kerr's occupation, though inclusion on the Heritage Overlay for internal elements is deterred, unless they are individually of significance, which in this case they are not (**Butler 2020**, p.50). Therefore, it has been recommended that a section 173 agreement under the *Planning and Environment Act 1987* between the Moorabool City Council and the landowner could be undertaken to preserve the internal elements (**Butler 2020**, p.50).



Legend:



Activity Area Boundary
2,515 hectares (approx)

Contour Lines



Historic Potential

0 1000 2000
Scale of Metres


GDA94
MGA Zone 55

Map 5 Areas of Historic Potential Identified During Targeted Survey

7 LEGISLATIVE REQUIREMENTS

This section assesses the project against the Commonwealth and State legislation, policies and guidelines relevant to the Historic Heritage assessment.

COMMONWEALTH LEGISLATION

Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* established the National Heritage List and Commonwealth Heritage List. The National Heritage list includes natural, Indigenous and historic places of outstanding heritage value to the nation. The Act establishes penalties for an action that has or will make a significant impact to the heritage values of a place on the National Heritage List. The Commonwealth Heritage List includes places on Commonwealth lands and waters or under Australian Government control that have heritage significance.

Relevance to Project

There are no National Heritage List and Commonwealth Heritage List sites impacted by the Parwan Employment Precinct PSP.

STATE LEGISLATION, REGULATION AND POLICY

Heritage Act 2017

The primary purpose of the *Heritage Act 2017* is to protect historic cultural heritage in Victoria. The *Heritage Act 2017* is Victoria's principal legislation for the identification and management of heritage places and objects of State significance, historical archaeological sites and maritime heritage. The Act established the Victorian Heritage Register (VHR) and Victorian Heritage Inventory (VHI) for the registration and recording of heritage places and objects.

The recently amended *Heritage Act 2017* was enacted on 1st November 2017. Key elements of the new *Heritage Act 2017* include:

- Archaeological site means a place which:
 - Contains an artefact, deposit or feature which is 75 or more years old;
 - Provides information of past activity in the State;
 - Requires archaeological methods to reveal information about the settlement, development or use of a place; and
 - Not only associated with Aboriginal occupation of a place.
- Archaeological artefact means an object which provides information of past activity in the State and:

- Is associated with an archaeological site;
- Is associated with a registered archaeological place;
- Is associated with an approved site of archaeological value; and
- Is associated with a place that was an archaeological site, registered archaeological place or approved site of archaeological value.

- S118 (1) The Executive Director must record in the Heritage Inventory:
 - All archaeological sites other than any archaeological sites which are determined by the Executive Director to have above “low” archaeological value; and
 - All approved sites of archaeological value, and
 - All sites included in the Heritage Inventory under the *Heritage Act 1995* immediately before the commencement of section 257.
- S127 (1) If an archaeological site is discovered during an investigation or survey of land for a relevant survey purpose, the person undertaking the investigation or survey must provide a site card to the Executive Director within 30 days after discovery.
- S127 (2) If an archaeological site is discovered in the course of any construction or excavation of any land, the person in charge of the construction or excavation must as soon as practicable report the discovery to the Executive Director.

If the project is to impact a site on the Heritage Inventory, the appropriate Consents must be obtained from Heritage Victoria.

The following information is extracted from the Historical Archaeological Information Brochure '*Obtaining a Heritage Act Consent*'.

If works are proposed that will result in the disturbance of a historical archaeological site, a Consent under the Heritage Act must be obtained from the Executive Director, Heritage Victoria. In most cases, a Consent to Excavate will be required to authorise the archaeological investigation or excavation and recording of the site.

In Victoria, historical archaeological excavations typically take two to six weeks, but longer timeframes may be needed for large or highly significant projects.

Once archaeological work is completed, a second approval – a Consent to Damage – will be required to allow site disturbance and development to proceed. In some cases, a Consent to Damage will include a condition requiring the archaeology consultant to monitor ground disturbance works in case unexpected archaeological remains come to light.

An archaeology project does not finish when site excavation is complete. Conditions on the Consents under the Heritage Act usually require archaeology consultants to analyse the discoveries made during the fieldwork and prepare a project report usually within 12 months. In some cases, it will be necessary for significant excavated artefacts to be conserved, to prevent their deterioration.

Planning and Environment Act 1987

All Victorian municipalities are subject to land use planning controls governed by the *Planning and Environment Act 1987* which is administered by State and Local Government authorities. These planning controls include historic places which may be listed on the local planning scheme Heritage Overlay. Heritage Overlays include places of local significance and places included in the Victorian Heritage Register. The aim of the Heritage Overlay is to assist in protecting the heritage of municipalities. Municipal Councils are responsible for issuing planning permits for the development of heritage places under the *Planning and Environment Act 1987*.

Relevance to Project

At commencement of the historic investigation, there was one previously registered Heritage Overlay site within the Parwan Employment Precinct PSP - Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute (HO 196). *The Planning and Environment Act 1987* facilitates the Moorabool Planning Scheme Heritage Overlay (discussed below) to manage places of local historic significance.

LOCAL GOVERNMENT

Moorabool Shire Council has a policy framework that requires planning to take into consideration heritage sites and to protect places and sites with significant cultural heritage value. These strategies provide for the conservation and enhancement of places which are of aesthetic, archaeological, scientific, architectural, cultural, scientific or social significance or otherwise of special cultural values. These criteria respond to those defined in *The Burra Charter (Australia ICOMOS 1999)*, an internationally recognised and adopted charter for the identification and assessment of cultural heritage sites.

The purpose of the Moorabool Shire Council Heritage Overlay is (Clause 43.01):

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Relevance to Project

There is one Moorabool Shire Heritage Overlay impacted by the Parwan Employment Precinct PSP - Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute (HO 196). If any works are to impact this site, then a permit will be required from Moorabool Shire Council prior to impacting the site.

GUIDELINES

There are several sets of published guidelines and policy documents for carrying out historical archaeological survey, recording historical sites and their management. These include:

The Burra Charter (Australia ICOMOS 1999)

The Burra Charter is an internationally recognised and adopted charter for the identification and assessment of cultural heritage sites.

Guidelines for Conducting Historical Archaeological Surveys (HV 2020)

This document provides an overview of the requirements for conducting historical archaeological surveys and reporting historical sites in Victoria.

Guidelines for Investigating Historical Archaeological Artefacts and Sites (HV 2012)

This document describes the Permit / Consent process, which is enacted by the *Heritage Act 2017*, and the minimum requirements for survey, artefact retention and conservation, in relation to sites listed on the Heritage Inventory or Heritage Register.

Policy for Determining Low Archaeological Value (HV, no date)

This policy document explains the definition of an archaeological site under the *Heritage Act 2017*. For an archaeological site to be included on the Heritage Inventory, it must possess at least low archaeological value. The policy document explains the threshold the Executive Director will apply in making a determination if a site will be included on the Heritage Inventory based on this value assessment.

Relevance to Project

At the commencement of the historic investigation, there was one Heritage Overlay site - Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute (HO 196). As a result of this assessment the Former Parwan South State School was registered on the Heritage Inventory under the *Heritage Act 2017*. All historic sites were investigated in accordance with the *Guidelines for Conducting Historical Archaeological Surveys (HV 2020)*, and future assessment must be carried out as per the *Guidelines for Investigating Historical Archaeological Artefacts and Sites (HV 2012)*. Site assessment is guided by the

principals contained in the Burra Charter (Australia ICOMOS 1999), and by the *Policy for Determining Low Archaeological Value* (HV, no date).

8 MANAGEMENT RECOMMENDATIONS

Recommendation 1 Former Parwan South (Nerowie) State School No 4175 & Mechanics Institute (HO 196 & H7722-0081; Map 6)

The Former Parwan South (Nerowie) State School (H7722-0081) has local historical significance and local social interest and is listed on the Moorabool Shire Council Planning Scheme. The place consists of three buildings; of which all are in poor condition and disrepair. Two of the three buildings have fallen over and are derelict (Photo 3, 4 & 7), and the other one is structurally unstable (Photo 8).

The Former Parwan South (Nerowie) State School (H7722-0081) have been assessed as having moderate local historic and social significance, and low scientific and archaeological potential. If the site is to be impacted by the development, the following steps must occur:

- 1A A meeting should be conducted between the Sponsor and Heritage Victoria to discuss the appropriate consent process prior to application.
- 1B If the site, or land within 10 meters of the site, is to be harmed or impacted by future works, a *Consent to Uncover and Expose* under the Heritage Act must be obtained from the Executive Director, Heritage Victoria prior to any works being conducted that affect the site. The *Consent to Uncover and Expose* only allows for the uncovering of subsurface historic material. Excavation must cease upon the identification of historic archaeology.
- 1C If archaeological deposits are identified during the monitoring of the removal of topsoil, then a *Consent to Excavate* will be required, and may include extended excavation across the site extent. This will require cessation of works until Heritage Victoria has issued a Consent to Excavate.
- 1D The results of the *Consent to Excavate* will be used by Heritage Victoria to evaluate any future *Consent to Damage and Disturb* applications relating to the place. The *Consent to Damage and Disturb* will be required to allow site disturbance and development to proceed. In some cases, a *Consent to Damage and Disturb* will include a condition requiring an historic archaeologist to monitor ground disturbance works in case unexpected archaeological remains are exposed.
- 1E Compliance with the *Heritage Act 2017* does not finish when site excavation is complete. Conditions on Consents under the *Heritage Act 2017* usually require archaeology consultants to analyse all artefacts identified during the fieldwork and prepare a detailed technical report usually within 12 months. In some cases, it will be necessary for significant excavated artefacts to be conserved, to prevent their deterioration, packaged to Heritage Victoria requirements, and sent to Heritage Victoria for long-term storage. AAT will provide advice on this compliance if required.

Recommendation 2 **Henry Kerr Farmhouse (Delaney & Hennessey homestead) (229 Smiths Rd, Parwan) – Butler and Associates Historic Assessment (Appendix 6)**

It has been determined the dwelling at 229 Smiths Rd, Parwan (Figure 12 & 13) is Henry Kerr's farmhouse, built c. 1900, and has historic and aesthetic interest to Parwan (Butler 2020). It has been identified that the farmhouse and siting are symbolic only, as the fabric of the dwelling has been altered to a point where the historically significant elements are no longer visible (Butler 2020). Based on this interpretation, and the purpose of a Heritage Overlay (to preserve the physical fabric of a place), it is recommended the place is not added to the Moorabool Shire Council Planning Scheme Heritage Overlay (Butler 2020).

However, internal elements of the place have been identified as valuable, and evocative of the Kerr's occupation, though inclusion on the Heritage Overlay for internal elements is deterred, unless they are individually of significance, which in this case they are not (Butler 2020). Therefore, it has been recommended that a section 173 agreement under the *Planning and Environment Act 1987* between the Moorabool City Council and the landowner could be undertaken to preserve the internal elements (Butler 2020). Although in this case, as the elements are not of individual significance, and the place is in disrepair, this should not be undertaken unless all interested parties are satisfied with an agreement (Butler 2020).

Due to the nature of the place, and the historical association with an integral pioneer of the Parwan area, the heritage value of the place, if possible, should be retained or incorporated into any future development (Butler 2020). This could include using the name of historical places in future development for streets, open spaces, or buildings (Butler 2020).

The extant heritage report is attached in Appendix 6.

Recommendation 3 **Areas of Potential Identified and Surveyed During the Assessment**

Site cards were submitted to Heritage Victoria and the Executive Director for the Bacchus Marsh Airport, The Winderlich Family 'Oakvale' Homestead, Watson's Homestead, Sutherland (Montrose) Homestead, Delaney and Hennessey Homestead, Cumming's Homestead (Braemar), Cumming's Homestead, Bingham's Homestead, Bingham's 1935 Homestead, Former Delaney & Hennessey Workers Cottage, Former J. Connell House, Former Mahoney Homestead (Map 5). Heritage Victoria determined that the areas of potential did not reach the threshold policy for inclusion onto the Heritage Inventory. If these areas are to be impacted the consent process, outlined above in **Recommendation 1**, does not need to be undertaken. However, if during the process of earthworks in these areas' archaeological features, deposits and /or artefacts are identified, then works must cease and Heritage Victoria contacted immediately. In consultation with Heritage Victoria, site cards were not submitted for Alexander's Farm, George Running's Homestead and the McLennan Dwelling because the location of these sites were not known from historic documents, nor where they identified during the survey. If these sites are identified during future assessment a site card should be submitted to Heritage for assessment. Site cards were not submitted for the quarry and stone because dry stone walls and quarries are not considered to be of archaeological significance, and therefore do not reach the threshold for inclusion onto the Victorian Heritage Inventory.

Recommendation 4 Places Associated with Early Settlement of Parwan (1850-1890) not Registered on the Heritage Inventory

The listed places identified in the desktop and survey assessment associated with the early settlement of Parwan (1850-1890) (Cummings 'Braemar' homestead, Watsons homestead, Mahoney family homestead, Delaney and Hennessey former workers cottage, Alexander's farm dwelling, George Running homestead, J. Connell house, and McLennan dwelling) do not meet the basic heritage threshold test for inclusion on the Moorabool Shire Council Planning Scheme. These places have local historical interest for Parwan, and their heritage value, if possible, should be retained or incorporated into any future development. This could include using the name of historical places in future development for streets, open spaces, or buildings. However, if during the process of earthworks in these areas' archaeological features, deposits and /or artefacts are identified, then works must cease and Heritage Victoria contacted immediately.

Recommendation 5 Places Associated with Early Twentieth Century Subdivisions (1900-1935) not Registered on the Heritage Inventory

Places identified in the desktop and survey assessment associated with early (1900-1935) twentieth century subdivisions (1910 Cummings' homestead, Oakvale homestead, Sutherland 'Montrose' homestead and Nissan hut, and the 1914 and 1935 Bingham's homesteads) do not meet the basic heritage threshold test for inclusion on the Moorabool Shire Council Planning Scheme. These places have local historical interest for Parwan, and their heritage value, if possible, should be retained or incorporated into any future development. This could include using the name of historical places in future development for streets, open spaces, or buildings. However, if during the process of earthworks in these areas' archaeological features, deposits and /or artefacts are identified, then works must cease and Heritage Victoria contacted immediately.

Recommendation 6 Provision of Site Cards to Heritage Victoria

If additional historic features, artefacts or deposits are identified during further survey or earthworks site cards must be submitted to Heritage Victoria by the Sponsor or their agent. A site card is a prescribed form that dictates how historical archaeological sites are reported to Heritage Victoria (Heritage Victoria 2020, p.1). A site card provides details about a site including geographic location, spatial extent, physical characteristics, condition and associated archaeological deposits (Heritage Victoria 2020, p.1). A site card must be submitted to Heritage Victoria, in the approved form, within 30 days of the discovery of a site. 'Discovery' in this context means the identification of a site on historical mapping, in historical documentation, or the physical remains of a site during a survey.

Recommendation 7 Management of the Unexpected Discovery of Historical Archaeological Relics or Deposits.

The following procedure must be followed for the management of unexpected discoveries of historical relics or deposits during earthworks within the Parwan Employment Precinct PSP, and must be written into any construction management plans (or similar):

If, during construction, unexpected archaeological relics or deposits are located, the following procedure must be adopted:

- All works within 10m must cease and temporary fencing or para-webbing be erected to protect the site from harm. This must become a no-go-zone.
- Work outside this 10m buffer zone may continue.
- The discovery must be examined by a qualified archaeologist, who will assess the discovery and provide the relevant details to Heritage Victoria.
- The Executive Director of Heritage Victoria will determine if the site is of low archaeological value, or above low archaeological value.
- If the find is determined to be of low archaeological value, works may continue, and fencing removed.
- If the discovery is confirmed to be above low archaeological value, then the site must be listed on the Heritage Inventory and a Consent to Disturb application made.

Recommendation 8 Preparations of Heritage Impact Statements.

A Heritage Impact Statement (HIS) must be prepared for a site or object registered on the Victorian Heritage Register (VHR), such as the Former Parwan South (Nerowie) State School (**H7722-0081**) and submitted as part of the consent application to change, damage, destroy or alter a site or object (**Recommendation 1**). A HIS will assist the owner of a heritage listed site or object to navigate the process that enables them to understand the impacts when developing a future proposal for change to a registered site or object (**Heritage Victoria 2021**, p.3).

A HIS should form part of the project brief presented to the Executive Director, Heritage Victoria, and its findings should impact the scope of works proposed to the site or object (**Heritage Victoria 2021**, p.3). A HIS is a requirement of the application lodged for a permit under Section 93 or a permit amendment under Section 105 of the *Heritage Act 2017*. A HIS is also required under Section 92, where works are the development of new buildings, extensions, alterations or additions (**Heritage Victoria 2021**, p.3). Additionally, a HIS is strongly recommended by Heritage Victoria when applications to local municipal council are made to subdivide a site registered on the VHR. If approved the HIS affects the cultural heritage significance of a registered site or object under Section 101(2)(a) of the *Heritage Age 2017*. A HIS will assist the Executive Director in determining the approval of a permit under Section 101(2) and 101(3) of the *Heritage Act*.

The preparation of a HIS should include, but may not be limited to:

- Clearly demonstrate to the Executive Director (and any other interested parties) that the appropriate process has been undertaken to plan for and reduce the impact of the activity (i.e. proposed works) works on the registered site or object.
- Should clearly outline the impact the activity will have on the cultural heritage significance of the site or object.
- Why the site or object is of cultural heritage significance to the State of Victoria.

- What options were considered during the planning and development of the proposal.
- What impact, either positive or negative, the activity will have on the site or objects cultural heritage significance.
 - If negative impact is going to occur, the following should be addressed:
 - Why the proposed activity was chosen.
 - Why other options are not feasible.
- What measures are being proposed, if any, to mitigate and minimise the negative impacts to the site or object.

The contents of the HIS will vary depending on the scale and complexity of the proposed activity, and the site or object which is being impacted. A suitably qualified heritage consultant should undertake the preparation of a HIS, in preparation to the application of a permit. Heritage Victoria should be contacted during this period to assist in the preparation of the HIS and to assist the heritage consultant in tailoring the HIS. Additional assistance can be found in the *Heritage Victoria Guidelines for Preparing Heritage Impact Statements*, on the Heritage Victoria website (<https://www.heritage.vic.gov.au/>).

Recommendation 9 Retention, Management and Interpretation of Archaeological Material.

Artefacts identified during the Historic Consent process and any additional artefacts identified during earthworks within the Parwan Employment Precinct PSP area should be retained according to the following recommendations:

- All artefacts relating to the occupation of the site will be retained, including surface material.
- Material which is clearly less than 75 years old should not be retained but should be noted on context sheets and in any subsequent report.
- Diagnostic and non-diagnostic material should be retained and stored in a secure location, in clearly labelled storage containers.
- Building debris such as bricks, concrete and bluestone should be left on site.

Artefacts should be managed according to the following:

- Artefacts should be bulk bagged in the field according to type and context.
- A project conservator must be retained and called to site if artefacts are deemed likely to require immediate conservation.

- Heritage Victoria must be contacted immediately if any artefacts with urgent conservation requirements are identified.
- All artefacts recovered in the field should be processed and catalogued according to Heritage Victoria's *Guidelines for Investigating Historical Archaeological Artefacts and Sites* and using the Heritage Victoria *Catalogue Template*.

Artefacts should be analysed and interpreted in reference to the questions within the Research design and Heritage Impact Statement submitted to Heritage Victoria prior to the undertaking of earthworks. If an assemblage is deemed to be of medium to high significance, it should be recommended for lodgement with Heritage Victoria's Artefact Repository.

Recommendation 10**Further Assessment**

The activity area for the PEP has potential to uncover further historic remains and archaeological deposits in surface and subsurface contexts, particularly at the identified areas of potential historic sensitivity shown in **Map 4** and **5**. If development is to occur in these areas, further survey should be undertaken before any development commences. If any historic archaeology is identified, appropriate management recommendations should be prepared. If an intact deposit is identified, Consent to Expose would be required from Heritage Victoria. Based on this investigation, a Consent to excavate and Consent to damage or disturb may also be required.

Recommendation 11**Protection of Heritage within the Activity Area**

The *Heritage Act 2017* and the *Heritage Regulations 2017* provide protection and conservation for all historical cultural heritage located within Victoria. It is an offense under Section 87(1)(2) of the *Heritage Act 2017* to knowingly or recklessly remove, relocate or demolish, damage or despoil, develop or alter, or excavate, all or any part of a place or object.



Legend:

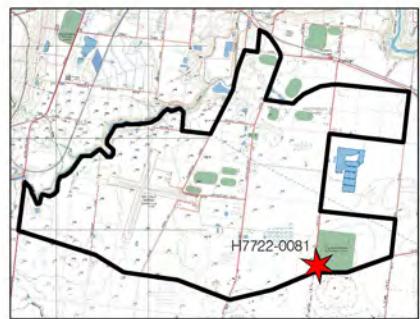
Aerial Photograph 2018: Courtesy of DPI Website

0 15 30
Scale of Metres

 Activity Area Boundary
2,515 hectares (approx)

 Parwan South State School Location
H7722-0081
Primary Grid Coordinate
276654, 5819141

 Parwan South State School Extent
H7722-0081



 N
GDA94
MGA Zone 55

Map 6 Historic Inventory Sites Registered within the Activity Area

REFERENCES

The Age 1866 23 August 1866.

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Bacchus Marsh	1867	12 January 1867.
Express (BME)		
Bacchus Marsh	1868	18 January 1868.
Express (BME)		
Bacchus Marsh	1868	14 November 1868.
Express (BME)		
Bacchus Marsh	1868	21 November 1868.
Express (BME)		
Bacchus Marsh	1869	27 March 1869.
Express (BME)		
Bacchus Marsh	1870	4 June 1870.
Express (BME)		
Bacchus Marsh	1870	18 June 1870.
Express (BME)		
Bacchus Marsh	1872	2 November 1872.
Express (BME)		
Bacchus Marsh	1873	8 March 1873.
Express (BME)		
Bacchus Marsh	1873	10 May 1873.
Express (BME)		
Bacchus Marsh	1873	20 September 1873.
Express (BME)		
Bacchus Marsh	1874	10 October 1874.
Express (BME)		
Bacchus Marsh	1875	17 April 1875.
Express (BME)		
Bacchus Marsh	1875	29 May 1875.
Express (BME)		
Bacchus Marsh	1876	15 January 1876.
Express (BME)		
Bacchus Marsh	1876	2 September 1876.
Express (BME)		
Bacchus Marsh	1877	21 April 1877.
Express (BME)		

Bacchus Marsh Express (BME)	1877	17 February 1877.
Bacchus Marsh Express (BME)	1877	23 June 1877.
Bacchus Marsh Express (BME)	1880	25 September 1880.
Bacchus Marsh Express (BME)	1881	21 March 1881.
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Bacchus Marsh Express (BME)	1904	10 September 1904.
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Melton Express	1929	9 March 1929.
Melton Express	1932	14 May 1932.
Melton Express	1932	24 September 1932.
Melton Express	1933	25 February 1933.
Melton Express	1933	11 March 1933.
Melton Express	1934	9 June 1934.
Melton Express	1934	30 June 1934.
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APPENDIX 1 - SUMMARY CV'S



Qualifications

Bachelor of Archaeology (La Trobe University) (2015)
Graduate Diploma of Cultural Heritage (Deakin University) (2019)

Memberships

Australian Historical Society of Archaeology
Australian Archaeological Association

Role Responsibilities

- Report writing
- Background research
- Identification and analysis of artefacts
- Archaeological survey

Career Summary

I am a qualified archaeologist and heritage advisor and have recently started working in the cultural heritage industry after completing a bachelor of archaeology and graduate diploma in cultural heritage. I have a range of experience and education relating to the cultural heritage industry including artefact analysis and heritage theory.

Relevant Experience

264 Paynes Road, Thornhill Park CHMP (2019-2020)

Project Archaeologist and Heritage Advisor for CHMP 17130. Tasks Included collating relevant reports, database searching, report writing, site prediction modelling and conducting fieldwork.

Parwan Historical Cultural Heritage Assessments (2019)

Completed desktop assessment and ground survey for Historic Cultural Heritage Assessment for two new precincts in Parwan. Tasks Included collating relevant historic reports, database searching, report writing and site prediction modelling.

Stockyard Hill Windfarm (2019)

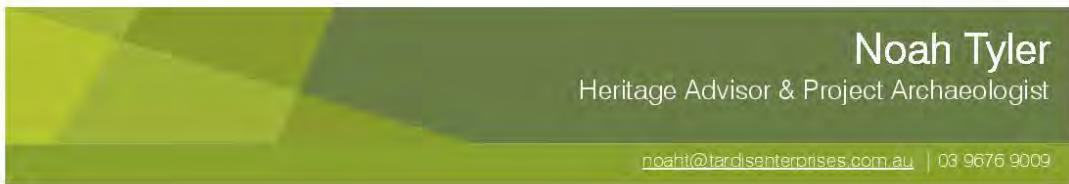
Analysis and cataloguing of artefacts.

Holden Flora Reserve (2019)

Project archaeologist. Report Writing, and artefact identification and recording.

Perry Road, Keysborough (2019)

Analysis and recording of artefacts. Involved in background research and report writing for the project salvage report.



London Bridge Heritage Statement, Portsea (2019)

Completed heritage statement for client. Tasks involved legislative investigation, historic background research and report writing.

Airport Runway Addition (2014) BIOSIS

Assisted in identifying and recording and excavating archaeological features, artefacts and sites within the Melbourne Airport property for a project examining early homestead in the Melbourne region.

Neds Corner Post-contact Aboriginal Glass Assemblage La Trobe University (2015-2019)

Identified, recorded and catalogued Post-Contact Aboriginal glass artefacts (AGAs) as part of a research project on Aboriginal life at Neds Corner.



Stewart Thomson
Fieldwork Manager & Cultural Heritage Advisor
sithomson@tardisenterprises.com.au | 03 9676 9009

Qualifications

Bachelor of Archaeology – Honours
Certificate IV in Information Technology

Memberships

Cultural Heritage Advisor: Aboriginal Heritage Act 2006
Excavation Director: New South Wales

Training & Workshop Attendance

AAACI Human Skeletal Remains Workshop
ANU Shell Analysis Workshop

Role Responsibilities

Fieldwork Manager
Senior Heritage Advisor
Resource Management
Client Liaison
Management & Reporting for Aboriginal and Historic Cultural Heritage requirements

Career Summary

Stewart Thomson is a senior project archaeologist having graduated with an Honours Degree in Archaeology from La Trobe University in 2004. Stewart has experience in excavation, survey, archaeological monitoring, archaeological research and testing and artefact analysis as well as report production, including Cultural Heritage Management Plans.

Stewart's main body of experience concerns managing assessments for indigenous and non-indigenous cultural heritage. Stewart has developed an array of excavation, survey and laboratory experience, having worked on projects in Victoria and New South Wales.

Stewart has strong working relationship with Registered Aboriginal Parties and Traditional Owners Groups throughout Victoria and extensive knowledge of the Aboriginal Heritage Act 2006 (Vic.), the Aboriginal Heritage Regulations 2007 (Vic), the Heritage Act 1995 (Vic) and the Heritage Act 1977 (NSW).

Stewart's role in Archaeology at Tardis is Archaeological Project Manager and is responsible for resourcing and managing large field teams and producing required reporting.

Relevant Experience

Portland Industrial Land Strategy (2015)

Project archaeologist responsible for preparing a report to review both Aboriginal and historic cultural heritage values within the Portland region and to identify recorded heritage sites and to make predictive statements about the likelihood of the activity area possessing as yet undocumented heritage values. The primary focus of the report was to make preliminary recommendations to the client on constraints, issues and opportunities for land use and development within the region.

Toorak Road West, Toorak (2015)

Project archaeologist responsible for preparing an Aboriginal Cultural Heritage Management Plan that identified and managed Aboriginal cultural heritage values for a residential development within the recorded place extent of the Yarra Aboriginal Mission (c.1837 - 1839). The project involved desktop assessment, ground surface survey, CHMP preparation and close consultation with client, Sponsor, Aboriginal communities and the Office of Aboriginal Affairs Victoria.

RACV Cape Schanck Resort (2015)

Project archaeologist responsible for preparing an Aboriginal Cultural Heritage Management Plan that identified and managed Aboriginal cultural heritage values at the RACV Club Cape Schanck Resort. The project involved desktop assessment, ground

Stewart Thomson

Fieldwork Manager & Cultural Heritage Advisor

sthomson@tardisenterprises.com.au | 03 9676 9009

surface survey, sub-surface testing, CHMP preparation and close consultation with client, Sponsor, Aboriginal communities and the Office of Aboriginal Affairs Victoria.

Derrimut Drive, Derrimut – Dry Stone Wall Management Plan (2015)

Project archaeologist responsible for preparing a Dry Stone Wall Management Plan for a dry stone wall that runs perpendicular to Robinsons Road, Derrimut. The report provided an assessment and assessed the significance of the drystone wall within the activity area.

Waterstreets Hotel Albury NSW (2014)

Excavation Director responsible for preparing the monitoring methodology approved by the NSW Heritage Council under the *NSW Heritage Act 1977*. The project involved supervising all heritage works to ensure compliance with the S60 application and development consent, excavation monitoring, building feature recording, artefact analysis and report production.

Koo Wee Rup Gas Supply Main (2014)

Project archaeologist responsible for preparing an Aboriginal Cultural Heritage Management Plan that identified and managed Aboriginal cultural heritage values for the Koo Wee Rup gas supply main. The project involved desktop assessment, ground surface survey, sub-surface testing, CHMP preparation and close consultation with client, Sponsor, Aboriginal communities.

O'Herns Road, Epping – Dry Stone Wall Management Plan (2014)

Project archaeologist responsible for preparing a Dry Stone Wall Management Plan for a dry stone wall that runs parallel to O'Hern's, Epping. The report provided an assessment and assessed the significance of the drystone wall within the activity area.

Western Avenue, Tullamarine (2009 - 2014)

Project archaeologist responsible for preparing numerous Aboriginal Cultural Heritage Management Plans that identified and managed Aboriginal cultural heritage and historic heritage values for a proposed industrial development at Western Avenue, Tullamarine. The numerous projects involved desktop assessment, ground surface survey, sub-surface testing, HV report preparation, CHMP preparation and close consultation with client, Sponsor, Aboriginal community, the Office of Aboriginal Affairs Victoria and Heritage Victoria.

Eynesbury Precinct (2005 - 2014)

Project archaeologist responsible for preparing numerous Aboriginal Cultural Heritage Management Plans that identified and managed Aboriginal cultural heritage and historic heritage values at Eynesbury. The numerous projects involved desktop assessment, ground surface survey, sub-surface testing, HV report preparation, CHMP preparation and close consultation with client, Sponsor, Aboriginal community, the Office of Aboriginal Affairs Victoria and Heritage Victoria.

MLN 32 New 22kV Feeder, Melton (2013)

Project archaeologist responsible for preparing an Aboriginal Cultural Heritage Management Plan that identified and managed Aboriginal cultural heritage values for a proposed electricity feeder and power line, Melton. The project involved desktop assessment, ground surface survey, sub-surface testing, CHMP preparation and close consultation with client, Sponsor, Aboriginal communities.

Boneo Equestrian Park (2008 & 2013)

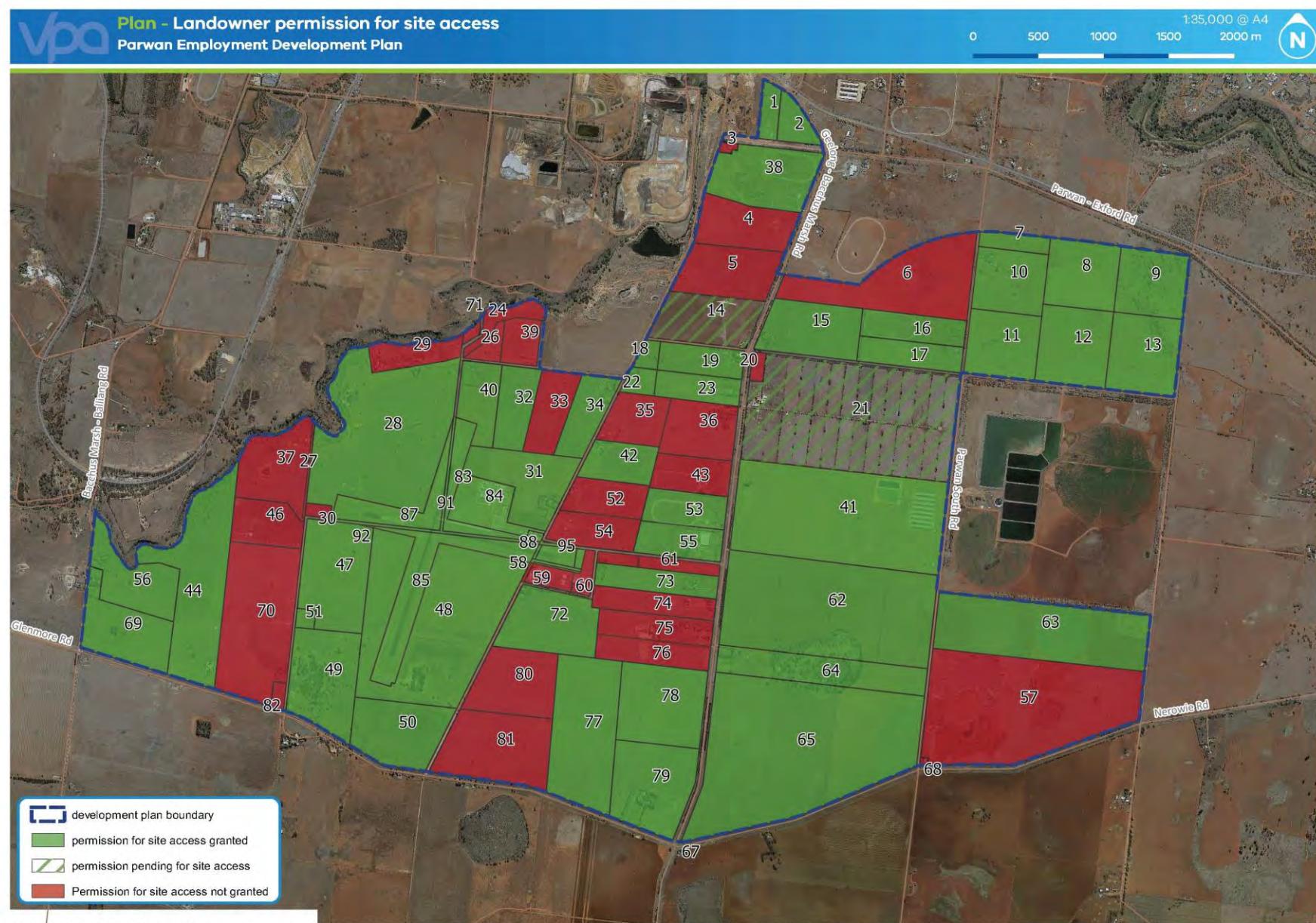
Project archaeologist responsible for preparing two Aboriginal Cultural Heritage Management Plans that identified and managed Aboriginal cultural heritage values at the Boneo Equestrian Park. The project involved desktop assessment, ground surface survey, sub-surface testing, CHMP preparation and close consultation with client, Sponsor, Aboriginal communities and the Office of Aboriginal Affairs Victoria. Management of a c. 6500 years BP Aboriginal shell midden was also required.

Tamhaven Drive, Swan Reach (2012)

Project archaeologist responsible for preparing an Aboriginal Cultural Heritage Management Plan that identified and managed Aboriginal cultural heritage values at the proposed Tamhaven Drive residential subdivision, Swan Reach. The project involved desktop assessment, ground surface survey, sub-surface testing, CHMP preparation and close consultation with client, Sponsor and Aboriginal community.

APPENDIX 2 – OWNER / OCCUPIER CADASTRE

Number on map	Properties where Access Granted
73	3963 Geelong-Bacchus Marsh Road
31	380 Cummings Rd Parwan
34	CNR Smith + Cummings Rd Bacchus Marsh
72	89 Jensz Rd Parwan
77,78,79	34 Glenmore Rd Parwan
17	138 Parwan south rd.
32	179 Smiths Rd Parwan
38	4265 Geelong-Bacchus Marsh Rd Parwan
41	4050 Geelong-Bacchus Marsh Road
18,19	5 Smiths Rd Parwan
45	384 Glenmore Rd Rowsley Vic 3340
10,11,12,13	65 Parwan south rd.
55	535 Aerodrome rd., Parwan (Parwan Valley Mushrooms)
38	Lot 1, 4265 Geelong-Bacchus Marsh Rd, Parwan
69	2538 Bacchus Marsh- Balling Rd
34	Cnr Smith and Cummings Rd
15	4164 Geelong-Bacchus Marsh Rd Parwan
1	42 School Lane, Maddingley
56	2558 Bacchus-Marsh - Balliang Road, Rowsley 3340
47,48,49,50	Lot 1,2,3,4,5 TP 665485 PSH Parwan
53	4011 Geelong-Bacchus Marsh Rd Parwan
42	Lot 07 325 Cumming Rd Parwan
40	227 Smiths Rd, Parwan
85,91,83	404 Aerodrome Road, Parwan
(PS 21,22,23,24) 7,8,9	239 Parwan-Exford Road, Parwan VIC
2	66 School Lane Maddingley
22,23	4115 Geelong-Bacchus Marsh Rd, Parwan
28	229 smiths rd.
14	6 smiths rd.
62,63, 64, 65	tbc
	all road and rail reserves
21	
16	114 Parwan South Road, Parwan



**APPENDIX 3 – FORMER PARWAN SOUTH SCHOOL (NEROWIE) STATE SCHOOL
NO 4175 & MECHANICS INSTITUTE VHD REPORT**

Victorian Heritage Database Report

Report generated 12/11/19



Former Parwan South School (Nerowie) State School No 4175 & Mechanics Institute



Former School & Mechanics Institute



Former School & Mechanics Institute



Former School & Mechanics Institute

Location

NE corner of Parwan South Road and Nerowie Road BALLIANG, MOORABOOL SHIRE

Municipality

MOORABOOL SHIRE

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO196

Heritage Listing

Moorabool Shire

Statement of Significance

Last updated on - June 1, 1995

A former state school, funded by the Parwan South community and leased by the Department of Education,

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

Victorian Heritage Database Report

Report Generated: 30/03/2022

FORMER PARWAN SOUTH STATE SCHOOL & MECHANICS INSTITUTE

Location

CORNER OF PARWAN SOUTH ROAD AND NEROWIE ROAD PARWAN, MOORABOOL SHIRE

Municipality

MOORABOOL SHIRE

Level of significance

Heritage Inventory Site

Heritage Inventory (HI) Number

H7722-0081

Heritage Listing

Victorian Heritage Inventory

Statement of Significance

Last updated on -

What is significant?

This site is significant as it is connected to the early development and growth of the Parwan region, and rural Victoria education in the early 20th century. The site is listed on the Moorabool Shire Council Heritage Overlay and is recognised as having local historical and social significance for its association with the provision of education for the local community, and its use as a community centre and meeting place.

How is it significant?

Why is it significant?

- The site is significant because it has the potential to contain artefacts or deposits that are associated with the early European settlement and development of the Parwan region in the late 19th century and the early 20th century.
- The site may provide information on the pastoral education system in the Parwan area.
- The site is significant because archaeological investigation may reveal further unknown details about the site.
- The site is not only associated with Aboriginal Places. The site is significant because subsurface archaeological features, deposits or remains may be present. The potential subsurface deposits may reveal information relating to the early 20th century development of the Parwan area.

Hermes
208863
Number

Property
Number

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

APPENDIX 4 – HISTORIAN’S REPORT (PETER MILLS)

Parwan 1 history

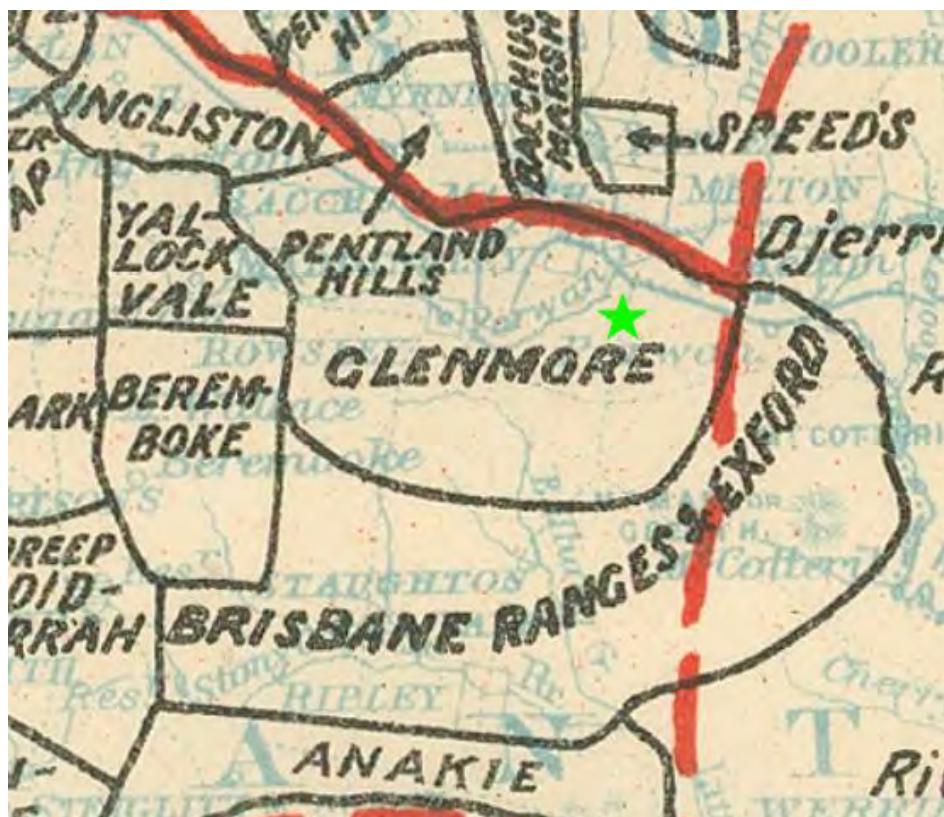
Dr Peter Mills

Draft 3 February 2020

Contextual history

Note: where specific properties are mentioned, citations are provided in the specific section devoted to each property.

Squatters and early farmers 1840s–1862



Extract of A.S. Kenyon map of squatting runs 1835-1851. Centre of Parwan parish marked.

Up to the 1850s the lands in the Parish of Parwan were occupied by two squatting runs, Glenmore and Exford. Most of the Parish was covered by the Glenmore run. From 1840 this run was run by James Moore and Charles James Griffith. By 1848 Moore's share had been sold to Griffith's nephew Molesworth Richard Greene. In 1876 Greene built a new homestead just to the west of Parwan and this became a separate property, Graystones, in 1879.

The Exford run, which had been acquired by Simon Staughton in 1842, overlapped the western edge of the Parish of Parwan. A distinctive carved corner post from Simon Staughton's run has been recorded on the former Bingham's property, opposite the airfield (PHG, pp.18–20). By Staughton's death in 1873 Exford was around 100,000 acres in extent. In 1870 the property was divided between the three Staughton brothers, with Stephen George Staughton's property Nerowie bordering on the Parish of Parwan (PHG, p.23).

The counties of Port Phillip were surveyed into Parishes in 1839 and the parishes were further subdivided into allotments for Crown land sale. The first government land grants in the Parish of Parwan were made to military personnel. In 1841 Dr O. Pineo (R.N.) obtained

a grant of 192 acres, Lot 25 Parish of Parwan and Francis Atkinson obtained 363 acres, Lots 24 and 26 Parish of Parwan. Both of these men leased the land out rather than settling on it (*Port Phillip Patriot & Melbourne Advertiser*, 14 October 1841:2; *BME*, 9 June 1883:3; *Argus*, 25 June 1887:13; PHG p.20).

The squatters, who controlled Victoria's Upper House, delayed land reform as long as they were able, and in the meantime secured as much land under freehold as they could. A number of runs were 100% purchased by the squatters by 1860. They also selectively purchased the land adjoining the creeks and rivers, cutting off access to the water for later bona fide selectors under the Land Acts from 1862 (Powell pp.74–5). The Ryans' selection of Allotments G, 17 and 18 Section 9 in c1866 was cited in a contemporary report as an example of this problem. Although the surveyed roads in the Parwan Parish were supposed to allow access to the creek and river, in practice the banks were often too steep for this to occur (*Age*, 23 August 1866:5).

In 1841 it was announced that 19,900 acres in the Parish of Parwan would be opened up for sale. The prospective purchasers, who had to announce their intention to buy before the sales, were described as selectors (*Port Phillip Patriot & Melbourne Advertiser*, 28 June 1841:2). Through the selection by purchase process Simon Staughton gradually gained freehold over parts his former run, with nearly the whole estate under freehold by 1859. As part of this acquisition he also encroached onto the former lease area of the Glenmore run, on the western side of the Parish of Parwan (PHG, p.23). Similarly, by 1859 Griffiths and Greene had reinforced their Glenmore estate with extensive purchases in the south and east of the Parish of Parwan (Parwan Parish Plan). A few allotments were also purchased by smaller farmers in the 1850s land sales, such as the initial lots of Charles Cumming's property Braemar (23, 24 and 24A Section 6), and the initial lots of William McDonald's property (Allotments 2, 3 and 4 Section 9).

The Selection era 1862–1890s

Agriculture was already well established and thriving in the Settled Districts of Port Phillip, including the Bacchus Marsh area, in the mid and late 1850s (Powell, p.67). With the introduction of selection under the Land Acts from 1862, there was an opportunity to expand this activity. From 1862 into the 1870s the majority of the remaining Crown land in the Parish of Parwan was selected. Under the Land Act 1862 selectors could take up two equal allotments. One allotment could be purchased directly under Section 21. The other allotment under Section 22 could be leased for eight years and purchased at £1 per acre minus the rent paid (Nelson and Alves, p.201). M. Delahey's selection of lots 15, 29, 30 and 31 of Section 9 was made under Section 22, with freehold gained in 1872. Under this system, the homestead was typically found on the land selected under Section 21.

A large proportion of the remaining land in the study area was opened up under the Amending Land Act 1865 (*Age*, 23 August 1866:5). Most was selected under Sections 7 and 12 of the Amending Land Act 1865 and freehold obtained Section 33 Land Act 1869. Freehold was typically gained by the mid-1870s. Examples were D. Patullo's selection of Allotment K Section 9, later Patullo's Paddock; Charles Cumming's selection of Allotment E of Section 9; J. Connell's selection of Allotments 4, 5 and 6 of Section 8; and G. Running's selection of Allotment 4 Section 8. T.E. Boyd's selection of Allotments C1 of Section 9 and Allotment L, 22 and 24 of Section 8 was unusually large, amounting to over 940 acres. Some selectors remained living elsewhere, typically on nearby farms. In these cases, the

properties were typically known as 'paddocks', such as 'Parwan Paddock' and 'Patullo's Paddock'.

Paralleling selection under the Amending Land Act 1865 there was a system of annually renewable occupation licenses for lots of less than twenty acres on and near auriferous lands, for the purposes of residence and cultivation. Powell considered the success of Section 42 in placing thousands of miners, labourers and tradesmen on smallholdings as "the salvation" of an otherwise disastrous Act (Nelson and Alves p.253; Powell, p.126). Section 42 was amended in 1866 to raise the maximum area to eighty acres, and in 1868 to 160 acres at a distance of thirty miles from a goldfield. Multiple licenses were allowed from 1868 (Powell 1970, pp.126-7; Nelson and Alves 2009, p.52). Many Section 42 licensees would purchase their lots in the early 1870s under Section 31 of the *Amending Land Act 1869* (Nelson and Alves, p.255).

There was a rush of applications for occupation licenses in the Parish of Parwan in 1868, with 17 notices being posted on January 18 of that year. Applicants included James and William Watson, and Mary Ann McDonald (*BME*, 18 January 1868:4). The Mahoney's Section 42 occupation of Allotments 3 and 4 Section 4 is typical of this aspect of the Land Acts, with three allotments taken up under the names of different family members (Parwan Parish Plan).

By the late 1860s the few remaining lots of Crown land at Parwan had been taken up under Sections 19 & 20 of the Land Act 1869. Under Sections 19 and 20 of this Act, 320 acres maximum could be selected. Within three years the selector had to cultivate 10% of their holding, completely enclose their holding with a ring fence, and build a house that was permanently attached to the soil. If requirements for cultivation and residence had been satisfied after three years, the land could be purchased or a 7-year lease entered into (Nelson and Alves, p.213). An example is Thomas Cain's selection of Allotment 1E of Section 89, 27 acres, with freehold gained in 1881 (Parwan Parish Plan). Cain probably made this selection in order to increase his earlier small selections on adjacent lots.

In the 1860s and early 1870s cropping was dominant on most Parwan properties other than the large squatter's estates, but by 1877 dairying and sheep-raising had taken over (*Australasian*, 6 January 1877:24). Dairying prospects improved further with the coming of the railway in 1886. The Parwan Railway Station gave quick access to the metropolitan markets as well as milk and butter processing factories in Bacchus Marsh. Dairying would continue on some Parwan farms into the 1990s (PHG, pp.16 & 53).

Subdivisional sales of large estates 1909–1920s

The Closer Settlement Act of 1904 introduced provisions for compulsory government purchase of parts of large pastoral estates for reallocation in small lots to yeoman farmers. In reaction, owners of large pastoral estates either sold their properties or moved to pre-empt government acquisition with their own subdivisional land sales. The trustees of C.J. Griffiths offered the Glenmore estate subdivisional sale of over 6000 acres in November 1909. The land included a large area of rich river flats at Parwan, on which there were already four share dairy farmers (*BME*, 23 October 1909:4). S.J. Staughton's Nerowie estate was sold in 1909 and the purchasers planned a subdivisional sale in 1910. The land was described as an unequalled opportunity for wheat growers, never having been used for crops (*Horsham Times*, 16 November 1909:3).

Farmers from the Wimmera, who had adopted land-extensive forms of agriculture, were attracted to these opportunities. Wimmera farmer Martha Winderlich and her sons purchased Allotments 17-21 Section 8 Parish of Parwan, 513 acres, in the Glenmore subdivisional sale. They built a house and named their property Oakvale. As these lands were previously occupied only for grazing, the new owners built new houses on the land. The Binghamhs purchased lots 1 and 2 of the Nerowie subdivision and the Sutherlands purchased Lots 3 and 5 (*Bendigo Advertiser*, 23 February 1910:2; *BME*, 15 April 1911:2; CT 3856/064).

Paralleling these subdivisional sales, the farms of the now-aging selectors from the 1860s and 1870s were being passed on to their children. Often the parents accumulated a number of properties, to facilitate distribution to the sons. The Kerrs' 'Bowdens' farm is one example. A number of new homesteads resulted from this process. The new homestead on the Cumming's property The Selection was an example. The new generation stimulated the setting up of another school, at Parwan South, in 1924.

1920s–present

In the first half of the twentieth century Parwan was renowned for its premium barley crop (PHG, Addendum p.1).

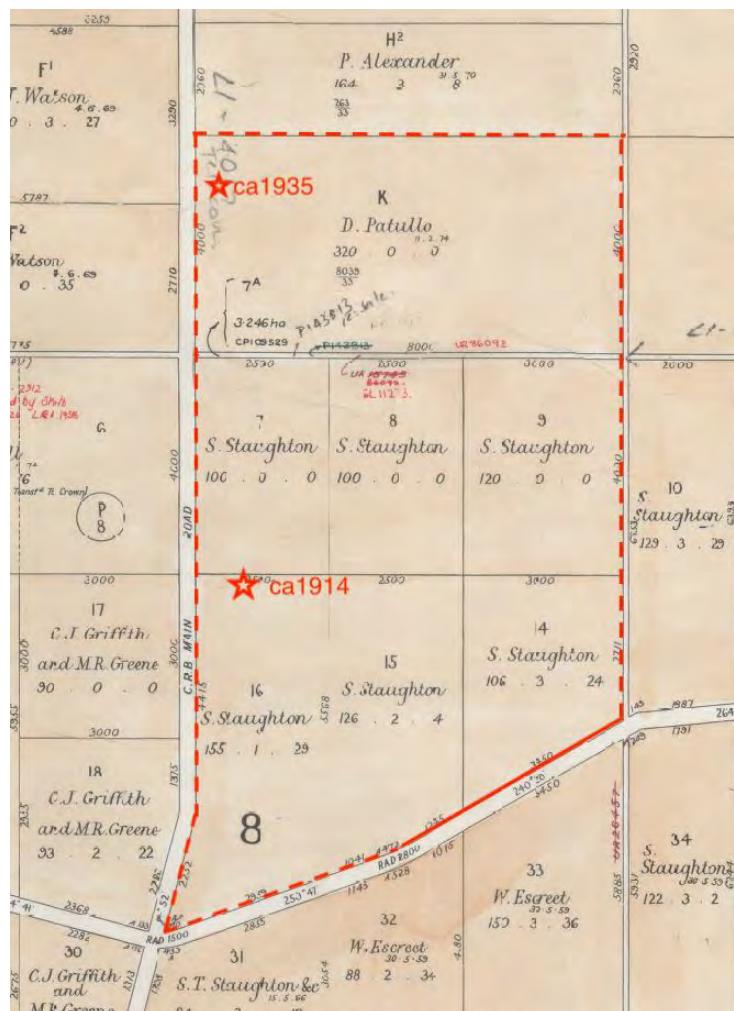
Brown coal was found at Parwan South in 1927. An underground mine was opened there in 1920 and worked intermittently until 1947. The Maddingley underground mine started up in 1944. Australian Paper Mills purchased an interest in the mine to fuel its factory boilers in Melbourne. After World War II open cut mining became more economical, first at the Maddingley mine and then along Parwan Creek. With the mines lowering the water table, farmers upstream in the Parwan valley were compelled to sell their farms for further mining. The closest mining activity to the study area was the Star mine on the east side of Cummings road opposite Braemar. The peak of mining activity was in the 1950s, but the open cut along the east side of Parwan Creek is still active (PHG, pp.97-103 *passim*).

The Bacchus Marsh airfield was set up at Parwan in 1943 as one of a number of "dispersal aerodromes", alternative areas at which aircraft could be located in the event of an air attack on the RAAF Station Laverton. After the war the Air Force retained the airfield for a few years, and it was used by the Department of Civil Aviation for training. The airfield later continued in use for aero clubs and for gliding (NAA, A705, 171/2/270 Parts 1 & 2; PHG, p.112).

Individual Farms/Sites Parwan 1

The Bingham farm– 3922 Geelong-Bacchus Marsh Road

Allotments 7, 8, 9, 14, 15 16 Section 8



James Bingham of Allendale purchased Lot 1, 320 acres, and Lot 2, 391 acres at the subdivisional sale of the Nerowie Estate in 1910 (*Leader*, 23 February 1910:38; Parwan History Group p.70). These lots corresponded to Allotments 7, 8, 9, 14, 15 16 Section 8 Parish of Parwan. James Bingham was born in Ballarat and spent 35 years working at the Ballarat Mining Exchange. He started farming at Parwan in 1914 (*Age*, 28 October 1914:15). *Melton Express*, 1 June 1935:2). A house is shown on the 1917 topographic map which corresponds to the existing dwelling just to the south of the northern boundary of Allotment 16, and between the road and the swamp. In 1916 he advertised for clearing 100 acres of the property of trees and stumps (*BME*, 4 March 1916:2).

James Bingham & Sons also purchased 320 acres at Parwan from the estate of Charles Cumming in 1921 (*Melton Express*, 12 March 1921:2). This was Patullo's Paddock (Allotment K Section 9). James' wife Flora died in 1934 (*Melton Express*, 9 June 1934:2).

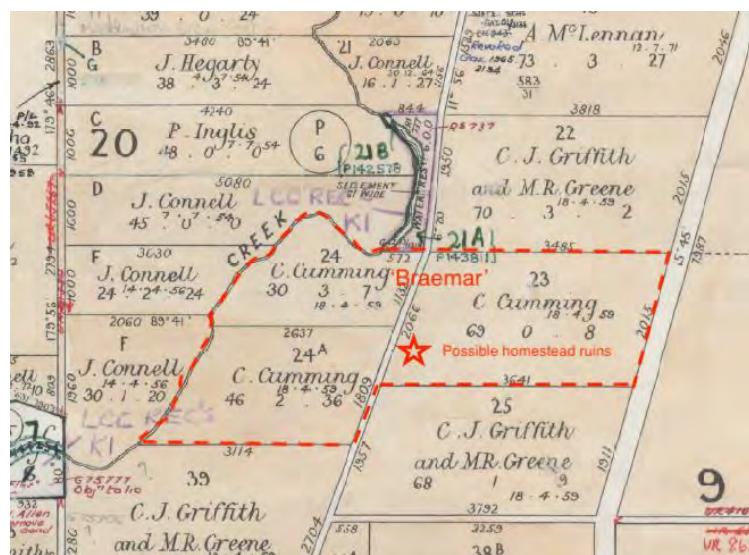
James Bingham died in 1935 (*Argus*, 25 May 1935:13). In 1935 there was a gathering at the newly built home of Mr James Bingham Junior and Mrs Bingham (*Melton Express*, 28 September 1935:1). This may relate to brothers George and James Junior working adjoining blocks of the farm at Parwan for a while after their father's death, with a consequent

requirement for a new house. The swamp formed the boundary between their blocks. A house is shown on the 1936 topo on the northeast corner of Patullo's and may be the extant house in that position (PHG p.84).

A distinctive carved corner fence post from Simon Staughton's run has been recorded on the corner of the former Bingham's property, opposite the airfield (PHG, p.19). This motif is described as the "Staughton orb" in the VHR citation for Exford Homestead. The orb motif was used on bluestone finials on a bluestone outbuilding at Exford and on some formal gates and fencing near the Exford homestead. The wider run was said to be marked out at Quarter-mile intervals with cruder posts featuring the carved orb (Exford Homestead VHR Citation, VHD).

The Cummings – 'Braemar'

Allotments 23, 24 and 24A Section 9, later Allotment K of Section 9



Charles Cumming Senior purchased Allotments 23, 24 and 24A Section 9 Parish of Parwan, 146 acres, from the Crown in 1859. This became Cumming's homestead property and was named 'Braemar' after his hometown in Scotland. Charles selected Allotment E of Section 9 Agricultural Area of Parwan, Parish of Parwan, 323 acres, under Section 33 of the Land Act 1869 (See VPRS 629/P0 Unit 21 File 4107 and Unit 40 File 7968) and obtained freehold in 1872 (Parwan Parish Plan). This became known as 'The Selected Property' or 'The Selection' (See separate section below).

B

By 1877 Cumming's property amounted to 500 acres. Formerly 70 acres had been cropped, but now grazing dominated with only 20 acres under cultivation. 140 head of dairy cattle were

Charles also acquired the freehold land Allotment K of Section 9 Agricultural Area of Parwan, Parish of Parwan containing 320 acres, in c1885. This property was known as 'Patullos' after D. Patullo who selected the allotment before 1872 and gained freehold in 1874. Cumming immediately let the land out (BME, 28 February 1885:2) Patullo's was for sale again in 1892 (Age, 31 May 1892:2). [See Bingham farm below for later developments].

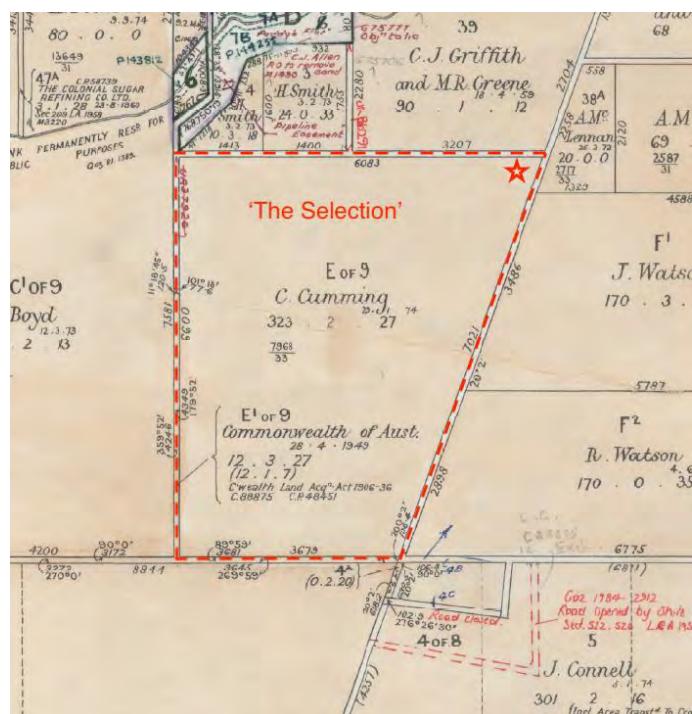
Finally, Charles acquired Allotment 20 Section 9 and Allotments 58, 59, 65 and 66 No Section Parish of Parwan, known as 'Hider's' and totalling 85 acres, in 1885 (not in study area).

When Charles died in 1897 there was a five-bedroom weatherboard house along with stone dairy, stable and cowsheds on the “homestead property” ‘Braemar’, Allotments 23, 24 and 24A, (Charles Cumming probate papers 1897).

Charles’ son Athol took over Braemar (PHG p.43). The “homestead” 140 acres (Allotments 23, 24 and 24A Section 9) was sold to the Riddell Brothers in 1914 (BME, 7 March 1914:3). The 1917 and 1936 topographic maps do not show a house on the “homestead” property (1917 & 1938 topos). However, a photo of Braemar homestead in the local history corresponds exactly to the house on the southeast corner of Allotment 23. This homestead is described as “probably not the first dwelling”, with a stone core and brick extensions (PHG, p.42; Google Street view).

The Cummings – ‘The Selection’

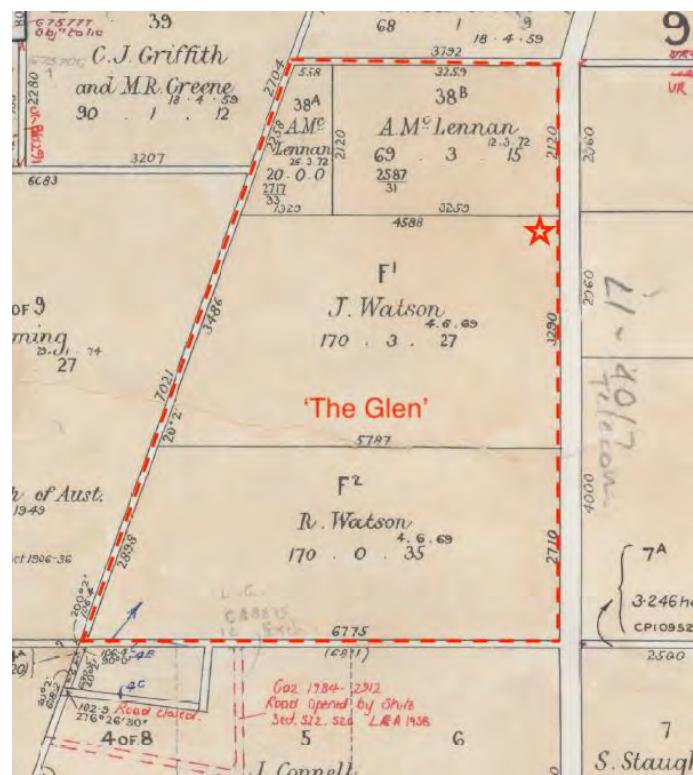
Allotment E of Section 9



When Charles Cumming died in 1897 there were no improvements other than fencing (Charles Cumming probate papers 1897). His son William Harold Gordon (Gordon) Cumming (known as Gordon) took over ‘The Selection’, Allotment E of Section 9, 323 acres, after his father’s death in 1897. It appears that the property was renamed ‘Parwan’. He had a house moved to the property from Fitzroy in 1910. The 1917 topographic map shows a residence on the northwest corner of the property (1917 topo). Later “another house was added in front” – this may have meant that the new house incorporated the 1910 house. It is also asserted in the local history that later again a house was built on the southeast corner of the land. This is not visible on the 1936 topographic map, and this area was subsumed by the airfield runways in 1943 (1917 and 1936 topographic maps; PHG p.43). Gordon died in 1951.

The Watsons – ‘The Glen’

Allotments F1 and F2 and 38A and 38B of Section 9



Robert Watson, who rented a property at Ballarat, and his eldest son James, selected Allotments F1 and F2 Parish of Parwan in c1865. When a reporter visited in 1866 two fine teams of horses were ploughing the 30 cleared acres for wheat (*Age*, 23 August 1866:5; PHG, p.44). The Parish Plan does not indicate the nature of these selections. James Watson gained freehold to Allotment F1 in 1869 and Robert Watson gained freehold to Allotment F2 to the south the same year.

When a 170-acre farm “previously occupied by Robert Watson” was offered for rent or sale in 1870 there was 70 acres cleared and a “first class” house of six rooms on the land (*BME*, 18 June 1870:2). When the property known as “Robert Watson’s farm” (presumably Allotment F2) was offered for sale in 1873 there was a five-roomed weatherboard house on the land, with 70 acres of cleared land (*BME*, 8 March 1873:2). It appears that the house on Allotment F2 in 1873 was no longer extant by 1917. The 1917 topographic map shows only one homestead on the northwest corner of Allotment F1 (1917 topographic). Robert Watson selected land at Maryvale and Hazelwood in 1875 (*Gippsland Times*, 29 June 1875:3). He died in Maryvale Gippsland in 1894 and his wife Margaret died there in 1895 (*BME*, 24 March 1894:2; 23 March 1895:2).

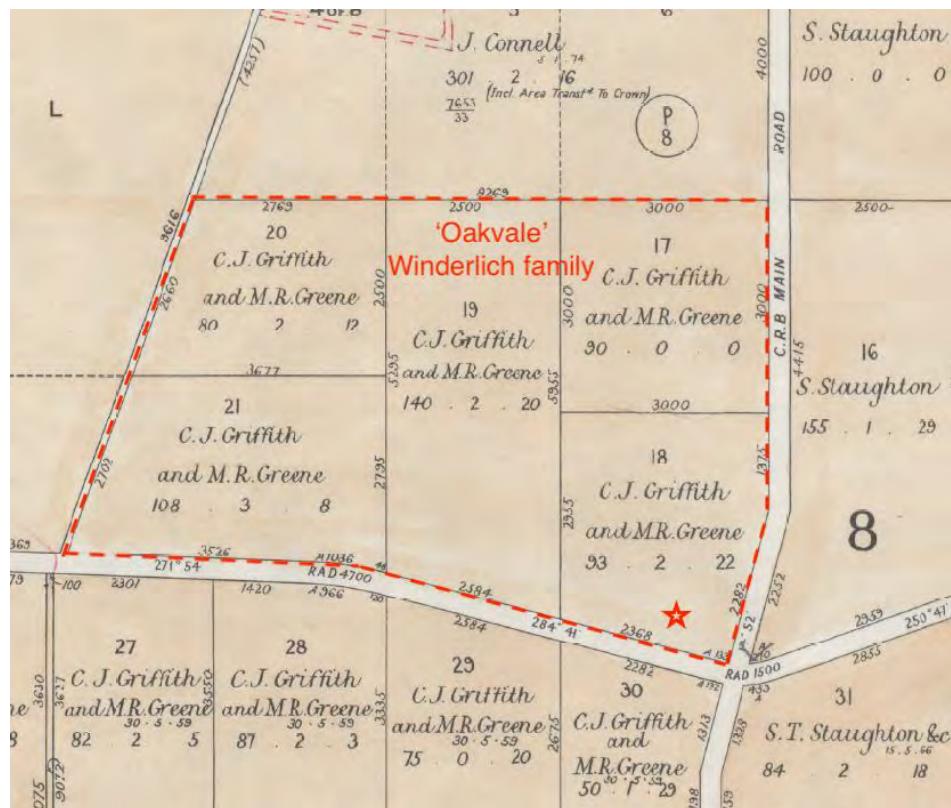
James Watson’s farm was described in a newspaper article in 1877. One lot of 83 acres (Woodside, where Parwan Creek and the railway crossed) had been occupied by Watson for 10 years, and he had another lot of 170 acres in the area (presumably Allotment F1). While previously having up to 100 acres in cultivation, Watson now only cropped 30, mainly with barley and also with lucerne. The main activity was now dairying, with 50 head of cattle (*Australasian*, 6 January 1877:24). James moved to ‘Woodside’, Allotments 44 and 45 and part of Portion 26, 90 acres, in 1887. About the same time, he became a Bacchus Marsh

councillor. He worked the various farms with his sons Charles and James Junior (PHG, pp.45-46).

James Watson purchased 44 acres part of Allotment 38A and 38B in 1906 (*BME*, 12 January 1907:3). James must also have acquired Allotment F2 and the rest of Allotments 38A and 38B before 1917, as when he died in that year, he owned them and F1, 430 acres in total with a brick homestead of four rooms. (Parwan Parish Plan; James Watson probate papers, 1917). Son Charles inherited Woodside and James Junior, who had already been working The Glen, inherited that property. The house at the northwest corner of Allotment F1 may have been built while James Junior was working this farm in the years prior to his father's death. His wife Mary had a son at The Glen in 1912 (*BME*, 13 July 1921:2). James Junior died in 1932. He was occupying The Glen, now Allotments F1 and F2, when he died, so presumably he was living in a house on this land. The land was sold to sold to Messrs J.H. and C.C. Watson (James Watson probate papers, 1932; *Melton Express*, 24 September 1932:2; 25 February 1933:2; 11 March 1933:3).

The Winderlich family - 'Oak Vale'

Allotments 17-21 Section 8

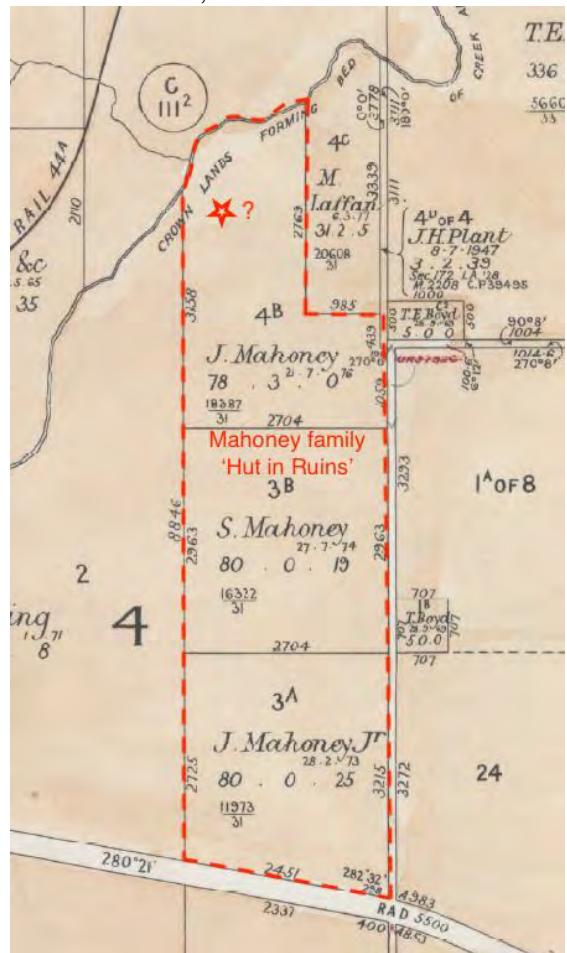


Karl Winderlich of Dooen sold up his farm at Green Lake, Dooen in 1909 and died the same year. His widow Martha, with four of her sons, purchased Allotments 17-21 Section 8 Parish of Parwan, 513 acres in the Glenmore subdivisional sale (PHG, Addendum p.2). They named their property 'Oak Vale'. Eldest daughter Louisa Agnes married Frederick Nuske of Horsham in 1911 (*BME*, 20 May 1911:2). In 1911 the Wunderlichs purchased the draught stallion Benmore's Pride. The champion stallion from the Wimmera stood at Oak Vale (*BME*, 26 August 1911:4). Martha and sons also leased the property 'Hope Vale' on Racecourse Road Bacchus Marsh (*BME*, 20 January 1912:2).

Martha drowned in a waterhole near the house in 1915. Her probate papers show a house had been built on the land (*Argus*, 19 October 1915:6; Martha Winderlich probate papers, 1916). Son Paul continued on the Parwan farm until the mid-1950s. By the time he died in 1946 the farm had already been leased to Mr C. Buckler, who had the house renovated. The farm was auctioned in 1951 (*The Express (Melton)*, 8 June 1946:5; 22 June 1946:1; 8 September 1951:4).

The Mahoney family – ‘Hut in Ruins’

Allotments 3A, 3B and 4B of Section 4



By 1866 the Mahoney family had selected Allotments 3A, 3B and 4B of Section 4 Parish of Parwan as occupation licenses under Section 42 of the Land Act 1865 (*Age*, 23 August 1866:5). It was common for a number of family members to take up occupation licenses in order to make up a farm large enough to be viable. The family obtained freehold under Section 31 of the Land Act 1869 successively for each lot from 1873 to 1876 (Parwan Parish Plan). The occupation license required that the owner had resided on one of the lots before acquiring freehold, suggesting a house was built. By 1866 Mahoney had his property fenced in and sheep-proof and was grazing on it (*Age*, 23 August 1866:5). In 1870 Mr Mahoney's dwelling-house at Parwan was a polling place for the Wyndham Shire North Riding (*BME*, 4 June 1870:2). The Mahoneys sold fat lambs at the Melbourne livestock markets in 1872 (*Argus*, 25 October 1872:2).

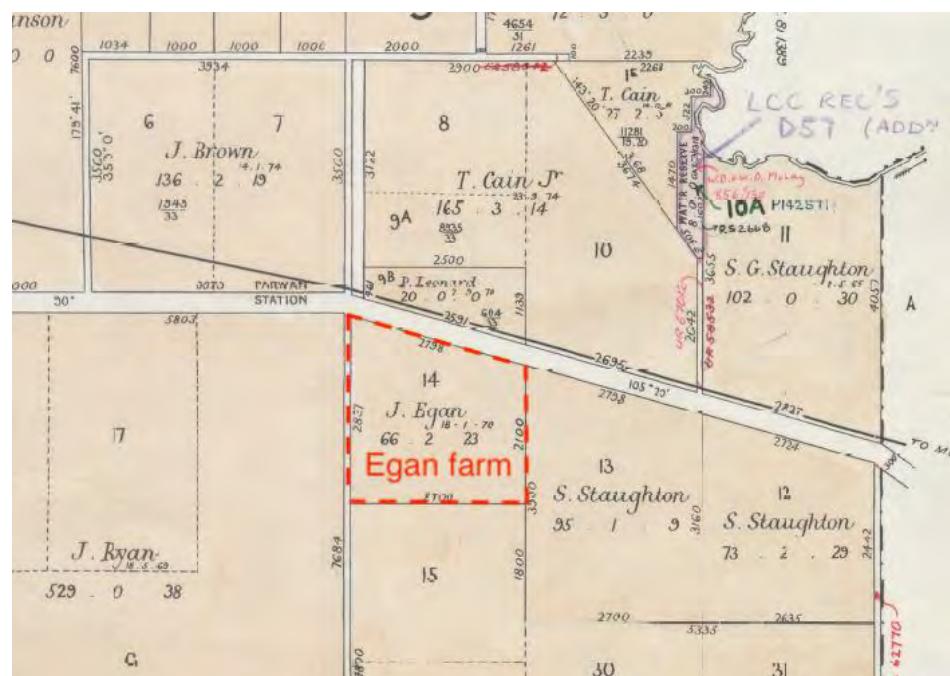
The Mahoneys named their selection 'Hut in Ruins'. Cornelius and his wife sold their Parwan land in c1875 to run the Camp Hotel in Wyndham (*BME*, 15 July 1882:3). The purchasers may have been Messrs Griffith & Green, as in 1875 they offered for sale Allotment 4 Section

4 Parish of Parwan, 80 acres, a “really choice little farm … laid down with rye grass” (*BME*, 17 April 1875:2). In 1889 and 1908 Allotment 3 was described “the swamp paddock” part of Mr Green’s Graystones estate. In 1908 it was described as having been under cultivation many years ago (*BME*, 30 November 1889,2; 21 November 1908:2).

The 1917 and 1937 topographic maps show a house on Allotment 4B (1917 and 1936 topo). By 1942 the three lots were being let out as part of the estate of the late H.H. Kerr (*Argus*, 11 April 1942:7).

The Egans

Allotment 14 Section 9



J. Egan selected 66 acres Allotment 14 Section 9 and was residing on it with his family by 1866, by which time he had 23 acres under wheat. He obtained freehold in 1870 (*Age*, 23 August 1866:5; Parwan Parish Plan). In January 1867 the Bacchus Marsh and Maddingley District Road Board reduced James Egan’s property valuation from £65 to £13 (*BME*, 12 January 1867:3). In 1868 he was assessed £48 for 337 acres of Staughton land, which he must have been renting or purchased (*BME*, 14 November 1868:3). At the same time, he was advertising to take in cattle and horses on 640 acres of grazing paddock “adjoining Staughton’s white gate” and with Werribee River frontage (*BME*, 21 November 1868:4). It was reported that James Egan forfeited a 66-acre allotment in March 1869 (*BME*, 27 March 1869:2).

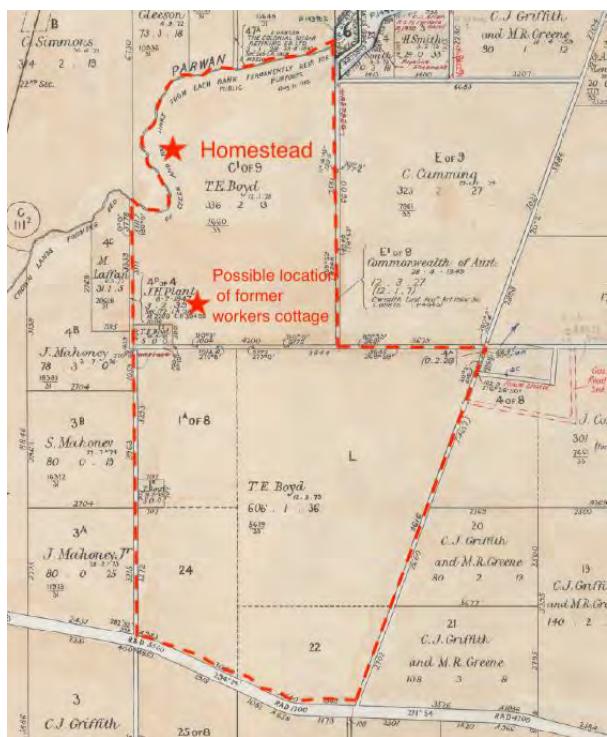
The Alexanders 'Alexander's Farm'
Allotments H1 and H2 Section 9

W. Alexander selected Allotment H1 of Section 9 and Peter Alexander selected Allotment H2, both of 164 acres (Parwan Parish Plan). Peter obtained freehold under Section 33 of the Land Act 1865 (VPRS 629/P0 Unit 2 not viewed). By 1866 the Alexanders' selection was fenced, but no house was indicated (*Age*, 23 August 1866:5).

'Alexanders Farm', now owned by Stephen Staughton and occupied by Mr D. Green, was offered for sale in 1876. The 164-acre farm was cleared and included a comfortable dwelling and yards. It was described as Lot 4 – the origin of this description is unknown (*Argus*, 3 July 1872:8).

Delaney & Hennessey, then T.E. Boyd, then John Cooper, then John Fleming Kerr – 'Bowdens'

Allotments C1 & L of Section 9, allotments 1A, 22 & 24 of Section 8



Delaney & Hennessy selected 940 acres in 1866, fenced and with a residence (*Age*, 23 August 1866:5). 953 acres along Parwan Creek were offered for sale in 1871. There were two cottages containing five rooms, stable, and other buildings (*Argus*, 23 October 1871:8). An 1872 sale advertisement specified brick cottages (*Argus*, 18 May 1872:8). T. Boyd obtained freehold under section 33 of the Land Act 1865 in 1873 (Parwan Parish Plan). The land was sold soon after to John Cooper, whose home property was closer to Melbourne, at Mt Prospect, Bundoora. In May 1873 John Cooper tendered for 1000 posts and rails for the Parwan property (*BME*, 10 May 1873:2). In September 1873 there was a clearing sale of cattle on John Cooper's property, formerly T.E. Boyd's, to make way for sheep (*BME*, 20 September 1873:2).

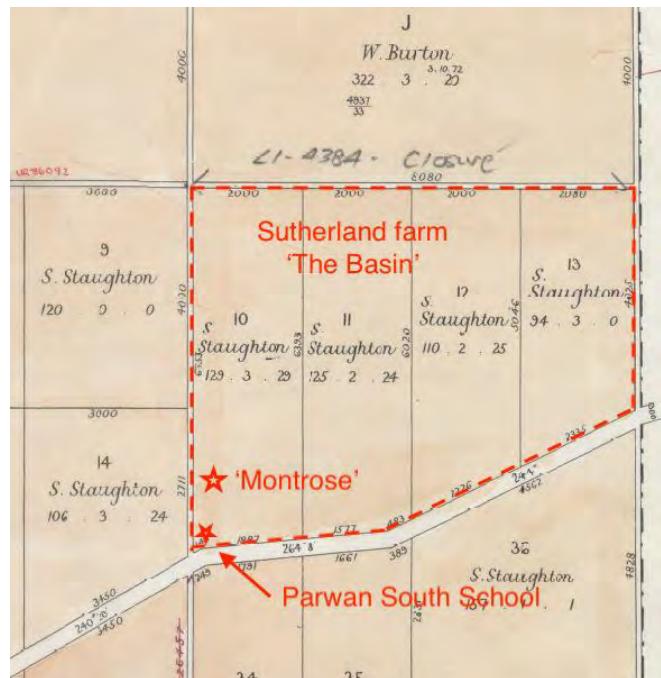
John Cooper offered the property for sale in 1875. The description of the property in the advertisement was based on allotment numbers which appear on an 1864 version of the

Parish Plan. A men's cottage, stable and yards were erected on Allotment 49, which corresponds to the western one-third of Allotment C1 on the later parish plans. A substantial four-roomed brick cottage with verandah was erected on Allotment 50, corresponding to the middle third of Allotment C1 on the later parish plans (*BME*, 29 May 1875:2; old parish plan). By 1876 the property was owned by William Henry Bowden (*BME*, 2 September 1876:2). He offered the land to let in 1877 (*BME*, 21 April 1877:2).

Bowden offered the property for sale in February 1877 (*BME*, 17 February 1877:2). Robert Kerr and sons purchased the land by June 1877 (*BME*, 23 June 1877:3). The property became another one of a number in Parwan and Rowsley run by Kerr and sons. The parents' homestead was St Monans, across Parwan Creek to the north, now surrounded by coal mines. Henry Fleming Kerr farmed Bowdens (PHG, p.41). He gained ownership of this land in 1900. The 1917 and 1936 topographic maps show two houses on Allotment C1. The northern one, on the bank of Parwan Creek, is in the vicinity of the current homestead and outbuildings. Henry died in 1934. John James McPherson, grazier of Bacchus Marsh gained ownership in 1943, and Oscar and Ellen Jensz became the owners in 1950. (1917 and 1936 topos; CT 2779/652).

Sutherland family – 'The Basin'

Allotments 10-13 Section 8



This land was packaged as Lots 3 and 5 of the Nerowie subdivisional sale (PHG, p.70). George Sutherland of Wycheaproof purchased lots 3 and 5 of the Nerowie estate in 1911, and became the owner in 1914 (*BME*, 15 April 1911:2; CT 3856/064). George and Mabel built a brick home named 'Montrose' and three children were born from 1913 (PHG, p.76). The 1917 topographic map indicates the house was built before 1914 (1917 topographic map). The house is said to be similar to several other local houses of the period, including the Ross home 'Lindavale', 'Monovale' before the Jensz family took over, possibly the Kerr home 'St Monans', and possibly 'Westwood' (PHG, p.77). Mabel died in 1923 (*BME*, 2 June 1923:2). George died in 1950 and the probate went to his Ennis Sutherland, farmer of Parwan. The property became the property of Vican Pty Ltd in 1984 (CT 3856/064; CT 9482/410).

The Sutherlands made an acre of land on the south-east corner of the property available for the Parwan South School in 123 [see separate section for Parwan South School below] (PHG p.76; CT 3856/064). IN 1932 George Sutherland made some of his land adjoining the school block available for a new public tennis court. (*Melton Express*, 14 May 1932:2; 11 August 1934:3).

By the mid-1930s George Sutherland was recognised as one of the most successful farmers of the district, due to his “thorough and up-to-date methods”. He became a Councillor for the South Riding of the Shire in 1934 (*Melton Express*, 11 August 1934:3; 25 August 1934:2). George retired to East Malvern in 1950 and died soon after (*Express (Melton)*, 18 November 1950:1).

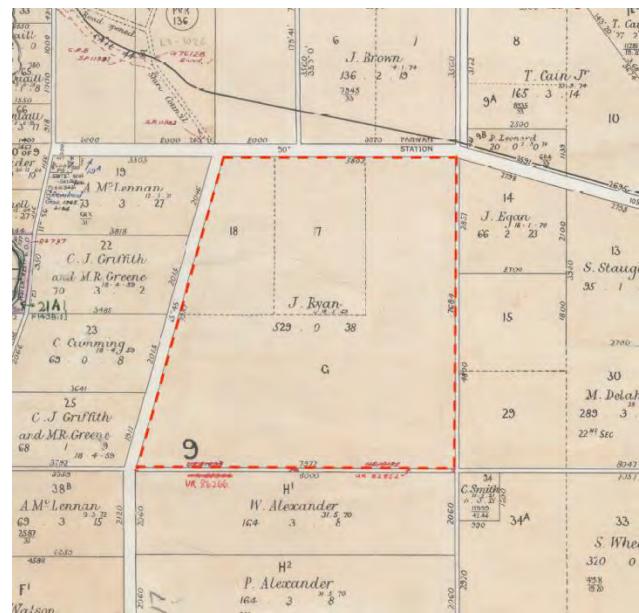
A green-painted Nissen hut is located just to the north of the house ‘Montrose’. It probably served as a garage. This is a 16ft diameter model, 36ft long. Nissen huts were never used in Australia during World War II but became available here in the late 1940s. They were imported as both military surplus and new from Britain and came primarily in 16ft and 24ft diameters. The Commonwealth government also purchased Nissens extensively from Britain as housing for migrant camps, and as the camps were decommissioned, second-hand Nissens also became available from this source. There are a large number of these buildings in Victoria, with at least 80 16ft Nissens and 60 24ft Nissens recorded on one database (Peter Mills pers. comm.).



The Sutherland residence ‘Montrose’ (PHG, p.77).

The Ryans – the Parwan Paddock.

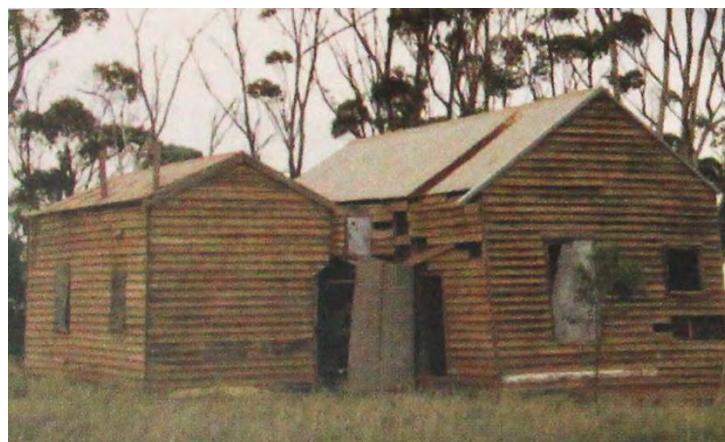
Allotments G, 17 & 18 Section 9



By 1866 Jeremiah Ryan was farming 459 acres in Parwan, probably Allotments G, 17 and of 18 Section 9. The 71-acre Allotment 18 had been taken up under an occupation license under Section 42 of the Amending Land Act 1865 in 1866 (*BME*, 27 October 1866:2). Jeremiah Ryan's leasehold, Allotments 17, 18 and G Section 9, 529 acres were put to public auction in 1869 (*Argus*, 12 May 1869:3).

By 1866 50 acres of the property was considered to be good agricultural land, and the rest was moderately timbered. Fifty acres was ploughed, but more ploughed land was under fallow and more again was being cleared of timber. Four miles of four-railed sheep-proof fence had been erected. Mr Ryan had his own homestead on his property at Bacchus March, but his sons lived in a substantial house on the family's Parwan land. They described this land as the Parwan paddock (*Age*, 23 August 1866:5). The Shire valuation in 1880 shows Jeremiah's 529 acres, along with another 1664½ acres in Parwan. This was probably Allotment H1 (See section on Alexanders below) (*BME*, 25 September 1880:2).

Henry Miller purchased Jeremiah Ryan's land, of which half was in Parwan and the remainder on the north side of the Werribee River, in 1881 (*BME*, 21 March 1881, 2). A house shown on the 1917 and 1936 topographic maps in the southeast corner of Allotment G (1917 & 1936 topo). Ruins remain in this position.

Parwan South State School SS4175*Southeast corner of Allotment 10 Section 8*

Parwan South State School SS4175 (PHG, p.128).

A campaign for a school at Parwan South began in 1922, as the population had been increased by subdivisional sales and Closer Settlement in the area. Fund raising events were held, including euchre parties and dances. The local Member of Parliament H.R. Robertson lobbied for the school land Mabel (May) Sutherland arranged an interview with the Director of Education. It was agreed that the community would provide the building and a suitable number of pupils and the Education Board would supply a teacher and lease the building (PHG, p.81; *Melton Express*, 11 August 1923:3; 31 May 1924:2). The Sutherlands made an acre of land on the south-east corner of the property available for the Parwan South School in 1923 [see separate section below]. The trustees were George Sutherland, James Josiah Hepburn and Paul Edwin Wunderlich (PHG pp.76 & 81; CT 3856/064).

Each family was to provide £25 for the building, and the school and shelter shed were constructed by J.C. Bennets. A tree planting day took place in 1924, with 50 trees planted for shelter around the edge of the block, and as a memorial to May Sutherland, who had died the year before (SHG, pp.81-82; *Melton Express*, 12 July 1924:3). Parwan South SS4175 opened in September 1923. The school was also used as a hall, for events such as dances and engagement celebrations possible to locate them (*Melton Express*, 16 May 1925:2; 9 March 1929:3).

The school was worked part time with SS804 Mt Cotterell from November 1927 but reverted to full time in 1929. Attendance was 23 in 1934. On Arbour Day in 1934 50 trees, including Sugar Gums and “lucerne” (Tree Lucerne or Tagasaste), were planted in the grounds. The school was closed in 1949 (*Melton Express*, 30 June 1934:2; Blake, p.137). The Parwan South School Hall remained in use for various community purposes, such as meetings of the Rural Fire Brigade and as a polling booth, continued into the 1950s (*Express (Melton)*, 13 October 1951:5; *Age*, 27 May 1954:19).

Bacchus Marsh Airfield

The Bacchus Marsh airfield was set up at Parwan in 1943 as one of a number of “dispersal aerodromes”, alternative areas at which aircraft could be located in the event of an air attack on the RAAF Station Laverton. Land was occupied under the provisions of the National Security General Regulations. The airfield was located on the properties of W.H.G. Cumming, Mr Kerr and J. McPherson. Dispersal aerodromes were usually unoccupied, with a caretaker appointed. In 1945 the caretaker at the Parwan aerodrome was John James McPherson. The gravel runways were fenced off to allow ongoing use of the rest of the farmland. A windsock was the only other infrastructure (NAA, A705, 171/2/270 Parts 1 & 2).

After the war the Air Force retained the airfield and the Department of Civil Aviation occupied it on a permissive basis, using it for training and as an alternative to Mangalore when Essendon was fogbound. Bitumen paving was laid at the ends of the runways in 1949. The airfield later continued in use for aero clubs and for gliding (NAA, A705, 171/2/270 Parts 1 & 2; *Express (Melton)*, 10 December 1949:1; PHG, p.112).

George Running,

Lots 1 & 2 Section 4

George Running acquired freehold title to Lots 1 & 2 of Section 4 Parish of Parwan in 1871 under Section 33 of the Land Act 1869 (Parwan Parish Plan). In 1874 he invited tenders to clear and stack dead wood on the property (*BME*, 10 October 1874:2). When Running offered the property for sale in 1876 it included a small cottage and stock yards (*BME*, 15 January 1876:2). There is no house shown on this allotment on the 1917 topographic map (1917 topo).

M. Delahey

Allotment 29, 30, 31 and 15 Section 9,

M. Delahey selected Allotment 29, 30, 31 and 15 Section 9, 289 acres, freehold obtained in 1872, under the 22nd section of the Land Act 1862 (Parwan Parish Plan). By 1866 Mr Dullahsi [sic] had 50 acres under cultivation. As the ground was stony, he erected stone fences (*Age*, 23 August 1866:5; *Australasian*, 6 January 1877:24).

J. Connell

Allotments 4, 5 and 6 of Section 8

J. Connell Selected Allotments 4, 5 and 6 of Section 8 ,301 acres, obtaining freehold in 1874 under Section 33 of the Land Act 1869 (Parwan Parish Plan). Connell had purchased land to the north on the other side of Parwan Creek in the 1850s, where his house was located (*Age*, 23 August 1866:5). A house is shown on the 1917 and 1936 topographic maps, a little to the west of Jensz Road, accompanied by avenue plantings in 1936, but no traces remain in the current aerial photographs (1917 & 1936 topo).

A. McLennan

Allotments 19, 22 and 38 of Section 9

A. McLennan took out a Section 42 occupation license on Allotment 19 Section 9 and Allotment 38B Section 9 on the southern side of the Cumming farm Braemar and obtained

freehold in 1871 and 1872. He also purchased Allotment 22 Section 9 and selected Allotment 38B Section 9 (Parwan Parish Plan).

In 1872 the mortgagees of the McLennan farm offered it for sale. It consisted of Allotments 19, 22 and 38 of Section 9, 141 acres. Lots 19 and 22, with dwelling and improvements, which were offered in one lot. Lot 38, with rich soil, was offered separately (*BME*, 2 November 1872:2). The dwelling on Allotments 19 or 22 is not shown on the 1917 topographic map (1917 topo).

Some bluestone quarrying was undertaken by Steve Whelan on Allotment 19, just south of the School. Stone from the quarry was used on St Bernard's Church in Bacchus Marsh (*Melton Express*, 15 December 1934:1).

Parwan State School SS916

NE corner Allotment 19 Section 9

A meeting was held in Parwan 1866 to establish a Common School, and a site was secure on the northeast corner of McLellan's Allotment 19 Section 9. The school started in a vacant house in 1867 and then in a converted smithy. A grant for teacher and building enabled the opening of the school in 1868. The building was in brick with a residence under the same roof. The school closed in 1930 (Blake, p.50). Some sugar gums remain on the site which may have been school plantings (*BME*, 10 September 1904:3).

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**APPENDIX 5 – MOORABOOL SHIRE COUNCIL POST BOXES AND DRY STONE
WALL PARTICULAR PROVISION**

52.33
31/07/2018
VC148

POST BOXES AND DRY STONE WALLS

Purpose

To conserve historic post boxes and dry stone walls.

Permit requirement

A permit is required to demolish or remove a post box constructed before 1930.

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

- Dry stone structures other than walls and fences.
- The demolition or removal of a section of a dry stone wall to install a gate.
- The reconstruction of damaged or collapsing walls which are undertaken to the same specifications and using the same materials as the existing walls.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The significance of the post box or dry stone wall.
- Any applicable heritage study, statement of significance and conservation policy.
- Whether the proposal will adversely affect the significance of the post box or dry stone wall.
- Whether the proposal will adversely affect the significance, character or appearance of the area.

MOORABOOL PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

1.0
31/07/2018
VC148

Permit requirement for dry stone walls

Land

None specified

APPENDIX 6

**PARWAN HERITAGE ASSESSMENTS (GRAEME BUTLER &
ASSOCIATES)**

PARWAN HERITAGE ASSESSMENTS

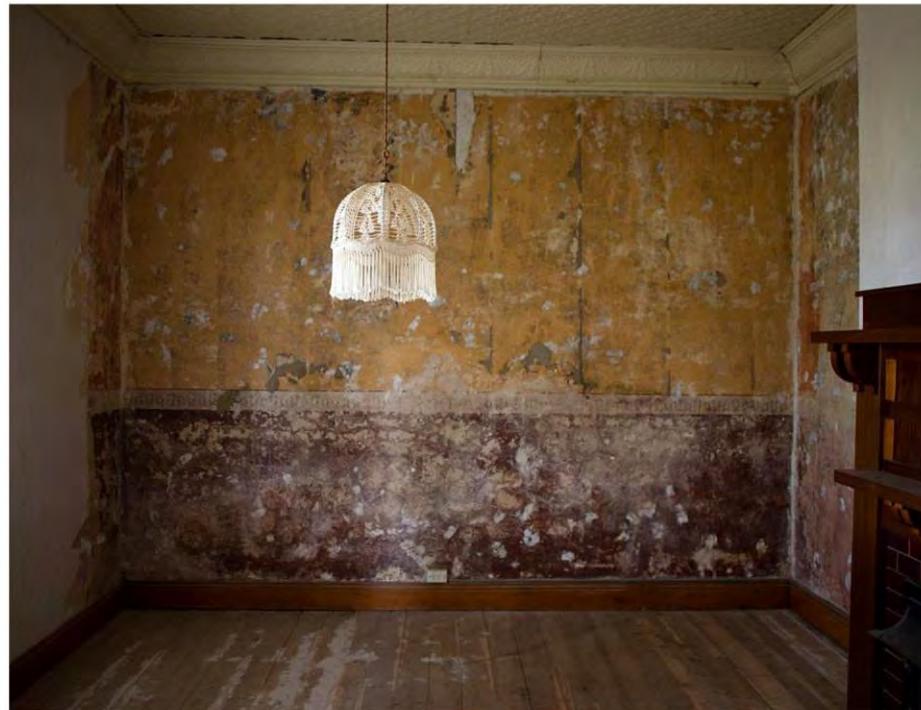


Figure 1 Henry Kerr's farm house, drawing room

Parwan heritage assessments

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ISSUE

- Draft issued to Archaeology at Tardis 19 Aug 2020
- Final issued to Archaeology at Tardis 20 Aug 2020

Parwan heritage assessments

Background**75, 81 Browns Lane, Parwan**

Preliminary field work by Archaeology at Tardis for the Parwan Station Precinct Structure Plan Historic Cultural Heritage Assessment has identified the following issues that were to be resolved by Graeme Butler & Associates, acting as a heritage consultant.

...there is one Moorabool Shire Council Heritage Overlay site within the activity area; Dwelling at 75 Browns Lane, Parwan (HO 194)... after inspecting the dwelling, it is most likely not the original 1870s Browns' homestead, and instead a later dwelling built in the early 20th century within the Browns' estate. This assessment is based on interpretation of the characteristics of the house and the physical and documentary evidence of the house situated at 81 Browns Lane as most likely being the original homestead.... Additionally, it is recommended that an historic architect undertake an assessment of the dwellings at 75 Browns Lane and 81 Browns lane, Parwan to determine the original Browns' homestead.

The dwelling at 81 Browns Lane has two major observable periods of construction, with an original brick dwelling at the front of the house and a contemporary extension (post 1950s) as the back part of the dwelling. There are also numerous outbuildings, including two brick and corrugated iron roof buildings and a cistern constructed from brick and covered with concrete. All buildings are in good condition. The dwelling is possibly the Browns' homestead as indicated by its construction technique, materials and roof pitch. These all suggest a mid-19th century building. Based on this, and documentary evidence that indicates there was a brick house present in 1900 (Leader, 17 March 1900, p. 2), further investigation should be conducted by a heritage architect to determine if it is the Browns homestead.

Graeme Butler & Associates, 2020: 4

Smiths Road, Parwan

Preliminary field work by Archaeology at Tardis for the Parwan Employment Development Plan Historic Cultural Heritage Assessment has identified the following issues that were to be resolved by Graeme Butler & Associates, acting as a heritage consultant.

The desktop assessment and survey identified the Delaney & Hennessey homestead (229 Smiths Rd, Parwan) as a brick cottage dating from c. 1871. This dwelling is mostly intact and retains its heritage integrity. It demonstrates a clear association, through both physical evidence and historical documentation, with an important historical period (early c. 1871 settlement of Parwan), and this association enhances understanding of this period better than other places in the region. Based on this analysis, the place satisfies the basic heritage threshold test for being of local historical significance (Heritage Council Victoria 2019). However, the place has undergone numerous periods of alteration that have affected the buildings aesthetic characteristics, is unoccupied and has low structural integrity. These factors may impact the places ability to satisfy addition to the Moorabool Shire Council Planning Scheme, and further investigation by a heritage architect should be completed to determine the best outcome

Survey 2020

The following assessments are the result of a brief survey undertaken by Graeme Butler August 2020 with the property owners just before a stage 4 Covid 19 lockdown in metropolitan Melbourne, Victoria. Images were taken as a partial record of each place using a full-frame digital camera and notional sketch plans of the layout prepared based on aerial photographs.

Limitations of the assessments

Covid 19 restrictions have affected the following:

Parwan heritage assessments

- Extent and detail of the physical survey;
- Records available for research, with key records such as municipal rate books and lands files at the Victorian Public Records Office unavailable; and
- Comparative analysis of other farm complexes in the area by inspection.

Graeme Butler & Associates, 2020: 5

Parwan heritage assessments

HILL FARM, 75 AND 81 BROWNS LANE

Moorabool Shire Property Numbers:

- 75 Browns Lane: 474150, Lot 1, Lot 1 TP17588, SPI 1\TP17588
- 81 Browns Lane: 474200, Lot 1 PS438307, SPI 1\PS438307

Planning Status

Heritage Overlay 194 'Dwelling, 75 Browns Lane' basic controls under clause 43.01 of the Moorabool Shire planning scheme.



Figure 2 Detail from VicPlan, 2020

Graeme Butler & Associates, 2020: 6

Previous assessments

Bacchus Marsh Heritage Study 1995

The following is derived from the *Bacchus Marsh Heritage Study 1995* undertaken by Richard Peterson Architect & Conservation Consultant and Daniel Catrice Historian 1994. The place was surveyed by Richard Peterson January 1994.



Figure 3 Image from the 1994 study, showing the house at 75 Browns Lane, and dense vegetation.

The estimated date of the house was 1870s with alterations from the 1920s. The walls were described as render, the roof clad with iron and the integrity as 'Fair'. Significant intact elements identified included 'form, façade, verandah, use, chimneys, and windows'. The main value identified was 'HISTORICAL': it was recommended for protection in the Bacchus Marsh Planning Scheme.

Parwan heritage assessments

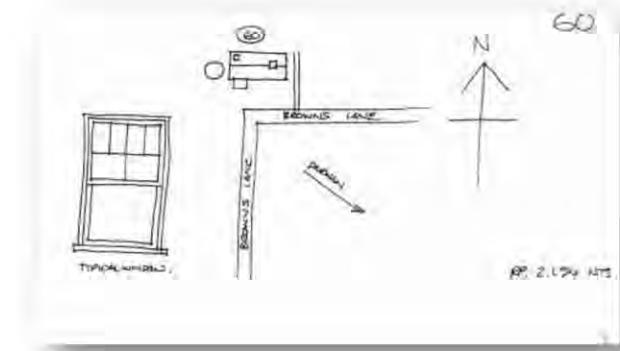


Figure 4 Survey notes by Richard Peterson, 1994, NTS

HISTORY: James Brown settled at Parwan in the 1860s. A decade later, he owned 41 acres (16 ha) and leased 287 acres (116 ha).¹ The present farmhouse was probably erected c1874. That year, Brown purchased the 136 acre (55 ha) allotment bounded by Whelans Road, Browns Lane and the Parwan-Exford Road.²

VISUAL DESCRIPTION: A rectangular symmetrical gable-roofed timber pavilion, across the site. This is at the 90° bend in Browns Lane. The upper gable has a decorative timber rail; there are two chimneys, symmetrically on the gable. Double-hung sash windows have an unusual

¹ Cites Shire of Bacchus Marsh Rate Book, 1863-64, 1871-72.

² Cites Department of Lands & Survey, Parish of Parwan, Plan p8(4), Central Plans Office

Graeme Butler & Associates, 2020: 7

configuration of glazing bars, with four upper panes and two lower, within the upper sash. Rafters are exposed.

SIGNIFICANCE: An early cottage, altered. The only nineteenth century house remaining in Parwan.

Of local historical significance as a surviving representative embodiment of the settlement of a place, hence early to this locality. **INTACTNESS:** Good. This appears to be an early cottage altered in the 1920s.

Brown is not mentioned in the *Bacchus Marsh Heritage Study 1995 ENVIRONMENTAL HISTORY* but Parwan is mentioned for its 'vast brown coal reserves' and the construction of the Melbourne-Ballarat railway line completion to Parwan in 1886, with some remnants of the Parwan siding noted. The Bacchus Marsh Dairymen's Co-operative Association, and its subsidiary, Federal Milk Pty. Ltd., is stated as dominating Bacchus Marsh primary industry throughout the inter-war period, with supplies coming from Rowsley, Parwan, Melton, Toolern Vale and Myrniong, significantly promoting dairy (p.34). Farmland west of Melbourne is noted as the principal supplier of chaff to Melbourne, with a chaff mill operating at Parwan by Austral Grain and Produce (1911-1939). However, chaff-cutting declined after the Second World War as grain replaced hay as the major cash crop for Parwan farmers (p35).

At Parwan and Rowsley, the dissolution of the pastoral estates encouraged a pattern of subdivision and sale that transformed the landscape into a patchwork of cultivated fields, roads and isolated settlements. The completion of the railway in 1887 provided a tremendous boost to rural production. Station sheds and sidings were established and at Parwan, in 1911, a chaff mill was erected by Austral Grain and Produce (p47).

Parwan heritage assessments

In these agricultural districts, townships were less important as centres of supply than as communities which met the social, intellectual and spiritual needs of a dispersed population. A Common school was established at Parwan in 1868³, and at Parwan South a state school was opened in 1923 in a hall erected by locals and most unusually, leased to the Education Department (ref 28) 40. At Rowsley, a school was opened in 1870 at Goat Hill, then moved in 1892 to Collie's Bridge on the Parwan Creek... Places of worship, such as the Thelma Ross Memorial Church Parwan (1940), and recreation halls like the Parwan South Mechanics' Institute ... and Rowsley Hall ..., fulfilled most of the needs that fostered community identity and pride...

Post War Developments

After the Second World War, each settlement in the Shire, with the exception of Bacchus Marsh, has struggled to maintain population levels. Coimadai has disappeared altogether, and at Hopetoun, Parwan and Rowsley, few buildings survive to indicate that thriving communities once existed.

2012 Bacchus Marsh Heritage Study Review

The following extracts come from Bacchus Marsh Heritage Study Review – (Amendment) C06 Part 2, Significance Threshold Policy & Peer Review of Residential Places Final Report July 2012 by Samantha Westbrooke – Heritage Architect/Advisor.

HO 194 - 75 Browns Lane Parwan (Dwelling) c1870's**Revised Comparative Analysis**

At Parwan, the dissolution of the pastoral estates encouraged a pattern of subdivision and sale that transformed the landscape into a patchwork

³ P51 states 'Parwan Common School No.916 was established in 1867',

of cultivated fields, roads and isolated settlements. The completion of the railway in 1887 provided a tremendous boost to rural production. Station sheds and sidings were established at Parwan, and in 1911, a chaff mill was erected by Austral Grain and Produce. In these agricultural districts, townships were less important as centres of supply than as communities, which met the social, intellectual and spiritual needs of a dispersed population. A Common School was established at Parwan in 1868, and at Parwan South, a state school was opened in 1923 in a hall erected by locals and leased to the Education Department. Places of worship such as the Thelma Ross Memorial Church, Parwan and recreation halls like the Parwan South Mechanics' Institute fulfilled most of the needs that fostered community identity and pride.⁴

The property at 75 Browns Lane Parwan, although altered, is significant as one of the only surviving 19th century farmhouses demonstrating the early farming settlement of Parwan. The other example is the Nerowie farm complex, which is partially in Melton Shire. Other Parwan buildings already included in the Heritage Overlay include the School and Mechanics Institute (1923) and the Thelma Ross Memorial Church (1940).

Discussion of Significance

The property is of historical significance as one of the only surviving 19th century building in Parwan representing the early farming settlement of the area. Although altered, the residence is of architectural significance for its ability to demonstrate the c1870s construction date in the overall form, materials and surviving original features.

Recommendation: *The significance of the property meets the threshold policy. Retain in the amendment.*

⁴ Derived from the 1994-5 study

Parwan heritage assessments

And

HO 194 – 75 Browns Lane, Parwan (Dwelling) c1870's**Statement of Significance****What is significant?***The Residence at 75 Browns Lane, Parwan.***How is it significant?***The Residence at 75 Browns Lane, Parwan is of local historical and aesthetic significance to the Shire of Moorabool.***Why is it significant?***The Residence at 75 Browns Lane, Parwan is of local historical significance as a rare surviving 19th century building in Parwan representing the early farming settlement of the area. The farmhouse was constructed for James Brown in circa 1874. Brown settled in the area in the 1860s and was a significant Parwan landholder. The property is significant for its associations with the early settler after whom Browns Lane is named.**The Residence at 75 Browns Lane, Parwan is of aesthetic significance as, although altered, it demonstrates the c1870s construction in the overall form, materials and surviving original features. Significant surviving original features, include the main gable roof form, weatherboard cladding, verandah with timber brackets, two chimneys, exposed rafters, and double hung sash windows with four upper panes and two lower panes.***Comment**

The residence at 75 Browns Lane does not contain Victorian-era fabric (except for an added rear 4-panel door) but is from the Interwar period. The James Brown house is at 81 Browns Lane, adjoining. Hence although it appears that the house at 75 Browns Lane was built for a descent of James Brown, James Alexander Brown, it is not associated directly with James senior. Nor does it reflect a 1870s construction date.

History of 75 and 81 Browns Lane

The two properties, 75 and 81 Browns Lane are located on CA5/9 Parwan Parish Plan granted to William Morton of Bacchus Marsh in 1859 as a 41 acre allotment costing £72/13/2d. Adjoining to the east were four allotments (CAs 1B, 2-4/9): three of a similar size to CA5, granted to W McDonald in 1859, and a fourth of 79 acres (CA1B) granted in 1872. Rate books of 1871-72 are cited as listing Brown as owning 41 acres (16 ha) and leased 287 acres (116 ha)⁵.

Across Browns Lane to the south James Brown selected 136 acres under Section 33 of the Lands Act, receiving a grant in 1874. Brown's allotment later included part of the North Western Railway line and the former Parwan Railway Station at the corner of the Parwan-Exford and Whelans Road. The allotments bordered the Parwan Creek and overlooked the larger Werribee River valley to the north.

In 1863, Morton sold CA5/9, the site of these houses, to James Brown⁶. In 1877 a newspaper report stated that **James Brown**, had been residing on this property for 17 years, making 1860 as the threshold for his

⁵ Peterson & Catrice 1994: reference 60 cite Shire of Bacchus Marsh Rate Book

⁶ RGO Memorial 136, p88

Parwan heritage assessments

occupation. The first child in the Brown family was born in 1859 with many to follow, creating the need for a permanent dwelling.

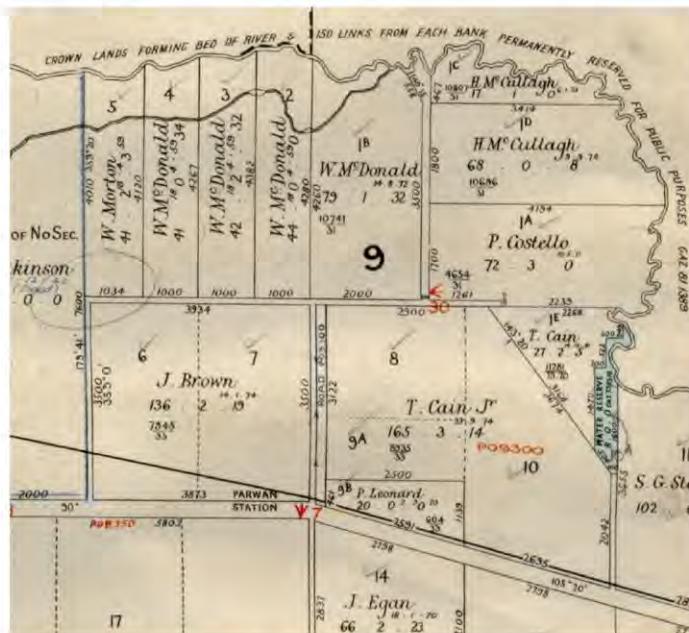


Figure 5 detail from Parwan Parish Plan showing Brown's Hill Farm and Parwan Paddock lots.

James Brown and family

The namesake of the lane, James Brown, was born 10 Aug 1825 at Humbie, in Haddington, Scotland to James & Janet Brown, one of a large family. He arrived in Melbourne 17 Jul 1853 having left Glasgow, on the

ship *Abdalla* in March. He worked on Thomas's Farm, in the Pentland Hill, near Bacchus Marsh as a resident agricultural labourer, marrying Hannah Morley from Lincolnshire, England, there in 1858. James and Hannah commenced a large family (11) all born at Parwan or Bacchus Marsh from 1859 (Margaret, 1859–1875) through to 1879 (William Thomas). James also selected the 136 acres to the south under Section 33 of the Lands Act, receiving a grant in 1874.

As with other Parwan residents, James was generous in donating prizes to the Parwan Common School in the 1860s. James was also one of the Trustees of a Presbyterian Church property at Parwan, along with Peter Alexander, Charles Cumming, jun., James Watson, and Patrick Boyd as part of the Presbytery of Macedon and Werribee.⁷ The West Bourke Agricultural Society's show of 1881 held at Romsey awarded first prize for wheat to James Brown while his son George represented the property well at a ploughing match at Timothy Connell's paddock, near Bacchus Marsh.⁸

However James Brown died 3 February 1882 with his wife, Hannah as executrix and sole beneficiary. His estate was valued for probate as £1120 real, and £519 personal: a considerable sum. James left his estate in trust, not to be sold until 1900 when it could be realised for his family, with son James Alexander (1865–1932) receiving an additional £100 to his share of the estate.

Mrs Brown & Sons

Following the requirements of the will, Elizabeth was free to sell the property after 1900. Perhaps towards that end an 'Executor's Sale' was

⁷ *The Bacchus Marsh Express* Sat 16 Oct 1869 Page 3

⁸ *The Bacchus Marsh Express* Sat 12 Mar 1881 Page 2

Parwan heritage assessments

advertised for March 1900 in the name of Hannah Brown that included a Freehold of 160 acres, at the Parwan railway Station, which approximated the description of **Hill Farm** (CA 5, 6, and 7/9 Parwan) including 28 acres of lucerne flat:

'...equal to anything in Bacchus Marsh' and the rest good agricultural and grazing land watered by Werribee River, Parwan Creek, well and tank; well fenced and subdivided into 10 paddocks; brick house of 6 rooms, corrugated iron roof, detached kitchen, brick dairy, buggy house, cowshed, barn, chaff house, carpenter's shop, cart shed, piggery milking yards etcetera, etc. Also the whole of the first class dairy herd, draught horses, extensive farming plant, furniture etcetera, etcetera And

Brick House standing on three roods 36 perches of land in the township of Darley

The whole for absolute sale to wind up the estate

*Further particulars from Pearson Rowe Smith & Co Melbourne or G Bence, Bacchus Marsh...*⁹

Hannah sold her share to the others in 1904, Robert his share in 1905, Agnes her share in 1911, Hannah (now Hannah White) in 1918: eventually becoming James Alexander Brown's property in 1922. James junior was to remain on the farm.

Hannah died at Williamstown in 1922 with a personal estate valued at £2885, largely from her share in the firm Mrs Brown & Sons, and James junior died at Parwan in 1932. The new house on the block at 75 Browns Lane may have been built for James Alexander Brown after his mother's death.

⁹ Leader Sat 17 Mar 1900 Page 2

At the time of Hannah's death in 1922, Mrs Brown & Sons held the following property:

158 acres being part of CA 5, 6, and 7/9 Parwan parish known as **Hill Farm**¹⁰ together with the dwelling and all improvements thereon, valued at £2054 also 199 acres CAs 8, 10, 9A, 9B and part 1E/9 Parwan parish known as **Parwan Paddock**, valued at £1040. They employed GH Henry, R Burston and GH Anderson on the farm, W Hogan did their blacksmithing, J Bailey, their saddler, and James Skinner, their hay carting. Roy Simpson supplied them with sheep. Their stock included: 12 dairy cows, 50 Leicester cross ewes, 103 crossbred ewes, 55 aged cull ewes, 52 lambs, 60 four-tooth ewes, and four Leicester rams. They had a large number of horses to work the farm, including the mare Rose, geldings Dick and Tom, a medium weight horse called Darkie, Prince, Violet and Bloss. Also an unbroken filly, a medium weight colt, a Chestnut hack and spring cart horse Tom and a grey buggy mare. Farm implements included three wagons, farm drays, a spring cart, hooded buggy, and one old buggy plus sundry harness and saddlery. Other items included numerous ploughs, rollers, hay rake, reaper and binder, harrows, chaff cutter, corn crusher, two mowing machines and an old separator and cooler plus various tools and a blacksmiths bellows. They had stacks of oaten hay, lucerne and grassy lucerne. All of these items were typically described as 'old' potentially to lower the sum used to calculate probate.

The third son of the family, Robert Brown, died in 1930 aged 60. He was noted as born in Parwan and a pioneer but leaving as a young man to the new fields opening up in Gippsland as members of the local Grant family

¹⁰ Also referred to a Hill View in 1904- *The Bacchus Marsh Express* Sat 30 Apr 1904 Page 4

Parwan heritage assessments

had also. Robert farmed at Trafalgar for 26 years and returned to the Parwan area in the late 1920s, dairy-farming at Glen more, Rowsley. He retired to his property at Darley, part of the "Kelvin Grove" estate¹¹.



Figure 6 Detail of 1949 aerial image showing farm complex.

Like his father, Hill Farm's later owner, James Alexander Brown was a benefactor to the Parwan School, and a Parwan riding councillor for the Bacchus Marsh Shire in the 1920s¹².

When James Alexander Brown died in 1932 he was recognised with the following by the *Melton Express*:

¹¹ *Melton Express* Sat 1 Nov 1930 Page 2

¹² *Melton Express* Sat 4 Aug 1923 Page 4

On Thursday night the death occurred of Mr. James Alexander Brown at his residence, "Hill Farm," Parwan, after a long illness. The late Mr. Brown had gone through life with frail physique but always overcame to a great extent his physical disabilities and delicate health until about 12 months' ago, when his health commenced to cause his relatives and friends a great deal of anxiety.

Born of pioneer parents who came out from Britain in the early days of settlement, the late Mr. Brown was precluded by physical handicaps of carrying-on in an active manner the agricultural pursuits followed by his people. He found, that, in the public sphere, however, he could perform much that was useful to the community.

For over 20 years Mr. "Sandy" Brown (as he was more familiarly known) was a prominent figure in the public life of the district. From 1910 till 1927 he represented Parwan Riding in the Bacchus Marsh Shire Council, and was Shire President on two occasions—in 1917 and in 1925. He was also President of the Bacchus Marsh Agricultural and Pastoral Society in the days when it flourished. The late Mr. Brown in addition held the title of an honorary justice. He was always possessed of a keen business mind, and, indeed, was discussing business affairs with his brother only a few minutes before his death. Sympathy goes out to the surviving brothers and sisters, in their sad loss. The funeral will take place this Saturday, Oct. 1st, at 2.30 p.m.¹³

By 1940 the farm had come down to the youngest of the family, William Thomas Brown (1879–1954). The SEC took a strip out of the centre of the block in 1954.

¹³ *Melton Express* Sat 1 Oct 1932 Page 3

Parwan heritage assessments

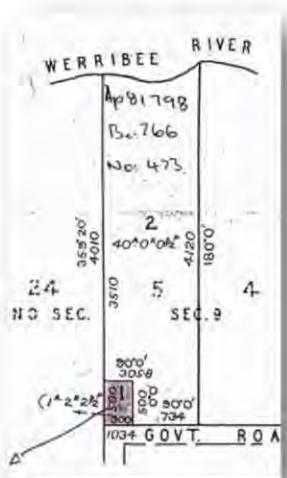


Figure 7 Subdivision of CA5/9 1973, RGO Application 817975

William's son George Alexander Brown (1917–2007) along with Betty Sylvester Gibson, as the new owners after William's death, mortgaged CA5/9 to Bessy May Clarke of Chintin for £3500. George Alexander Brown was the sole owner by 1968, taking out a mortgage over four years with the NBA. In 1973, the allotment was subdivided to create the property 75 Browns Lane as a one acre lot 1, leaving the balance of the property with the original house. George sold the lot to Gwen Mair in 1976 for \$2000 who resold it to Glenys Margaret Stuchbery and James Kesby, both of Browns Lane, Parwan, in 1993 for \$75,000. The Woods family owned it seven years later.

Graeme Butler & Associates, 2020: 13

Conclusion from the history

Hill Farm and the Brown family have been closely associated with the pioneering of the Parwan area, its farming and social development. James Brown's farming endeavours were publicised in the 1870s as part of the ideal farming prospects of the Bacchus Marsh area while his son James Alexander Brown was a local Justice of the Peace, Bacchus Marsh councillor and well known in the area. Although altered the structures from the Victorian-era and Interwar period at 75 and 81 Browns Lane hold the association with the Brown family's prominence in the Parwan area, the house at 75 being associated with James Alexander Brown, while the brick house at 81 was linked with the James Brown family. The complex illustrates the various era of farming at Parwan as carried out within one family.

Hill Farm complex inspection 2020

Setting

Hill Farm true to its name overlooks the Parwan Creek and Werribee River valleys with a back drop of mountain ranges that include Table Top, the Pentland Hills and Mount Macedon.

The complex is surrounded by exotic grasslands with groves of sugar gums immediately to the north. Reputedly there are indications of a driveway (consolidation) that might have entered next to what is now termed as the former dairy to the south-east and extended around the front (north) of the old house entry at 81 Browns Lane. Potentially it might have then looped back to enter Browns Lane west of 81 Browns Lane.

Farm complex

The former farm complex includes:

Parwan heritage assessments

- Interwar house, 75 Browns Lane and associated sheds, the house said to have been renovated by Jim Kesby in the 1990s;
- Part of an early or mid Victorian-era brick house that now serves as the south wing of a recently built house, 81 Browns Lane;
- Associated outbuildings that include a dairy and butcher's shed (former dairy?), each with an underground tank;
- Brick house of recent construction, said to have been built for Jim Kesby in the early 1990s, attached to the north face of James and Hannah Brown's Victorian-era cottage.

The Interwar house is likely to have been built for James Alexander Brown after 1922 while the Victorian-era house was built for the James Brown family after c1860. The complex borders the Parwan Creek to the north and overlooks the larger Werribee River valley further to the north. Sugar gums are dotted around the complex, many coppiced. George Alexander Brown (1917–2007) or Alex Brown, has told the present owners of 81 Browns Road that the area was highly treed in his youth with thick bushland between Parwan Railway Station and Hill Farm.



Figure 8 75 Browns Lane, Google 2014

Graeme Butler & Associates, 2020: 14



Figure 9 North or main elevation of James Alexander Brown's house, 75 Browns Lane, 2020



Figure 10 East elevation of James Alexander Brown's house, 75 Browns Lane, 2020

Parwan heritage assessments

Interwar house, 75 Browns Lane

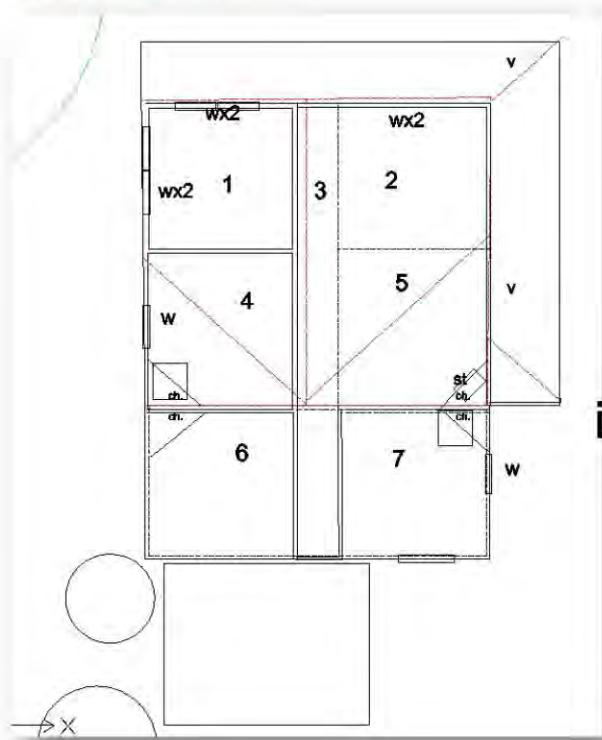


Figure 11 Interwar house, notional plan NTS, north up

Graeme Butler & Associates, 2020: 15

The Interwar farm house exterior includes:

- Simple gabled main roof form with transverse gabled bay facing to the north of house, main roof has simple gable trussing to east (added) but none to the west which has a simple louvred gable vent (new cladding presumably has covered the east gable vent);
- Main north gable is 'half timbered' (sheet cladding with cover straps) with a central louvred gable vent typical of Interwar houses;
- Roof originally clad with corrugated iron;
- two red brick chimneys (bricks painted) with corbelled tops;
- weatherboard clad walls (bullnose and square edge), part replaced;
- front (north) skillion form timber-framed verandah (Oregon posts and bressumer, hardwood frame) originally with hipped ends and corrugated iron roof cladding (since extended around the east face of the house and enclosed);
- originally timber double-hung sash windows with six-pane top lights, possibly also the bottom lights, cavetto under-sill mouldings as in windows to Rooms 4 and 7 (some windows enlarged or replaced as doubles);
- Edwardian-era type half-glazed front door to verandah, with top light, vertical boarded lower panel and some fretted scrollwork and cricket bat moulding in the middle panel;
- Added concrete verandah floor, with the modified Oregon posts and fretted brackets set on slim brick piers, potentially as replacements for a timber floor; and
- Rear skillions, one clad with weatherboard (shown in 1949 image) and the next with fibre cement sheet.

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- Victorian-era door in reused in rear wing (stripped).



Figure 12 Window west elevation 75 Browns Lane, thought to be the original window form generally

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Figure 13 West elevation of house, 75 Browns Lane, showing likely for of gable on the east elevation, 2020.

Interior includes:

- Rectilinear floor plan said to have been originally 4 bedrooms, distributed wither side of a central north-south passage, with some partitions now removed;
- Angled brick chimneys stripped of plaster, formerly at the corner of rooms, with partitions since removed, one high timber mantel said to be former kitchen (room 6);
- Lambs-tongue profile mouldings to architraves and skirtings where they survive;
- Typical Interwar three-panel doors some with original bronze or antiqued finish pressed metal plates and knobs serving mortice locks;

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- Pressed metal wall vents;
- Soft wood T&G floor boards (150mm wide).



Figure 14 Typical original door and door furniture 75 Browns Lane

Outbuildings include:

- Gabled corrugated iron clad shed or garage on rough concrete slab, some parts earlier, part with added fibre cement sheet cladding to west;
- Small weatherboard clad skillion shed to north.

Graeme Butler & Associates, 2020: 17

James Brown's mid Victorian-era brick house (part), 81 Browns Lane

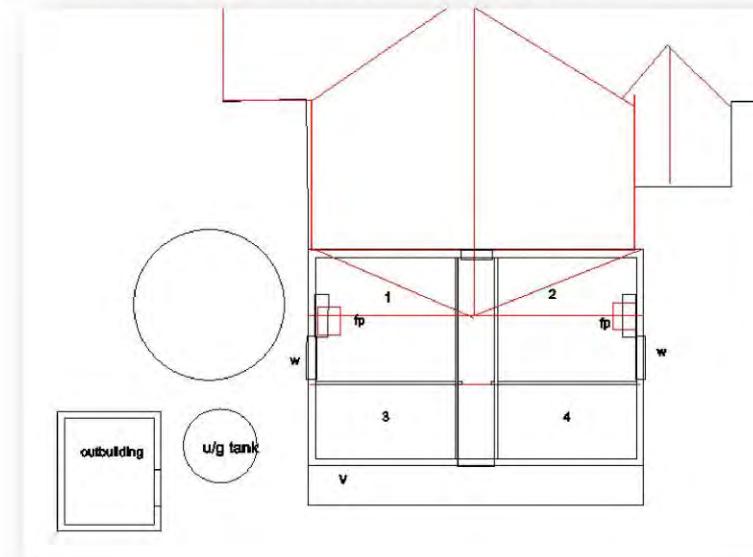


Figure 15 Victorian-era house notional plan, NTS, north up

Mid Victorian-era brick house includes:

- Simple gabled roof form over two main rooms with rear or south skillion roof two-room wing (roofs rebuilt, new ridge and gable imposed on existing roof from added wing), said to have been renovated by Jim Kesby, also recollections from around 40-50 years back told to owner that the house was covered with box-thorns in recent times;

Parwan heritage assessments



Figure 16 South elevation of James Brown's house (part), 81 Browns Lane, 2020

- Recently built brick house said to have been built by Jim Kesby in the 1990s, butted to former north face of Victorian-era house, with vertical control joints between existing and addition;
- Face brick chimneys, with corbelled tops;
- Orange coloured brickwork set in Colonial bond, with assumed lime based mortar, said by present owner to be set on rubble footings;
- South facing timber-framed skillion verandah (rebuilt) with slim (modified) stop-chamfered posts, being slim profile are typical of the mid Victorian-era but altered or reused;
- Verandah roof with no rafters but wall plate and bressumer appear new as is the corrugated iron cladding;

- Added concrete tile verandah floor;
- Double-hung sash windows with slim profile joinery, set either side of the south facing central door, each with a dressed stone sill and multi-pane glazing;
- Doorway with segmentally arched head and arch bar, plus voussoirs and worn stone threshold (added Victorian-era pattern half-glazed door);
- Large double-hung sash windows added to east face, front room (room 2).



Figure 17 James Brown house (part) east elevation, 2020

Interior includes:

- Passage with soft wood T&G beaded board ceiling and solid plaster walls, with doorway half way down (no door);
- Two rear (south rooms) with skillion-from boarded ceiling;

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Parwan heritage assessments

- Two front (north rooms) with boarded ceiling and fireplaces with Victorian-era timber mantels, one polished the other painted;
- Four-panel pine doors (stripped) with brown porcelain knob sets and rim locks (locks new?);
- Typical Victorian-era compound moulded soft wood architraves and skirtings;
- Front door case and architraves with top light (no door, see Victorian-era door on 75?) and segmentally arched wall opening.



Figure 18 Brick outbuilding (known as butcher's room, but possibly former dairy) and underground tank, west of James Brown house, 81 Browns lane, 2020



Figure 19 Former north or main elevation of James Brown house, 2020

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Figure 20 Fireplace and timber mantel Room 2, James Brown House, 81 Browns lane, 2020

Outbuildings and structures include:

- Red brick (similar to house) skillion roof (modified roofline) outbuilding said to have been the 'butcher's shed', ledged & braced vertical boarded door with rimlock and knob; brick floor;
- Dome topped underground tank near above with hand pump removed, said not of hold water, remnants of pump held by owner;
- Outbuilding to east, weatherboard clad, gabled roof with corrugated iron cladding, and ledge & braced doors, said to have been a dairy (1949 aerial shows what may have been a milking shed to the south of the dairy);
- Large open-top circular underground tank made from pressed red brick (Northcote) adjoining former dairy;

- Outbuilding to west, weatherboard clad (square-edge, paling), gabled roof with corrugated iron roof cladding, four-pane casement window, and ledge & braced door;
- Iron harness bits embedded in eucalypt (thought to be a 'killing tree' or for tethering), appears to have hardwood post imbedded in tree trunk;
- Evidence of compacted ground as former roadway passing at front of new house.

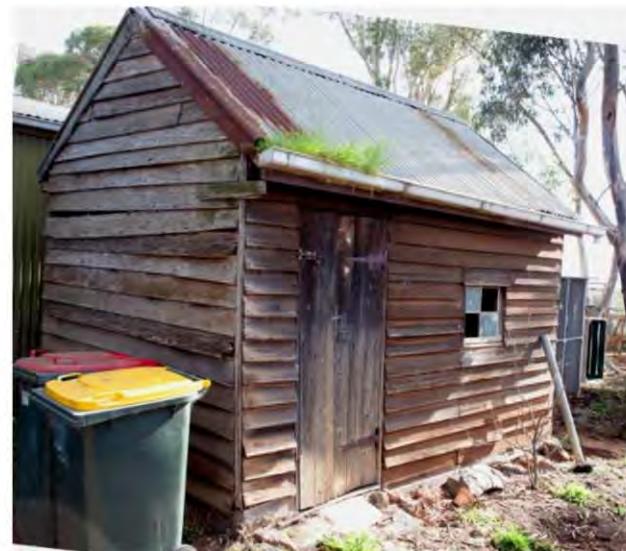


Figure 21 Timber outbuilding west of 81 Browns Lane house

Parwan heritage assessments



Figure 22 Timber outbuilding with underground tank, east of 81 Browns Lane house, known by existing owner as former dairy and located next to what may have been the site of a milking shed to the south (see 1949 aerial image).

Conclusion from inspection

The Victorian-era house has been compromised by the addition to the north and cosmetic external changes but the interior is evocative of an early farm house in the area. The three outbuildings (brick and weatherboard clad) and underground tanks, are contributory to this character. The house is the focus of the group and is still reflective of the Brown family's long occupation.

The Interwar house has also been extensively altered inside and out but is recognisable as from the era associated with James Alexander Brown. Sufficient evidence exists to reinstate or recreate the altered parts.

Conclusion from the comparative analysis

(Refer Appendix 2: Comparable farm and house examples)

There are many Victorian-era farm complexes within the Shire that are more complete than the group at 75, 81 Browns Lane and are protected by a Heritage Overlays. None of the places assessed in this report have a relative aesthetic or architectural significance within the Shire or the locality of Parwan. Similarly other identified Interwar farm house examples typically have more integrity and stylistic sophistication.

However the principle utilised in a number of comparative analyses of the 1994-5 and 2012 studies, is that of representativeness of a historical theme as acted out in a specific locality, particularly those localities that may now be depleted in heritage assets.

This group is one of the few representative examples of early Victorian-era farming, as carried out into the 20th century by the one family, the Browns, who were historically prominent in Parwan and the Bacchus Marsh area.

Assessment against criteria

The following heritage place assessment uses relevant criteria that can form the basis of any proposed Statement of Significance. (Refer *Applying the Heritage Overlay August 2018*).

The two properties that make up Hill Farm, 75 and 81 Browns Lane are assessed as a group, given their common historical origin via the Brown ownership.

Parwan heritage assessments

Criterion A:***Importance to the course, or pattern, of our cultural or natural history.***

Hill Farm and the Brown family have been closely associated with the pioneering of the Parwan area and the growth of its farming and social development from the 1870s, as popularised in the local press. Catrice (1994-5) wrote that 'At Parwan and Rowsley, the dissolution of the pastoral estates encouraged a pattern of subdivision and sale that transformed the landscape into a patchwork of cultivated fields, roads and isolated settlements. The completion of the railway in 1887 provided a tremendous boost to rural production... In these agricultural districts, townships were less important as centres of supply than as communities which met the social, intellectual and spiritual needs of a dispersed population.'

Previous analysis in the 2012 review has concluded that: '...The Inter-War period was a time of rapid expansion in the Bacchus Marsh residential area, with the expansion of orchards around Bacchus Marsh in the 1910 – 1930s period, due to the introduction of cool storage, the mechanisation of fruit grading, improved irrigation methods, use of bulk handling techniques, and after 1932, preferential entry into the British markets for fresh, dried and tinned fruit...'.

The principle of representation has also been applied to the few surviving places that were created in the mid to late 19th and early 20th century, post WW1, at Parwan, as two key growth eras. The 2012 review observed that '...the (Brown) property is of historical significance as one of the only surviving 19th century building in Parwan representing the early farming settlement of the area'.

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

Analysis in 1994 concluded that '...There are thirteen early farmhouses identified in the Shire. Most of these are single cottages. Only four, including this, are masonry construction...' and '... There are only seven 1920s and 1930s farmhouses identified in the Shire.'

Criterion C:***Potential to yield information that will contribute to an understanding of our cultural or natural history.***

No identified values under this criterion.

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

No identified values under this criterion.

Criterion E:***Importance in exhibiting particular aesthetic characteristics.***

No identified values under this criterion.

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Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

No identified values under this criterion.

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.

No identified values under this criterion.

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in our history.

James Brown's farming endeavours were publicised in the 1870s as part of the ideal farming prospects of the Bacchus Marsh area and he won prizes for his efforts at local agricultural shows before his early death in 1882. His widow, Hannah, continued running of the farm as Mrs Brown & Sons as an indicator of her resolve while her son James Alexander Brown took over the farm in the early 20th century. He was a local Justice of the Peace, Bacchus Marsh councillor and well known in the area.

Although altered the structures from the Victorian-era and Interwar period at 75 and 81 Browns Lane hold the association with the Brown family's prominence in the Parwan area, the house at 75 being associated

with James Alexander Brown, while the brick house at 81 was linked with the James Brown family.

Revised Statement of Significance, Hill Farm, at 75, 81 Browns Lane, Parwan

What is significant?

The Brown family farm complex, Hill Farm, at 75, 81 Browns Lane, Parwan includes the following contributory elements:

- Interwar weatherboard house, 75 Browns Lane;
- Part of an early or mid Victorian-era brick house that now serves as the south wing of a recently built house, 81 Browns Lane;
- Associated weatherboard (2) and brick (1) outbuildings, with two underground tanks.

How is it significant?

The Brown family farm complex, Hill Farm, at 75, 81 Browns Lane, Parwan, is significant for its rarity and historically significant to Parwan, the Bacchus Marsh area and the Shire of Moorabool.

Why is it significant?

The Brown family farm complex, Hill Farm, at 75, 81 Browns Lane, Parwan, is significant:

Historically.

Hill Farm and the Brown family have been closely associated with the pioneering of the Parwan area and the growth of its farming and social development from the 1870s, as popularised in the local press. Catrice (1994-5) wrote that 'At Parwan and Rowsley, the dissolution of the

Parwan heritage assessments

pastoral estates encouraged a pattern of subdivision and sale that transformed the landscape into a patchwork of cultivated fields, roads and isolated settlements.

Hill Farm represents the formative mid Victorian-era farm development around Bacchus Marsh as well as the early 20th century growth, the Inter-War period being a time of rapid expansion in the Bacchus Marsh area.

Hill Farm represents the small number of surviving places that were created in the mid to late 19th and early 20th century, post WW1, at Parwan, as two key growth eras, as well as, in part, one of the only surviving 19th century building in Parwan representing the early farming settlement of the area.

Rarity

Hill Farm includes part of one of the few early farmhouses identified in the Bacchus Marsh area that are of masonry construction, as one of the only surviving 19th century building in Parwan representing early farming. The complex also includes one of a small number of Interwar farmhouses identified in the Bacchus Marsh district, albeit altered.

Association

Hill Farm represents in part (81) James Brown's farming endeavours that were publicised in the 1870s as part of the ideal farming prospects of the Bacchus Marsh area before his early death and his widow, Elizabeth, continued running of the farm as Mrs Brown & Sons as an indicator of her resolve in challenging times.

Hill Farm represents in part (75, 81) the long occupation of James Alexander Brown who took over the farm and ran it successfully in the early 20th century while being a local Justice of the Peace, Bacchus Marsh councillor and well known in the area.

Recommendations

The existing Heritage Overlay should be extended to include the contributory elements and a curtilage and the proposed Statement of Significance adopted as part of Council policy.

Parwan heritage assessments

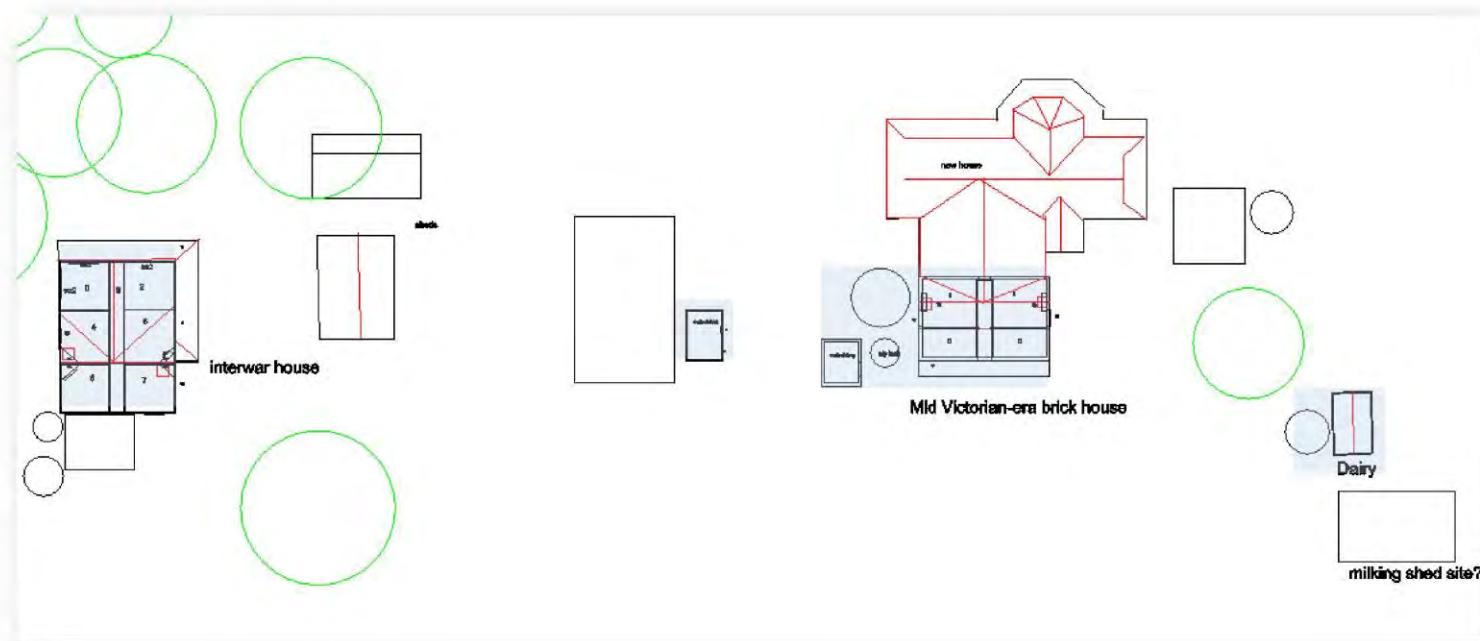


Figure 23 Hill Farm plan 2020, with contributory elements shaded in blue, NTS, North up.

Graeme Butler & Associates, 2020: 25

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Figure 24 Proposed Heritage Overlay amendment to cover both places shown as red dash, NTS, VicPlan .

Graeme Butler & Associates, 2020: 26

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Henry Kerr's farm, 229 Smiths Road, Parwan

Moorabool Shire property number 528550

Planning status:

- Farm Zone
- Airport Environs Overlay
- Design And Development Overlay
- Environmental Significance Overlay, 100m either side of the Parwan Creek

Previous assessments

This property has not been identified in previous heritage studies of what is now the Moorabool Shire, 1994-5, 2012.

The Shire of *Bacchus Marsh Heritage Study* 1995 thematic history does not mention Robert Kerr, head of the Bacchus Marsh pioneering family, but it does mention Robert's son James of Morven (q.v.) under the important local theme of Irrigation that '...a gravitation system on the Lerderberg River, was undertaken in July 1886 by **James Kerr**. A channel was constructed on the river bank, with calico hoses to distribute water to adjoining properties... These first attempts at irrigation failed for want of a comprehensive scheme for the Bacchus Marsh Basin.' The Irrigation Act (1886), which provided for the establishment of irrigation trusts which rationalised the design and financing of effective schemes. The bibliography also cites the Kerr Family Papers in the Australian Historic Records Register, since retired.

James Kerr's Morven at Darley (HO142) is also assessed in the *Bacchus Marsh Heritage Study Review* 2012 among other heritage places in the Shire as being highly significant.

Why is it significant?

The Farmhouse and its garden setting at 325 Lerderberg Gorge Road, Darley is of local historical significance for its demonstration of the early settlement of Darley because of agriculture. The farmhouse and its garden are of historical significant for their illustration of the components of a Victorian farming complex established for a prosperous farmer from that period. The residence was constructed in 1896 for successful cattle breeder, James Kerr. Kerr achieved considerable success as a breeder of Dairy Shorthorn cattle and was a prominent resident of the area. The property is of historical significance for its associations with the Kerr family, as well as, the Bacchus Marsh Shire Engineer, D. A. Little who designed the residence.

The Farmhouse and its garden setting at 325 Lerderberg Gorge Road, Darley is of aesthetic significance as an excellent substantially intact example of a grand late Victorian farmhouse amongst its original garden. Features of note to the residence, include the return verandah with valance and cast iron posts with capitals, the pediment to the verandah, the tuckpointed brickwork with Waurn Ponds stone and string courses and the chimneys with rendered cornicing. The remaining Victorian garden setting and the avenue driveway contribute to the aesthetic significance of the place.

History of Henry Kerr's farm

The farm complex is sited on part of Crown Allotment C1 Section 9 Parish of Parwan. The original Crown Allotment C1/9 of 336 acres was located on the Parwan Creek and bounded by Government road reserves: it was granted to Thomas Elder Boyd in 1873 after selection under Section 33,

Parwan heritage assessments

Land Act 1869¹⁴ . . A small allotment C2/9 (28 acres) in the south-west corner was also granted to Boyd in 1869. A reservation of 100 links from each bank of the Parwan Creek was made in 1881.

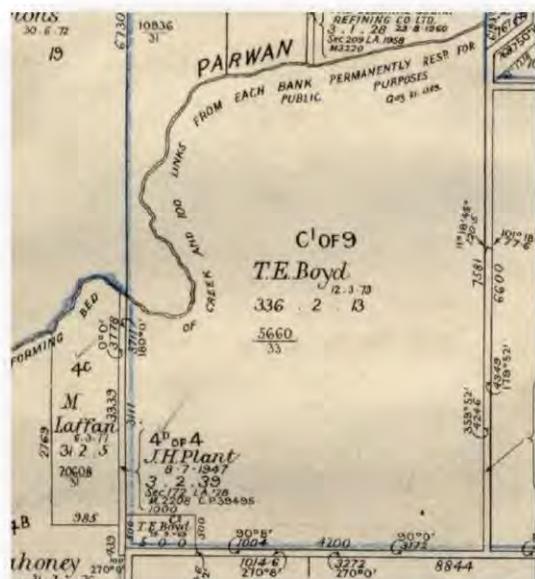


Figure 25 Detail of Parwan Parish Plan 1963 NTS

¹⁴ PROV VPRS 629, P0000,31

Graeme Butler & Associates, 2020: 28

An earlier version of the Parish Plan shows the land occupied by P Boyd under Section 33 and described as 'gravel soil excellent pasturage'. Boyd also held another 606 acres to the south.

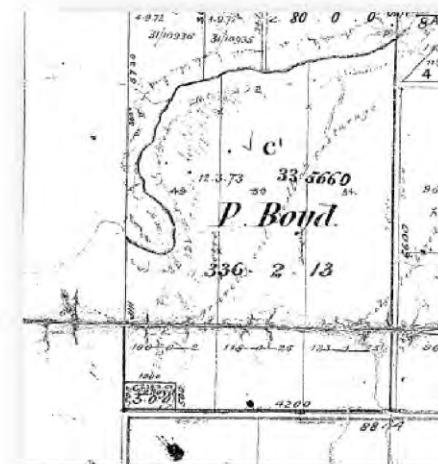


Figure 26 Detail of Parwan Parish Plan Put-away P8-4

The evident Edwardian-era origin of the house has determined that the specific place history commences in the late 19th century with brothers William and Henry Fleming Kerr holdings a series of allotments across the Parwan parish in 1897, 1188 acres in all. They divided the properties, with Henry Kerr, a Parwan grazier, taking the southern parts in 25 July 1900, some 953 acres that included CAs 1A, 1B, 22, 24, and L of Section 8 plus CAs part C1, C2, of Section 9.

Parwan heritage assessments

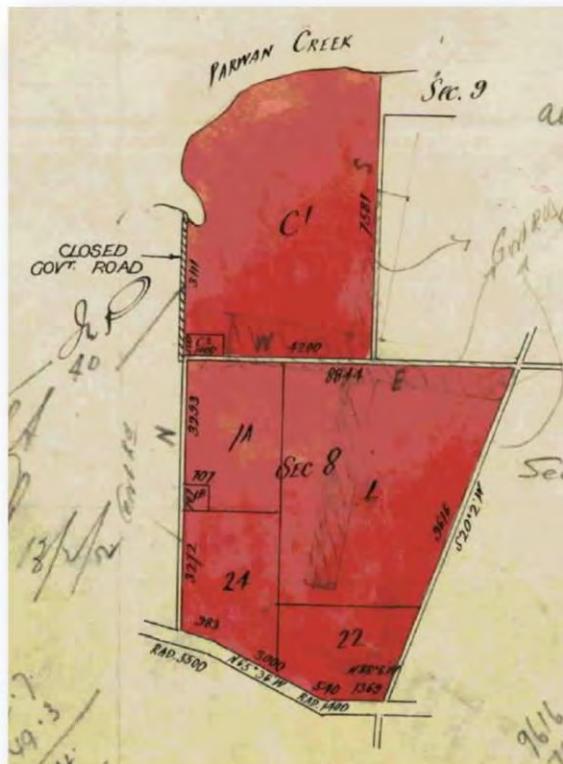


Figure 27 Kerr Property as of 1900 (NTS)

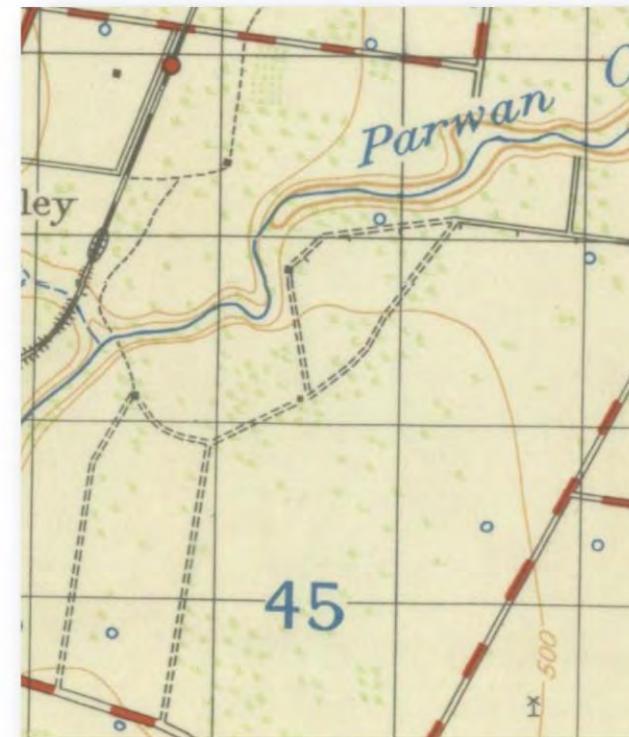


Figure 28 Ballan 1936, detail, Australian Section, Imperial General Staff (State Library of Victoria)

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Parwan heritage assessments

Henry Kerr died in November 1934 presumably after having this house built early in his tenure. His widow Elizabeth Kerr was granted probate in 1935¹⁵ and the property owner in 1943 when she was residing at Restalrig Lerderberg Street, Bacchus Marsh. She immediately sold the property to John James McPherson, a Bacchus Marsh grazier. A large part of it (831 acres) was sold to Oscar Oliver & Ellen Esther Jensry in 1950. The Commonwealth of Australia acquired a cruciform (Bacchus Marsh air strip) piece of land on the east and north edges May 1951¹⁶.

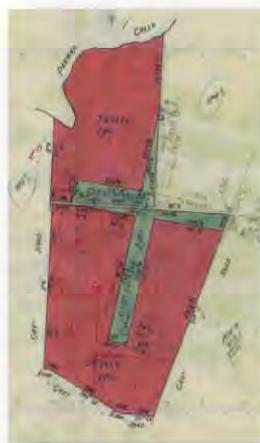


Figure 29 Property subdivision and Commonwealth of Australia acquisition 1951. (NTS)

¹⁵ See PROV VPRS 28/ P3 unit 2682, item 270/598, VPRS 7591/ P2 unit 949, item 270/598; Date of death: 05 Nov 1934

¹⁶ VTO Volume 2779 Folio 652

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Arthur John Smith of Mount Cotterill, farmer, became the owner of two hundred and ninety-eight acres one rood and five perches October 13 1950 ...being Crown Allotment C2 and part of Crown Allotment C1 Section 9 Parish of Parwan County of Grant, subject to a small easement in the north-east corner by the Commonwealth in November 1953. It is likely that most of the changes carried out to the house and associated structures were made under Smith's tenure.

This part of the property was transferred to Smith's executors in 2018 and sold to Mustafa Bozkurt by 2019 (V 7635, F 176)

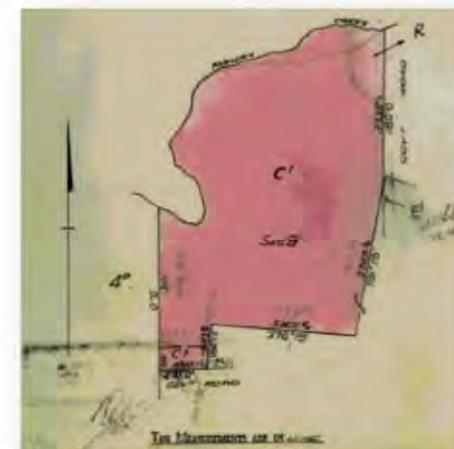


Figure 30 CAs C1, C2 (south-west corner) of Section 9, as of 1953 (NTS)

Parwan heritage assessments



Figure 31 Detail 1949 aerial view of the former Kerr farm (Landata)



Figure 32 Detail 1951 aerial view of the former Kerr farm (Landata)

Robert Kerr (1813-1899) and Henry Fleming Kerr 1866-1934

Henry Kerr was born 1866 on the Parwan Creek to grazier Robert Kerr (1813-1899) and his wife Catherine Kerr (nee Hamilton, 1824-1904). Robert Kerr came from Carnbee, Fife, Scotland to Port Phillip in the 1830s, marrying Catherine at Scots Church, Collins St., Melbourne, in 1848, and later lived on a mixed farm, St Monans, Parwan until his death there in 1899 under the medical care of Dr Vance. Robert and Catherine Kerr and their progeny pioneered Bacchus Marsh and Parwan. Robert obtained a hawker's licence in 1851 while his wife acquired a store in

Graeme Butler & Associates, 2020: 31

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Bacchus Marsh¹⁷. Robert acquired Parwan parish land in 1853 CA7, CA42/9 in 1869.



Figure 33 Robert Kerr (Ancestry, 2020)

Their family included Janet (1849-1909), James (1852-1928) who later lived at the significant Morven farm at Darley; Robert Blythe (1853); George (1855-1908), John (1857-1909), Alex (1860-1884); David (1861 died an infant); William (1863); Henry born at Parwan Creek (1866-1934), and Florence Jane Kerr (1869-1945). Robert and Catherine Kerr are recorded and remembered in the Tribute Garden at the Immigration Museum in Melbourne.

Henry Kerr married Elizabeth 'Bessie' Chisholm in 1901, potentially creating the need for the house on this property. Elizabeth was born the daughter of David & Agnes Chisolm of Leith, Midlothian, Scotland, in 1868 but she did not arrive in Victoria until 1884.

¹⁷ *The Argus* Thu 12 Jun 1851 Page 2

Mrs Henry Kerr as she was known in Parwan was very active for the Parwan State School in the Edwardian-era into the 1920s, providing prizes for pupil achievements on a regular basis.

ANZAC DAY AT PARWAN; Parwan residents, together with many from Bacchus Marsh and surrounding districts, assembled in large numbers in the local school OR Monday last, 25th inst., to commemorate Anzac Day—the day on which the Australian and New Zealand troops made their heroic landing on Gallipoli. The occasion was also taken advantage of for the unveiling- 'of the War Memorial trophy—a German machine gun, -and handing it over to the local Trustees (Cr. J. A. Brown, Messrs. H. F. Kerr and A. Cumming).¹⁸

The Kerr family members listed as living at Rowsley with Henry in the 1930s included: Alexander, farmer; Elizabeth, HD; Ethel, HD; Florence Muriel, HD; Herbert Henry, farmer; Robert Blyth, farmer; Jane Elizabeth at Daisy Bank; and Janet Isabella at Gowan Brae. Georgina Lillian Kerr was listed at Parwan while others of the Kerr family lived in Bacchus Marsh¹⁹.

Henry's nephew Herbert married Janet Gulline in 1923 in a well publicised ceremony at St. Andrew's Presbyterian Church, Bacchus Marsh, that was performed by Rev. R. W. McLean, M.A. (of St. Andrew's), assisted by Rev. J. T. Robertson, M.A. (formerly of the prestigious Union Memorial Church, North Melbourne).

A very pretty wedding, which aroused a good deal of social interest, was celebrated in St. Andrew's Presbyterian Church, Bacchus Marsh, on Saturday evening last, 21st inst., the contracting parties being Miss Janet Isabella Gulline, youngest daughter of the late Mr. and Mrs.

¹⁸ *Melton Express* 30 Apr 1921 Page 3 ANZAC DAY AT PARWAN.

¹⁹ Australia, Electoral Rolls, Victoria 1931 Ballarat Bacchus Marsh

Parwan heritage assessments

Alexander Gulline, of "Waddella," North Melbourne, and Mr. Herbert Henry Kerr, third son of Mr. and Mrs. Robert Kerr, "Daisy Bank," Parwan. The church was very prettily decorated by the ladies of the congregation with pink and white roses, autumn leaves, bridal asters, white cosmos, and silver bells.

After the ceremony, 60 guests sat down to the 'wedding breakfast', served at Waddella, the home of the bride's brother, W.W. Gulline. The bride and bridegroom then left by motor car for a honeymoon tour, with the bride's travelling dress described as '...of grey brocaded marocain, steel trimmings, with a black satin hat, trimmed with heickle feathers. The couple were to live at Gowan Brae, Parwan on their return.

Henry and Catherine Kerr travelled to their homeland in 1922-1925 '... off to the land of the heather again' accompanied by Mrs J Scott. But Henry was unwell and by late 1934 the *Melton Express* was wishing him to better health: 'The many friends of Mr. H. F. Kerr, who recently underwent rather a vital operation, wish him a speedy return to good health²⁰'. He was dead not long after.

Henry's personal estate which was chiefly a deposit at the National Bank Bacchus Marsh, was valued at some £859 and his executors named as grazier Henry Fleming Kerr of Bodens, Rowsley, and William Kerr of St Monans, the old Kerr farm.

PARWAN.

(From Our Own correspondent.)

A cloud has been cast over the district by the death of Mr. H. F. Kerr, a highly-esteemed member of one of the; earliest and most widely-

²⁰ *Melton Express* 27 Oct 1934 Page 2 PARWAN.

known families. The sympathy of a large tirele Of friends goes to Mrs. Kerr in her deep sorrow.

In 1935 his widow Catherine sold one of their properties next to the Parwan Railway Station '375 Acres of Splendid Grazing and Agricultural land' 3 miles from Bacchus Marsh, together with 4-roomed weatherboard house, also the Parwan Store and Post Office. 'The Property is situated in one of the best agricultural and grazing districts in the State...watered by two good dams, the property is well-known for its fatterning qualities and soundness. Its close proximity to the railway and city market should appeal to buyers in search of a sound property.'²¹ The Parwan Station (North Western Railway) has gone but its location is approximated today by the Parwan CFA on the Exford Road. The Rowsley Railway Station was across the Parwan Creek from this property.

Catherine had moved to Bacchus Marsh after her husband's death and in 1935 she received a gift from parishioners at St Andrews where she had been so active over the years.

*On behalf of her fellow church-goers. Rev. R. W. McLean, M.A., presented Mrs. H. F. Kerr with a leather attache case bearing a silver plate suitably engraved. "Auntie Bessie," as she is affectionately known to many, had by her loving and considerate disposition endeared herself to all. She was ever generous—particularly so where the happiness ^ children was. concerned. Mrs. Kerr, who is now residing in Bacchus Marsh, was obviously affected by the action of goodwill, and in returning thanks spoke of her efforts as being a labour of love to her. Those who know her best can readily understand this viewpoint*²²

²¹ *Melton Express* 27 Apr 1935 Page 2

²² *Melton Express* 21 Dec 1935 Page 2

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His widow Catherine died five years after Henry with her executors, sons James Kerr of Morven, Bacchus Marsh and farmer Robert Blyth Kerr of Rowsley.

Conclusion from the history

Kerr's farm has a long association with a family that were Bacchus Marsh pioneers, in the persons of Robert and Catherine Kerr and their progeny. Henry, and later, Catherine were very prominent in Parwan life during the Victorian-era and Edwardian-era via their progeny.

The comparatively grand nature of the original house reflects the status of the Kerr family but the integrity of house to this era has since been seriously depleted such that now it is symbolic only of a local farming dynasty.

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Survey, 2020

The following is the result of a brief survey undertaken by Graeme Butler August 2020 just before a stage 4 Covid 19 lockdown in metropolitan Melbourne, Victoria.



Figure 34 Aerial view of property, Google 2020, NTS, North up.

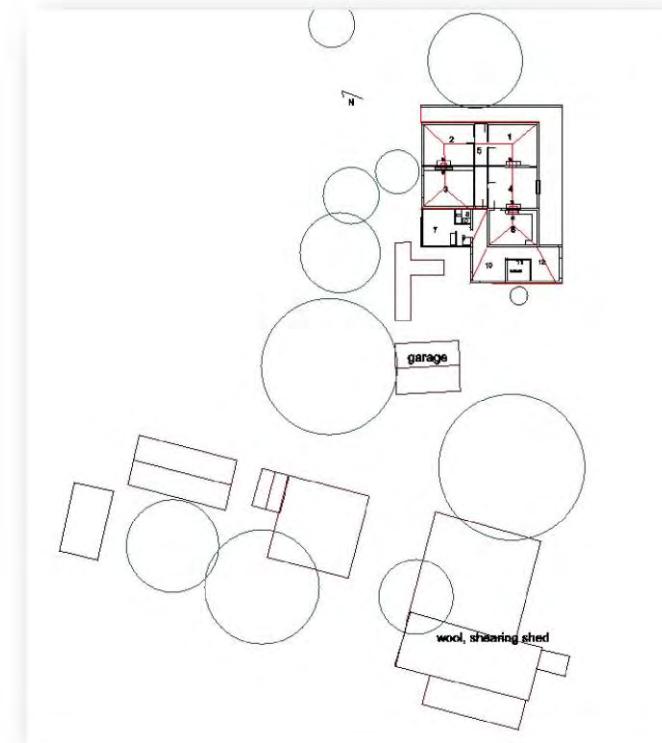


Figure 35 Kerr's farm complex site plan, 2020, NTS, North as shown

Graeme Butler & Associates, 2020: 35

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Setting

The complex is set at the end of a long curving driveway among a variety of trees including specimen pepper trees (west and north of house) and a row of cedars (5, most unhealthy) leading from the house along the drive. Heavily pollarded gums line the north side of the drive. All of these are seen on the 1949 aerial view of the property.



Figure 36 Parwan Creek valley west of complex

Located on the edge of the Parwan Creek it has a picturesque setting although the house faces the entry rather than the stony creek valley. The garden is sparse and unkept with an orchard to the south of the house and immature specimens such as *Brachychiton acerifolius*.

House

This is a verandahed hipped roof brick house that appears to be from the Edwardian-era but has been altered and added to post WW2 after the property was sold to Smith in the 1950s. Face brick walls have been rendered, widows and verandahs replaced or removed. Concrete slabs around the perimeter walls appear to have blocked sub-floor ventilation such that insects have attacked the timber floors, typically the replacement hardwood boards.

The interior has also been much changed with the exception of the front three rooms and entry hall.



Figure 37 Kerr's farm house from east and north elevations

Parwan heritage assessments

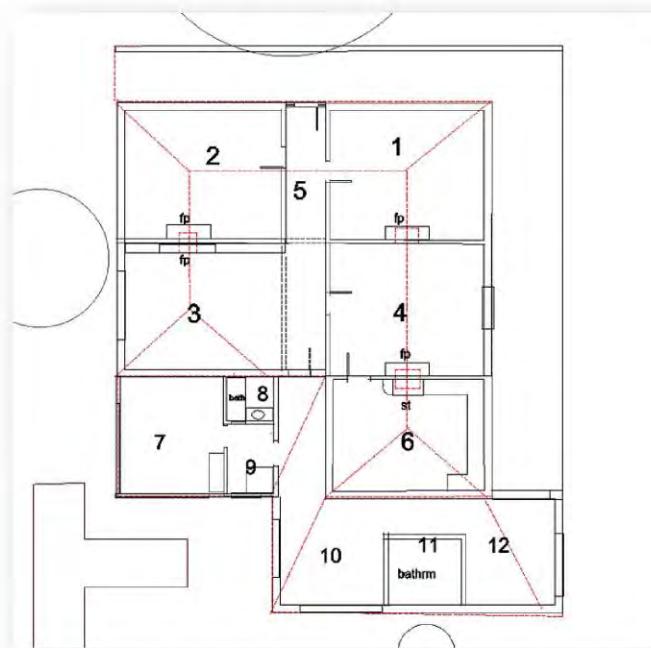


Figure 38 Kerr's farm house plan, 2020, NTS

Exterior

East or main elevation

Originally 5 main rooms distributed either side of a central passage; the house has been altered, added to at the rear and the former assumed

face red brick walls refinished with a cement render. The three chimneys (pressed red bricks, with corbelled tops) provide an indication of what the walls might have been.



Figure 39 Kerr's farm house south elevation

The front verandah (assumed once timber framed) has been replaced with steel pipes bedded in a dwarf rendered balcony wall with timber roof framing. The assumed timber verandah floor has been replaced with a concrete slab.

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Figure 40 East elevation, main entry

The east or front entry door (to room 5, passage) and two flanking three-light double-hung sash windows (rooms 1&2) are generally as original. The door case has side and top lights divided off by stop-chamfered colonettes, with a dentil frieze and pronounced moulded timber capitals.

Graeme Butler & Associates, 2020: 38

Blue etched glass panels (one part broken) are set in the side lights. The door is 4-panel with typical heavy compound panel mouldings but while the interior joinery is grained the exterior has been refinished. What appears to be an original or early timber framed fly-wire outer door is hung on sprung hinges. The threshold is bullnose profile timber and what may be an early polished brass cover sheet leads into the doorway.

What may have been once a garden pathway Edwardian-era quarry tiling is now imbedded in the concrete as an ornamental pathway to the front door.

South or side elevation

A skillion form timber framed verandah has been added to the south side of the house with associated concrete floor with some former wall sub-floor vents now set in floor, Oregon stop-chamfered posts, bressumer and rafters. One original window survives to room 4 while the kitchen (room 6) has a new steel-framed window. The verandah skillion extends west over a cream brick addition that runs north along the west side of the house.

West or rear elevation

A cream brick skillion roof addition extends along about half of the west elevation, abutting a fibre cement sheet clad skillion roof addition at the north end with a pergola between. West of the house is a circular dome top underground tank served by the roof to catch rainwater which presumably had a hand pump at its centre to provide water to the kitchen and dairy.

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Interior



Figure 41 Kerr's farm house, room 1, with decorative scheme remnants and mantel

Room 1 Potentially Drawing Room

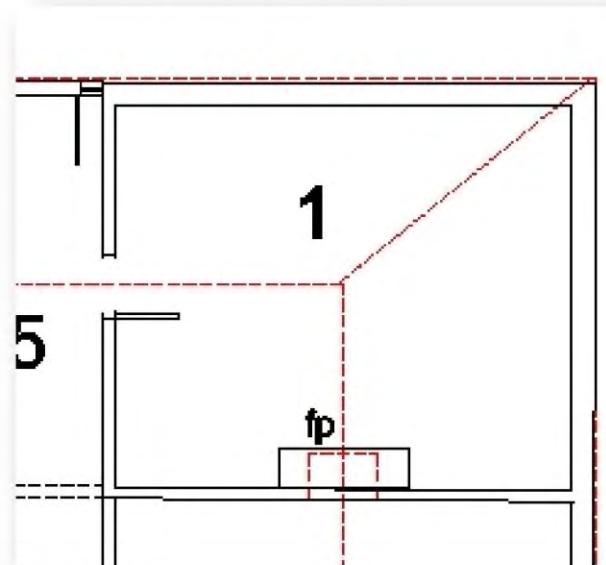


Figure 42 Room 1, plan

Walls are finished in solid plaster, with grained skirtings and architraves (no door), and the original pine T&G flooring survives. A three light double-hung sash window faces east.

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Figure 43 Kerr's farm house, room 1- pressed metal ceiling and cornice

The ceiling is enriched as befits a receiving or withdrawing room with pressed-metal diaper-pattern cladding and deep moulded ogee profile cornice with a foliated pattern. Some of the added wallpaper has been removed to reveal a painted wall with dark maroone coloured dado, stencilled dado frieze and ochre filler, all in poor condition but nevertheless uncommon.

At the west end of the room is a fireplace with an Arts & Crafts style polished Blackwood mantelpiece with two bracketed shelves, panelling, and a glazed amber tile surround to a cast-iron coal grate with brass edgings.

Room 2 Potentially Main bedroom

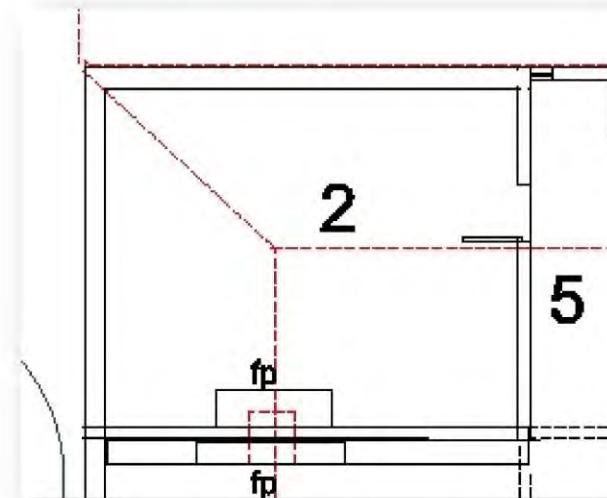


Figure 44 Room 2, plan, NTS

Walls are finished in solid plaster (with added wall vents), with grained skirtings and architraves (no door), and the original pine T&G flooring survives. A three light double-hung sash window faces east but a steel framed window has been added to the north wall. A new sheet plaster ceiling appears to have been added with cornice and centre plaster ceiling rose. Attached is what may be a reproduction chain pendant light fitting with etched glass shade emulates the Edwardian-era type.

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Figure 45 Kerr's farm house, room 2

At the west end of the room is a fireplace with an Arts & Crafts style polished Blackwood mantelpiece with a main bracketed shelf, two side bracketed shelves, panelling, and the location of the former tiled surround and cast-iron insert sheeted over. Matching shadowbox of shelving has been fixed over this sheeting. There are indications of a built-in wardrobe press to the north of the fireplace.

Some minor cracking in south wall over doorway and a sagging section of sheet plaster ceiling over.

Room 3 potential former bedroom and passage now merged

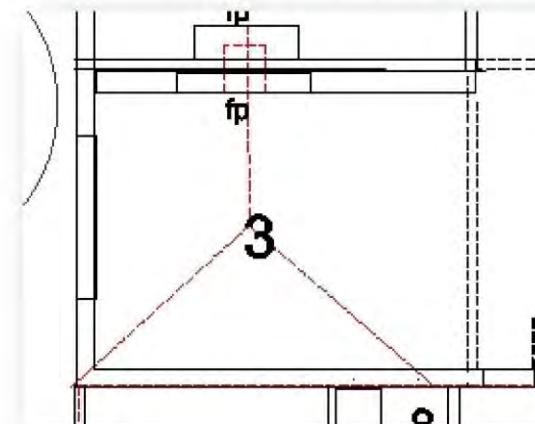


Figure 46 room 3, plan, NTS

What may have been a former bedroom has been merged with the passage into a large living area with added steel-framed windows on the north walls, presumably replacing a timber double-hung sash windows such as survives in room 4.. Walls are finished in solid plaster, with grained skirtings and architraves. New flush plaster ceiling with cornice and stacked random stone faced fireplace (Castlemaine slate or similar) on the east wall with abutting hardwood shelving. The replacement hardwood floor has been damaged (insects, white ants?).

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Figure 47 Kerr's farm house, room 3

Room 4 potential former bedroom

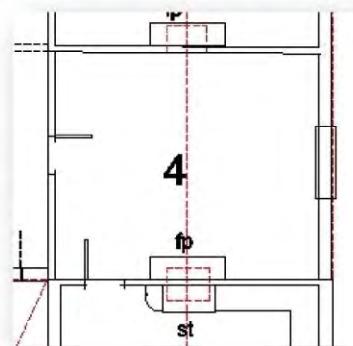


Figure 48 Room 4, plan

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Walls are finished in solid plaster with the east wall's English bond brickwork revealed by fallen plaster with two c3mm vertical crack lines following the perpends.



Figure 49 Room 4, fireplace

Has grained skirtings (c150mm) and architraves with ogee mouldings and a new sheet ceiling with cover straps and cavetto cornice, potentially fibrous plaster. Original 150mm T&G pine flooring shows (insect?) damage in south-east corner. A polished timber mantel adorns a tiled fireplace (c100 x 100mm glazed ceramic tiles) on the west wall with cast-iron grate typical of the Edwardian-era but the heath has been retiled in the 1970s.

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Room 5 Passage, entry hall

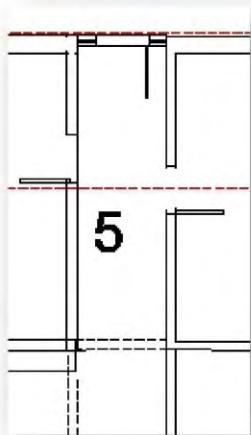


Figure 50 Room 5, plan, NTS

Now halved in length the hallway serves the two front rooms and entry, with the west end terminating in an archway with bracketed impost mouldings. Cracking at the head of the arch reveals the brickwork. Doorways onto the hallway have grained architraves and the typically pine T&G flooring is bordered by grained skirtings. A timber rail with porcelain ended coat hooks appears original.



Figure 51 Room 5, entry significant front door case

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The front door case is well-preserved with four-panel door, side panels consisting of a bottom timber panel, and coloured glass upper panels (2) on each side in blue and white featuring the Scotch thistle in an urn. The timber finish is highly figured. Hardware includes a door bell and Edwardian-era cast-iron rim latch. An air conditioning unit has replaced the top light.

At her other end of the former passage is the back door case (minus door) which has a top light but no side lights- potentially a half-glazed door with coloured glass panels might have been used here. The stone threshold remains, worn at the centre.

Room 6 Kitchen

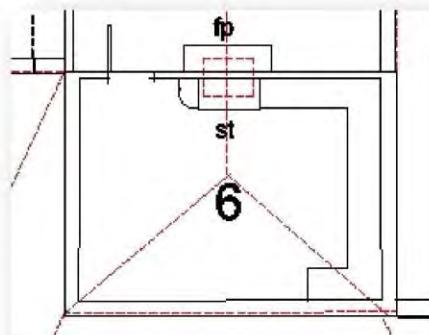


Figure 52 Room 6, plan, NTS

What may have been the original kitchen but renovated in the 1970s with slow combustion stove built into the original fire place, laminated particle

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board bench tops and cupboards, sheeting over what may be the original pine board flooring and a fibrous plaster ceiling.



Figure 53 Room 6, kitchen

Room 7 sun room, addition

Sheet floor, wall and ceiling cladding, strapped joints, bullnose skirting.

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Rooms 8, 9 Bathroom (8), formerly open to exterior with louvred window on west wall, now part of sunroom and adjacent to shower room (9), all additions.

Rooms 10, 11, 12 additions with entry area, bathroom, study or office, 1970s finishes.

Outbuildings

Garage or shed

Corrugated iron clad gabled timber framed garage with sliding doors, toilet.

Wool, shearing shed-

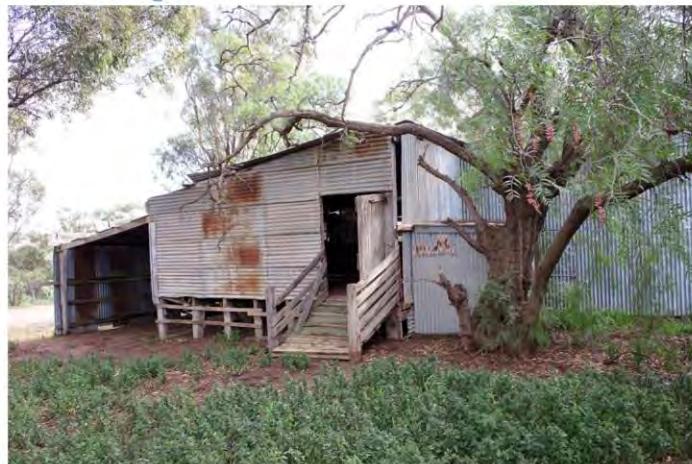


Figure 54 Shearing shed from south

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Figure 55 Shearing shed interior looking north

Skillion roof shearing shed-with added wool store area, all clad with corrugated iron cladding – one sheet having Braby's Sun Brand. Some old timbers as pole framing,, with sawn for added wool shed.

Braby's Sun corrugated iron has been identified on shearing sheds of the 1880s – it was placed in a lower price range to Gospel Oak, Lysaght Orb, or Redcliffe Crown. It is on record in Australian newspapers from 1877 to 1895.16 It was trademarked in Australia from 1879.²³

²³ Dirk HR Spennemann, 215, 'Galvanised Iron at Old Urangeline Station, near Rand'

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Shearing shed west wall has a 6-pane timber framed hopper sash. Potential for the window and the corrugated iron sheet to have been reused in what is an amalgam of structures.

Hay shed

Steel framed corrugated iron clad gabled shed with skillion, large.



Figure 56 Hay shed

Conclusion from inspection

The Kerr farm complex has as its focus the relatively large and substantial brick farm house that has been altered considerably presumably since the 1950s. Some significant elements remain such as the entry door case, pressed metal ceiling, fireplace mantels and remnant drawing room paint scheme.

The setting for the complex is typical of farm complexes on large holdings where proximity to a source of water meant the house might be located well away from a surveyed road. The picturesque character of the Parwan Creek reinforces the imagery of the property as it was in the Victorian-era and Edwardian-era.

Comparative analysis

Refer Appendix 2: Comparable farm and house examples.

There is a number of identified Edwardian-era farm houses that are complete and more stylistically sophisticated than the Kerr farm house and in a Heritage Overlay. The Kerr farm house has no relative aesthetic or architectural significance within the Shire or the locality of Parwan.

Historically this farm house is symbolic of the Kerr family occupation, a family that is historically important to both Bacchus Marsh and Parwan. James Kerr's significant Morven farm is perhaps more representative of the family given its assumed much better preservation (not inspected).

However the principle applies, as utilised in a number of comparative analyses of the 1994 and 2012 heritage studies, that of representativeness of a historical theme as acted out in a specific locality, particularly those localities that may be depleted in heritage assets

This building is symbolic of the pioneering role of the Kerr family in Bacchus Marsh and Parwan as well as the Parwan farming community.

Assessment against criteria

The following heritage place assessment uses relevant criteria that can form the basis of any proposed Statement of Significance. (Refer *Applying the Heritage Overlay August 2018*).

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Criterion A:***Importance to the course, or pattern, of our cultural or natural history.***

Previous analysis in 1994-5 has concluded that: '... The beginning of the 20th Century was a boom period in the development of Bacchus Marsh stimulated by the development of industry, including factories relating to dairying and chaff mills, closer settlement, increased farming in the area and the coming of the railway in 1887...'. Henry Kerr's farm reflects this era as well as the earlier phase of opening up of large farming properties in the 1870s at Parwan.

The principle of representation has also been applied in previous heritage analyses to the few places that were created in the mid to late 19th and early 20th century at Parwan, as two key growth eras.

One uncommon but indicative aspect of the property historically is the siting of the farm buildings on the banks of the Parwan Creek well away from the surveyed roads, meaning a long driveway into a picturesque creek valley. This is evocative of early house siting on large properties where proximity to water was primary consideration for the siting of farm buildings rather than the expense required to build the long driveway to the house.

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

One of the few surviving places that were created in the mid to late 19th and early 20th century surviving at Parwan.

Criterion C:***Potential to yield information that will contribute to an understanding of our cultural or natural history.***

No identified values under this criterion.

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

No identified values under this criterion.

Criterion E:***Importance in exhibiting particular aesthetic characteristics.***

Previous discussion in the 2012 review of Carisbrook, 18 Crook Street, Bacchus Marsh has observed that it was an '...examples of transitional styles in a residence. Although... constructed in 1913, well into the Edwardian period, the building is unusual for containing Victorian characteristics. These characteristics include the symmetrical composition, bull-nosed front verandah and the timber framed double hung windows, hipped roofs and four-panel timber front door with sidelights and fanlights. Other features of note include the chimneys with brick corbelled cornicing'. The same would have applied to Kerr's farm house but for its widespread external alteration.

Internally, there are decorative elements and fittings that are of note at the farm house including:

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- the three fireplaces with grates, and timber mantels;
- the pressed metal ceiling in Room 1;
- the entry door case joinery and coloured glass depicting the Scotch thistle;
- the graining of skirtings and architraves in the main original rooms; and
- the remnant decorative scheme.

Protection of interior elements is discouraged in the *VPP Applying the Heritage Overlay* practice note (p.4) unless they are of individual significance. None of these is of outstanding value but they are very indicative of the Kerr lifestyle as lived on the farm and are uncommon generally in the Shire. No interior elements have been identified for the Heritage Overlay in the previous heritage studies.

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.

Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

No identified values under this criterion.

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.

No identified values under this criterion.

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in our history.

The Robert Kerr family have been closely associated with the pioneering of the Bacchus Marsh and Parwan areas and the growth of their commercial, farming and social development from the gold rush era well into the 20th century. Only James Kerr's Morven has been identified as having heritage significance in previous heritage studies despite the family's numerous property holdings.

Although much altered the Kerr farm house hold the association with the Kerr family's prominence in the Bacchus Marsh, Parwan area.

Proposed Statement of Significance Kerr's farm

What is significant?

Henry Kerr's farm house, built by the early 20th Century, includes the following external contributory elements:

- Detached siting, with near symmetrical planning;

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- Brick walls and hipped corrugated iron clad roof forms over rooms 1-6;
- Red brick chimneys;
- Timber joinery, entry door case and double-hung sash windows;
- Underground tank west of room 6.

Internal contributory elements include:

- the three fireplaces with grates, and timber mantels;
- the pressed metal ceiling in Room 1;
- the entry door case joinery and coloured glass depicting the Scotch thistle;
- the graining of skirtings and architraves in the main original rooms; and
- the remnant decorative scheme.

How is it significant?

Henry Kerr's farm house is of historic and aesthetic interest to Parwan.

Why is it significant?

Henry Kerr's farm house has cultural value to Parwan and the Shire:

Historically (Criteria A)

The house and siting is symbolic of early farm settlement on the Parwan Creek and within the Bacchus Marsh area;

The house is one of the few surviving masonry structures that were created in the mid to late 19th and early 20th century at Parwan, as its two key growth eras.

The siting of the complex, on the banks of the picturesque Parwan Creek well away from the surveyed roads at the end of a long driveway, is uncommon and evocative of early house siting on large properties where proximity to water was a primary consideration for the siting of farm buildings rather than the expense required to build the long driveway to the house.

Rarity (Criteria B)

One of the few surviving places that were created in the mid to late 19th and early 20th century surviving at Parwan.

Aesthetically (Criteria E)

Henry Kerr's farm house has valuable interior elements that include:

- the three fireplaces with grates, and timber mantels;
- the pressed metal ceiling in Room 1;
- the entry door case joinery and coloured glass depicting the Scotch thistle;
- the graining of skirtings and architraves in the main original rooms; and
- the remnant decorative scheme in Room 1.

Association (Criteria H)

The Robert Kerr family have been closely associated with the pioneering of the Bacchus Marsh and Parwan areas and the growth of their commercial, farming and social development from the gold rush era well into the 20th century.

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Although much altered the Henry Kerr farm house with its indicative internal elements holds the symbolic association with the Kerr family's prominence in the Bacchus Marsh, Parwan area.

Recommendations

Given the purpose of the Heritage Overlay is to preserve physical fabric that provide accurate evidence of the past, Henry Kerr's farm house and its siting are symbolic only with the publicly visible fabric of the house being so altered as to be potential misleading historically without interpretative data.

Internally there are valuable elements that are evocative of the Kerr's occupation but the practice note deters protection of these elements unless of individual significance which they are not.

Inclusion in the Heritage Overlay would allow a process for archivally recording or preserving these elements that would otherwise not be available. Alternatively a section 173 agreement under Planning and Environment Act 1987 might allow for their preservation outside of the Heritage Overlay as part of the ongoing planning negotiations for development of the area.

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APPENDIX 1: SELECTED BIBLIOGRAPHY**Land Titles**

Smiths Road

Volume 7800 Folio 178, Volume 02779 Folio 652, Volume 02662 Folio 309, Volume 00140 Folio 915, Volume 01745 Folio 824, Volume 00343 Folio 597 Volume 00547 Folio 205, Volume 00963 Folio 521

Browns Lane

Volume 10519 Folio 211, Lot 1 on Title Plan 017588E. Created by Application No. 081797S 11/05/2000- copy of search notes held as main source of dealings on property.

Aerials**1949**

Project No : 49, Project : WESTERN HIGHWAY PROJECT, Run : 1, Frame : 5268 (south), 5269 (north), Date : 09/1949, Film Type : B/W, Camera : OSC, Flying Height : 12000, Scale : 15840, Film Number : 567A,

1951

Project No : 101, Project : PARWAN VALLEY PROJECT, Run : 3, Frame : 11909, Date : 12/1951, Film Type : B/W, Camera : OSC, Flying Height : 11500, Scale : 15840, Film Number : 951A

Reports

Bacchus Marsh Heritage Study 1995 undertaken by Richard Peterson Architect & Conservation Consultant and Daniel Catrice Historian 1994. Browns Road was surveyed by Richard Peterson January 1994.

Bacchus Marsh Heritage Study Review – (Amendment) C06 Part 2, Significance Threshold Policy & Peer Review of Residential Places Final Report July 2012 by Samantha Westbrooke – Heritage Architect/Advisor also

Moorabool Shire Council Planning Scheme Amendment C06 – Part 2, Application of the Heritage Overlay Revised Citations for Properties recommended for inclusion in the Heritage Overlay, 2012, by Samantha Westbrooke Pty Ltd.

Parwan Parish Plans and Put-aways, via Landata

Parwan Parish Plan 1963-4

Put-aways, P8-1 to 5.

Registrar Generals Office

Search Note: application 81797S

Australia, Electoral Rolls,
Victoria Ballarat Bacchus Marsh

Newspapers:

Selected articles as follows.

1876 James Brown

Farming at Bacchus Marsh
(*The Bacchus Marsh Express* Sat 23 Dec 1876 Page 4)

THE Bacchus Marsh, district is one of the finest in the colony from an agricultural point of view, the greater part of the land being exceedingly rich, and the climate well adapted for the growth of both grain and root

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crops. The Marsh proper lies in a basin surrounded by ranges of basaltic hills, and is well watered by the River Werribee, which passes through it, and several tributary creeks. This basin contains an area of several thousand acres of rich chocolate alluvial soil, of great depth, and astonishingly fertile. As might be expected, this choice spot, being situated within 35 miles of the metropolis, attracted attention in the early days of the colony, the first settlers- being the late Captain Bacchus (after whom the district was named), Captain Cole, Mr. Kenneth Clarke, and Mr. M'Crea, all holding large tracts of land. None of these properties remain in the hands of the representatives of the original holders at the present time, having been sold within a few years after the settlement was established for a tithe of their present value....

Formerly cultivation was carried on to a large extent in the Bacchus Marsh district, but within the last few years the area under crop has diminished considerably. This is not so much owing to any deterioration of the soil, as in the case of most of the other older agricultural districts, but is to be attributed more to the want of facilities for getting the produce to the Melbourne market. The want of railway communication with the metropolis is a great drawback to the district, as it places the farmers at a disadvantage compared to those living near the various lines, the carriage of produce costing on an average about £1 per ton. The inhabitants of the district have been anxiously looking forward to the time when a line of railway to Keilor Road would give easy access to Melbourne for their productions, and great disappointment is felt that their wants have not been provided for in the railway scheme of the Government. From Bacchus Marsh to Keilor Road station the distance is scarcely -20 miles, the country for the greater part of the way, being perfectly level, and a line might be constructed at a very moderate cost. If

cheaper expeditious communication could be obtained with Melbourne, a great impetus to cultivation in the district would be given, as, from the peculiarly rich character of the greater' portion of the land, not only the ordinary firm crops, but large quantities of vegetables, would probably be grown for the metropolitan market. Another reason besides the want of a railway why cultivation is not carried on to such an extent as formerly is that the district has been found to be exceedingly well adapted for dairying, the pastures being of the richest character, and capable of carrying a great number of stock. Then, again, lucerne grows most luxuriantly in the district, scarcely a farmer being without one or more paddocks of this invaluable forage plant, which at all times furnishes a good supply of feed.

Entering the district by the main road from Melton, a very pleasing prospect meets the eye; rich, bright green pastures studded with cattle, and a farm homestead dotted here and there show. in the foreground, while beyond rise the Pentland Hills, the whole forming a beautiful and picturesque scene. The descent to the Marsh is by a rather steep pinch, known as ·Anthony's Cutting, at the bottom of which the rich' alluvial land commences, the township being situated some' distance farther on the other side of the flat. On reaching the bottom of the hill, the first farm that attracts attention is, one belonging to Mr. John Connell who is a resident of 20 years standing

1877

Farming in the Bacchus Marsh District, number 4
(*Australasian Saturday* 6 January 1877, page 24)

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Crossing the Werribee about a mile below the township, opposite Mr. William Turner's place, we enter that portion of the district known as Parwan, so called after a creek of that name which runs through it. Fronting the river for some distance there is a farm of 180 acres of rich alluvial soil, belonging to Mr. J. Clark. Until within the last few years about half of the land was under cultivation, but the area has been gradually reduced, and this season only 40 acres are cropped, principally with English barley. Dairying is now the chief pursuit, the number of cows milked throughout the rear ranging from 20 to 40, whose produce is turned into butter when that commodity fetches a good price, but otherwise it is found more profitable to sell the milk at Mr. Pierce's cheese factory.

To the east of Clark's farm, from which it is separated by a road, and also having a long frontage to the Werribee, is the property of **Mr. James Brown**, who has resided upon it for 17 years. It contains 335 acres, the greater portion being rich alluvial, and formerly cultivation was carried on upon an extensive scale, over 100 acres being generally cropped every season. Of late years, however, grazing has been found to give a better return than cultivating, and this season only 30 acres have been under crop, principally with English barley, which, as a rule, pays better than any other cereal on this farm. Dairying is now the leading pursuit, butter-making being the specialty. The cattle number 50 head, mixed dairy stock of fair quality, but Mr. Brown has been gradually working into the shorthorn class during the last few years, by using pure-bred bulls with his herd. The one now in his possession is by Young Model Duke, and was bred by Mr. John Cooper. Sheep-farming has been carried on by Mr. Brown successfully for several years, and he is well satisfied with the result. There are at present about 300 sheep on the farm, mostly cross-bred between Leicester rams and Cotswold ewes, which are found to be a

profitable class of animals, especially the lambs, which always command a good price in the market. Mr. Brown originally commenced with superior Leicester rams bred by the late Mr. Hodgson, of Pentland-hills, and from these his present stock are descended. Though the Leicester type has answered very well, it is Mr. Brown's intention to make a trial of the Lincoln breed next season, as he considers it will improve the quality of the wool. There the quality of the wool.

There are 14 horses kept on the farm, of which six are good heavy draught animals. Among them are a mare by Cromwell, who is the dam of a nice three-year-old colt by Lyell's Lord Clyde, and another by Lincolnshire Hero, who has a promising yearling and a foal to Rowan's Victor. A large number of pigs are kept of a very good strain, which were obtained originally from Mr. T. Hogan and Mr. McDougall, and these animals are found to be very profitable.

Next to Brown's farm is one of 320 acres, also fronting the river, belonging to Mr. Wm. McDonald, who has occupied it 16 years. The land, which is of a similar description to Brown's farm, is, with the exception of a small portion used for growing hay and lucerne, all devoted to grazing, though a few years back a large extent was under cultivation. Dairying for butter is now the chief employment, from 20 to 30 cows being always in milk. The cattle number over 100 head of mixed stock, but Mr. McDonald intends to work into the shorthorn class, and has now running with his herd a very good bull by Dugdale's Duke Lancaster. There are also about 350 sheep. The greater part of them three-quarter bred Leicesters, the flock originally being pure merinos. It is Mr. McDonald's intention to keep to the Leicester type for the future, as he considers them the most profitable class of sheep. Among the horses, the more prominent is a heavy draught mare by the Earl of Monteith; she is the

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dam of a very fair two year old by Grant's Conqueror, a yearling by Victor, and a foal to the same horse. Among the light stock are two promising yearlings by Grant's Prince Alfred and Clansman.

There is a very neat cottage residence on this farm, in front of which is a prettily-arranged and well-kept garden, containing about half an acre.

Leaving McDonald's place, we retrace our steps towards the road which leads from Bacchus Marsh to Geelong, and soon arrive at a farm containing 150 acres belonging to Mr. T. Oliver, an old resident in the locality. The greater part of the land is now under grass, though at one time a large breadth was in cultivation. Butter-making is now the chief occupation, and a considerable quantity is sent to market. Among the horse stock there is a draught mare by Grant's Champion, who has a promising yearling by Muir Lad. There is a very comfortable-looking homestead on this farm, attached to which is a well-stocked garden. The adjoining farm, which belongs to Mr. Scott, has a frontage to the Parwan Creek and the Werribee, and has been occupied by the present owner for 26 years....

Adjoining Connell's farm is one belonging to Mr. **Robert Kerr**, one of the oldest settlers in the locality who has occupied it for 26 years... This farm contains 200 acres... From 40 to 50 acres is generally under cultivation every year, a less area than formerly but the highest quantity cropped in one season has never exceeded 75 acres. About half the land is cropped with wheat which generally does very well on the farm, 25 bushels to the acre being taken off last year and Mr Kerr was awarded both first and second prizes for the grain at the last Bacchus Marsh show. English barley also does very well, the return last year being 40 bushels to the acre, and the grain also took both first and second prizes. The long-continued

drought in the early part of the summer was very unfavourable to the crops this season, but still fair returns are expected. About six acres have been sown with lucerne, which has done very well, and is considered by Mr. Kerr to be invaluable to him invaluable to him. When cut and used in a green state for feeding milkers, Mr. Kerr makes it a rule to partially dry it before it is given to the cows, which prevents any risk of the butter being flavoured with it. Dairying is carried on upon rather an extensive scale, from 20 to 30 cows being milked throughout the year, whose produce is all made into butter. There are about 100 cattle, mixed stock; but Mr. Kerr has been working into the shorthorn class by using good bulls for several years, and has now with his herd a very nice young animal by Turner's Prince of Wales. A small flock of sheep is kept, three-quarter-bred Leicester of a very good class, some of them yielding as much as 15.1/2 lb. of wool this season. Among the horse stock are two fine, heavy brood mares—one by Beattie's Conqueror, who has a foal by Lyell's Lord Clyde, and the other is by Grant's Conqueror. The property is divided by substantial fences into 17 paddocks, and about 40 acres have been sown with English grasses, which do very well on this farm. The residence is a very commodious structure, and attached to it is a well-kept garden of about half an acre, stocked with fruit trees and vegetables. The dairy is a stone building 20 feet long, with a tile floor, exceedingly well adapted for the purpose, and its clean and orderly appearance reflects great credit upon Mrs. Kerr, who manages this department herself.'

1914

Robert Kerr (1813-1899)

The following is a biographical essay on Robert Kerr in *The Bacchus Marsh Express* Sat 12 Sep 1914 Page 3.

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BACCHUS MARSH, BY, W. WILLIAMS, B.A. XXIX

The late Mr. Robt. Kerr, Parwan, was born at Anstruther, Fifeshire, Scotland, on 24th May, 1811. Left for America, June, 1837; was five years in Pittsburg managing a store; was brought up to bootmaking. Left Pittsburg on his mother's death and returned to Scotland. Left for Melbourne, as his brother James had preceded him. Came out from Greenock in the "Thomas Arbuthnot," on one of her first voyages, bringing emigrants, the first free batch who arrived here.

Reached Australia 1841.

Opened a boot shop in Collins street, two storey house, site of George & George's first shop, now Glen's, property owned by Fleming. Landed at Liardet's beach now Port Melbourne; two houses there. Melbourne post-office was a small wooden place, where it stands now. A big gully there. The Yarra Falls, to keep back the saltwater was just completed. Went into Fawkner's hotel in Little Collins street, to see the first gold that came down from Ballarat. Paid 1s. 6d. to see it, and got a "nobbler" for 1s. Mr. Kerr spent eight years in Melbourne.

St. Francis' Church was then out of the town. The principal buildings were in Swanston and Queen streets. Little Bourke street was the limit in one direction; Elizabeth street the main street. Had to go up to Queen street to avoid a gully near the old cattle yards. Sir William Stawell was a prominent man in the colony, also Sir Redmond Barry. The conspicuous structures were the English Church (St James') Dalgety's 'stores; and Turnbull & Orr. Mr. Grant's shop (father of Mr. W. Grant, Mill- bank) was in little Collins street. Mr. Kerr bought a property in Smith street, Collingwood. In that part it was all bush. Patterson & Grant bought a cattle station at St. German's, Western Port. No metalled streets: All hotels lit with candles; no street lamps.

Mr. W. Grant came out in the Lysander, with Thomas, Alexander and John Patterson. Mr. Thomas Patterson went on the wharf. He was a forester, and he got work at the first wharf put up in Flinders street. Alex

Patterson was at Adelaide two years before, and he advised his father to come out. Mr. Thos. Patterson, sen., brought out his family on death of his wife. It was an emigrant ship. 300 on board, and a 96 days' passage. He went to diggings in 1851. O'Shanessy (after Sir John O'Shanessy) arrived about same time as Mr. Kerr. He had an hotel at one time in Little Collins street. The late Mr. Michael Crocker, of Blackwood, was a ship -mate of O'Shanessy. He left Melbourne when diggings opened, and his destination Blackwood. Mr. Kerr did not see any blacks in Melbourne. Biggest camp was at Merri Creek, above Clifton Hill. The natives were mostly begging. Buckley was sent away to Van Die- men's Land about 1840, because the blacks threatened to kill him for sending so many white people out. Mr. Kerr imported, per Loch Nagar, a large lot of boots, the best assortment ever consigned to one man, comprising all kinds, from baby's shoes to those fit for an actress on the stage. As times were dull (boiling down was resorted to by squatters to pay their way) he called a sale of his stock. The late E: Cohen, afterwards Mayor of Melbourne &c., conducted it as his first sale. It was stopped for want of bidders shortly after it opened. Some of the stock was sold at Gee- long. Governor Latrobe was in charge when Mr Kerr came. Remember an attempt to increase his salary. All the water supply was carried in barrels. There was a theatre in Queen street; J. T. Smith owned it. The "Argus" was carried on by W. Kerr. The first paper was produced by J. P. Fawkner. People took up land to suit them- selves, and paid a licence of £10 for each hut. Mr. Kerr had recollection that Simon Staughton was a bookbinder. In 1850 Mr. Kerr came to Bacchus Marsh; had been persuaded to do so by the late Mr. Jas. Young, miller and storekeeper, who had come from Kilmore. He was formerly in business at the Wannon. Mr. Kerr brought a lot of stock with him, and opened at Bacchus Marsh in Mr. Young's store, for which he paid £1 a week rent. This store was afterwards the offices of the Road Board. Mr. Kerr married Miss Catherine Fleming, 13th Oct. 1848, the ceremony being performed by Rev. Hetherington. Mrs. Kerr had arrived in the ship Ann

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Millen, on the last day of December, 1846. Among the passengers was the late Rev. Ramsey, also the grandmother and mother of Madam Melba. Madam Melba's mother's name was Dow. Among passengers were Dr. Thomson and his wife, whose sons had preceded them to Australia. One of the sons boarded the vessel in rough blue serge shirt, and on entering his mother's cabin she fainted away, as she thought a bushranger had seized the vessel. Mrs. Kerr soon resolved to get a store of her own at Bacchus Marsh, and bought the place latterly occupied by Mr. John Saunders. She bought it from a bricklayer, named Rhodes, a very honest man, and equally honest his wife, though they were assigned servants to the Hobbler family, who came from Tasmania, and had what was after-wards McLeod's station, then Mr. Young's. This was before the dig-gings broke out. Mr. Watt, land- lord of Border Inn, was a very superior man, most public spirited and enterprising. He first told Mrs. Kerr that gold had been found. Advised her to buy up all the flour she could. She did so at Young's mill, but he afterwards refused delivery of half of what she had bought. Mr. Kerr used to travel with a hawker's waggon (sic). Did this for years. He travelled over a large extent of country, and afterwards made a round of the diggings. He was accustomed at night to light a fire near his waggon, but did not sleep in it for fear of being at- tacked by bushrangers. He would sleep within sight of the fire. Mr. Kerr through his wanderings, was able to relate much incident. A man named Tom Forsyth was employed at Spatt's station, Wimmera. He went to town with a waggon, and took a black boy with him. He gave his word to the boy's tribe that he would bring him back. He camped out one night leaving the boy in the waggon and slept him- self at the station. During the night some strange blacks killed the boy. It was supposed they did this to show their disapproval of a black- fellow working for a white man. Forsyth had to leave the station from which he took the boy, because he could not return him to the tribe. Mrs Kerr was a particularly good recorder. What she herself had experienced and what she had learned from her husband she could

relate freely. There used to be a good many blacks on Stamford Hill. They came for Government blankets, which Mr Young used to distribute. There was once a corroboree of 150 blacks, seen by Mr Kerr. They used to leave in the winter for Leigh road, Geelong district. Mrs. Kerr was not afraid of the blacks in Bacchus Marsh, but when she lived at Par- wan she had fear of them, and when she heard their voices, or suspected they were coming, she would lock all the doors, pull down the blinds, and with her children creep under the bed. Her husband was frequently away, as he continued his occupation as a hawker. Mrs. Kerr carried on the store until 1854, when Mr Kerr bought the Parwan farm. He did this because Dr. Grant advised Mrs. Kerr to leave store- keeping as it was affecting her health. She sold the business to Mr W. B. Marsh. His father came out from London, and built the stone store (now occupied by Mr. F. Ashby, saddler.). Mrs. Kerr used to go to Melbourne occasionally to buy goods. In 1852 she started in a bullock dray with the late Mr. John Simpson. Bush- rangers frequented Deep Creek in those days. When the dray reached the Woolpack Inn, the late Captain Dana came out and advised them to return home, as he expected the bushrangers to attack the township. There was supposed to be a gang of six. He had been watching for them the preceding night at the Woolpack. Mr. Simpson accordingly turned back. Mrs. Simpson, who had watched their departure, was very glad to see the dray returning. Mrs. Kerr slept that night in a hay loft with the servant girl. The store was not attacked. On one occasion an attempt to rob Mrs. Kerr's store was made by a man named "Flash Charlie," who was afterwards hanged for murder. This man had been putting up stockyards for Mr. Watt, at what is now Howe's corner, of Maddingley road. He got on Mrs. Kerr's books, and went away to the diggings. He returned, pretending to be wealthy. He bought a few things with a £5 note, to see where Mrs. Kerr kept her money. Next morning he came again, before she was up, with another £5 note, for which the servant girl had to go into Mrs. Kerr's bedroom to get change. This changing of £5 notes made Mrs. Kerr suspicious. She

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peeped out, and saw the man coming from behind the counter. That day she had expected a man named Ned, who was employed by Mr. Watt's, to bring her some cauliflowers. He did not come. On making enquiries she found that Ned was lying helplessly drunk, having taken a glass of porter which "Flash Charlie" had given him. It was supposed to be drugged. Charlie came later in the day with another £5 note. Mrs. Kerr again saw him going behind the counter. She asked him if he were robbing her. He caught her by the throat, and she defended herself with a piece of merino. A mate of Charlie's tried to push Mrs. Kerr into her room. Just then Mr. Young and Mr. Watt came into the shop, and shut the door on the men. There was a consultation as to what was to be done. Mrs. Kerr didn't want the trouble of prosecution, as this would take her away from home. Mr. Young asked what she would do. She said if "Flash Charlie" paid his bill, and promised to clear out, she would not take proceedings against him. He agreed to this, and paid the bill. On another occasion an attempt was made to rob Mrs. Kerr's bedroom. She had employed two men to cut some hay, and had paid them. That night Mr. Kerr came home unexpectedly. He had brought a good deal of gold with him. During the night she rose to shut a window, and saw two men stealthily drawing near the house. With the noise of the window being shut they ran away. Sergeant Roberts told them the next day that the store had been entered. The men had tried the Border Inn, but were disturbed by an old soldier who lodged there. Mr. Kerr and Mr. Young were among the first to visit the Ballarat goldfield. They saw the man who discovered the gold. He was a blacksmith from Geelong. They had a view of the gold, which was not of great quantity. The man used to carry each day's find in a piece of paper. Mr. Watt bought largely of hay, and lost heavily by wet weather. He paid Mr. Kerr £500 once for a crop taking off 18 acres of Crowe's Flat. When the Kerr's came to the Marsh Mr. J. E. Crook had a slab hotel at the Woolpack. Mr. Kerr had many gold digging experiences to relate. On one occasion, at Mt. Alexander rush, lying in his tent he saw a digger kill his mate accidentally. The latter had

left the tent. Some tin dishes had been placed in the tent opening to give warning if anyone entered. The man who had gone out of the tent for some purpose returned and either not challenged or not answering was shot dead. The place was called "Murderer's Flat" after that. Mr. Crisp gained a wealth of local historical incident from these two old inhabitants, who have passed away. Mr. Robert Kerr died at Parwan on 31st Oct., 1899, and Mrs. Kerr at same place, 6th Jan., 1904. Mrs. Kerr's memory must have been very keen and undoubtedly she must have had great powers of observation for nothing occurred in the early days of the Marsh with which she was not apparently con- versant. I proceed to reproduce. Miss Hobbler married Captain Bacchus' son. The two sons of Mr. and Mrs. Hobbler left Bacchus Marsh for California, about 1848. They there met the late Mr. Cornelius Mahoney, while the three were taking shelter under a tree. They wrote to their mother telling her about the meeting, and she informed Con's mother, who was anxious to know what had become of him, mail facilities probably not being plentiful those days. Mr. Mahoney and the Hobbler Bros. experienced that the world is only small after all. There was a great flood in Bacchus Marsh in 1853. The water was right up to middle rail of fence. Thousands of mice took shelter on fences. The river Werribee crossed the main road near Paterson's shop. It was up to level of mill verandah. Kerr's kept the flood out of their shop with bags. A man called Carter was lying with a broken leg at Hopetoun. He was removed by Mr. James Young. In Mrs. Kerr's house the flood waters actually raised the carpet. A rope was stretched from the mill verandah to the road to enable people to keep their feet while going through the water. The river was a third of its present width and depth. The late Mr. James Young was a very sanguine man. He had serious losses. On a return from a visit to Scotland, the first news he heard on the ship arriving in the bay was that a man at Blackwood, who owed him £1,500, had absconded. Mr. Young had a store in Bacchus Marsh a short time before Kerr's came. The mill was opened in 1850. The machinery was made at Langland's foundry. Mr. James Dow came up to

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start it. Mr. Young paid a visit to Scotland in 1854. The late Mr. and Mrs. Kerr's descendants make a numerous family in children and grandchildren in our midst, and to-day they have much to thank their forebears, who had to sustain all the hardships of pioneering life, and who, by self denial and persevering diligence, made acquisition out of which they to-day reap such benefit.

Graeme Butler & Associates, 2020: 58

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Appendix 2: Comparable farm and house examples

Comparable houses, farm and farm house examples included from the Victorian-era and Edwardian-era in the Moorabool Shire, largely Derived from Moorabool Shire C06 – Part 2 Revised Individual Place Citations, final report July 2012 by Samantha Westbrooke Pty Ltd (RIPC, 2012). This study represents the latest heritage assessment of the Shire and the analysis used is important for use in this assessment.

Comparison base:

- 75 Browns Lane- Interwar weatherboard farm house;
- 81 Browns Lane, mid Victorian-era, part of a farm house;
- Smiths Road, Edwardian-era brick farm house.

Carisbrook, 18 Crook Street, Bacchus Marsh, 1913

This parallels with the house at Smiths Road in that it is red brick, Victorian-era in form but built in the Edwardian-era also with historical associations. Other relevant Edwardian-era house examples in the Shire are discussed under Carisbrook.

'Comparative Analysis: There are 15 Edwardian dwellings in Bacchus Marsh recommended for the Heritage Overlay as part of the Bacchus Marsh Heritage Study. The beginning of the 20th Century was a boom period in the development of Bacchus Marsh stimulated by the development of industry, including factories relating to dairying and chaff mills, closer settlement, increased farming in the area and the coming of the railway in 1887. During this period, Bacchus Marsh was establishing itself as the commercial centre of the district. As a result, a number of prominent houses were constructed during this period as Bacchus Marsh developed as a more populous township....'



Figure 57 Carisbrook, 18 Crook Street, Bacchus Marsh, 1913 (RIPC, 2012)

Relevant significance factors stated in this report for Edwardian-era and Victorian-era buildings include:

- Historical demonstration of the prosperous period in the history of Bacchus Marsh in the early 20th century stimulated by farming, industry and closer settlement.
- Associations with the development of the building industry in Bacchus Marsh.

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- Aesthetic significance of representative examples of transitional styles in a residence. Although Carisbrook at 18 Crook Street, Bacchus Marsh was constructed in 1913, well into the Edwardian period, the building is unusual for containing Victorian characteristics. These characteristics include the symmetrical composition, bull-nosed front verandah and the timber framed double hung windows, hipped roofs and four-panel timber front door with sidelights and fanlights. Other features of note include the chimneys with brick corbelled cornicing.

Durham orchard house 80 Lerderderg Street, Bacchus Marsh, 1925



Figure 58 Durham orchard house 80 Lerderderg Street, Bacchus Marsh, 1925 (RIPC, 2012)

Graeme Butler & Associates, 2020: 60

Comparative Analysis:

*There are five Inter-War residences (including this one) in Bacchus Marsh recommended for Heritage Overlay protection as part of the Bacchus Marsh Heritage Study. **There are currently no Inter-War dwellings in Bacchus Marsh included in the Heritage Overlay.** This property stands out amongst other Inter-War dwellings in Bacchus Marsh as an excellent intact example of a substantial bungalow demonstrating many key features of the style and provides an intact example of an underrepresented era of architecture in the Heritage Overlay. The Inter-War period was a time of rapid expansion in the Bacchus Marsh residential area, with the expansion of orchards around Bacchus Marsh in the 1910 – 1930s period, due to the introduction of cool storage, the mechanisation of fruit grading, improved irrigation methods, use of bulk handling techniques, and after 1932, preferential entry into the British markets for fresh, dried and tinned fruit. This dwelling has particular importance in demonstrating this period, as it was erected in 1925 for the orchardist Arthur Hunter Durham. It is also distinguished by its location close to the orchards... (my bold)*

Although an orchard house, the nature of the architecture is similar to that used on any agricultural farm: although a period of growth the Interwar house is poorly represented in the Heritage Overlay.

Banol 51 Main Street, Bacchus Marsh 1929

This is a substantial Interwar urban house that shows the full development of the Bungalow form, being architecturally far more complete and sophisticated than the 75 Browns Lane example. It also represents the same historical associations as is the case with Browns Lane.

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Figure 59 51 Main Street, Bacchus Marsh, 1929 (RIPC, 2012)



Figure 60 Farm complex, 18-20 Taverner Street, Maddingley, 1904 (RIPC, 2012)

Comparative Analysis:

There are five Inter-War residences (including this one) in Bacchus Marsh recommended for Heritage Overlay protection as part of the Bacchus Marsh Heritage Study. There are currently no Inter-War dwellings in Bacchus Marsh included in the Heritage Overlay. This property stands out amongst other Inter-War dwellings in Bacchus Marsh as an excellent intact example of a substantial bungalow demonstrating many key features of the style and provides an intact example of an underrepresented era of architecture in the Heritage Overlay...

Graeme Butler & Associates, 2020: 61

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Figure 61 Farm complex, 18-20 Taverner Street, Maddingley, 1904 (Google 2014)

The following analysis of a Maddingley farm has a similar background to remnant farm house in Parwan, where representation of a once important rural hamlet. Architecturally, this Edwardian-era farm house is timber with '... double symmetrical gables facing Taverner Street with a central entry door and a skillion verandah on three sides. The gables have decorative bargeboards, pressed metal finials, latticed vents, timbering with roughcast and turned spindle brackets. The verandah has a rail valance'. The house appears to be well-preserved and retains its Edwardian-era ornament while being a better representative of the era than Smiths Road.

Comparative Analysis: The township of Maddingley was reserved in 1839 but did not develop into a major township, as Bacchus Marsh, due to its location in relation to the route to the gold fields, took on the role as the commercial and civic centre for the area. Maddingley remained as a small hamlet on the edge of Bacchus Marsh and was settled for farming purposes. There are five farmhouses in Maddingley recommended for inclusion in the Heritage Overlay as part of the Bacchus Marsh Heritage Study. Whilst a number of civic places in Maddingley have been included in the Heritage Overlay, no residences are protected by the Overlay. Therefore, the farmhouses recommended for inclusion in the Overlay are important as intact surviving examples of farming properties, which demonstrate the settlement of Maddingley as an agricultural area. This property is of particular importance for its associations with James Cowan who established the first commercial orchard in the area. The property retains the original stables that were converted for use as a fruit-packing shed.(2012)

COMPARATIVE ANALYSIS: There are 44 Edwardian houses identified in the Shire, however this is the earliest associated with orcharding, and retaining evidence of this activity (1994)

Vallence's Farm, 289 Werribee Vale Road, Maddingley, c1864- A complex of farm buildings including a brick homestead, timber barn and brick dairy, this is comparable with 81 Browns Lane but contains more early Victorian-era elements and is far better preserved.

Comparative Analysis: ... There are five farmhouses in Maddingley recommended for inclusion in the Heritage Overlay as part of the Bacchus Marsh Heritage Study. Whilst a number of civic places in Maddingley have been included in the Heritage Overlay, no residences are protected by the Overlay. Therefore, the farmhouses recommended for inclusion in the Overlay are important as intact surviving examples of

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farming properties, which demonstrate the settlement of Maddingley as an agricultural area. This is a particularly early example of an intact farm complex in the Bacchus Marsh area. The survival of the early barn and dairy along with the homestead distinguish this property from other farm complexes in the area. The property is also important for its early associations with the most prominent farming family in the Maddingley area, the Vallence family.



Figure 62 Farm house and timber slab barn, (RIPC, 2012)

Farm Complex, 90 Mt. Blackwood Road, Myrniong, 1925-
A timber Interwar example that is apparently from the Edwardian-era having stylistic elements from the early time. It is better preserved than 75 Browns Lane and represents the Interwar period more faithfully.



Figure 63 Farm house, 90 Mt. Blackwood Road, Myrniong (RIPC, 2012)

Nerowie Outbuildings, 52 Bucklers Road, Parwan



Figure 64 Outbuildings, 52 Bucklers Road (RIPC, 2012)

Graeme Butler & Associates, 2020: 63

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The above corrugated iron clad farm outbuildings have the appearance of (right to left) potentially a former mid Victorian-era cottage converted to a shed, a barn or wagon shed, and stables at the rear.

Comparative Analysis:

Dissolution of the pastoral estates at Parwan encouraged a pattern of subdivision and development, which transformed the landscape into a patchwork of cultivated fields, roads and isolated settlements. The completion of the railway in 1887 provided a tremendous boost to rural production. Station sheds and sidings were established, and in 1911, a chaff mill was erected at Parwan by Austral Grain and Produce. In these agricultural districts, townships were less important as centres of supply than as communities, which met the social, intellectual and spiritual needs of a dispersed population. A Common School was established at Parwan in 1868, and at Parwan South, a state school was opened in 1923 in a hall erected by locals and leased to the Education Department. Places of worship, such as, the Thelma Ross Memorial Church, Parwan, and recreation halls including the Parwan South Mechanics' Institute fulfilled most of the needs that fostered community identity and pride. The property at 52 Bucklers Road, Parwan, although only including the outbuildings (within Moorabool Shire) is one of the only surviving 19th century farm complexes demonstrating the early farming settlement of Parwan. Other buildings in Parwan already included in the Heritage Overlay, include the School and Mechanics Institute (1923) and the Thelma Ross Memorial Church (1940). Given the farmhouse is included in the Melton Planning Scheme Heritage Overlay, it is important that the supporting outbuildings, contemporary with the farmhouse, are included in the Moorabool Planning Scheme Heritage Overlay.

The above analysis includes the importance of representation of a building type and place as well as the integrity of a complex, by inclusion of the outbuildings with the main house. This pertains to the complex at

75, 81 Browns Lane, as a fragmented and altered farm complex but from similar historical origins. It also stresses the comparative rarity of Victorian-era farm buildings in Parwan, once an important mid Victorian-era farming centre in the Shire.

Bingham farm house, 44 Paces Lane, Rowsley 1929
An Interwar brick farm house based on early architectural styles but Bungalow in origin. The significant factor cited is as '...one of a few early surviving sites demonstrating the continuing settlement of Rowsley as an agricultural area'. This also relates to Parwan.



Figure 65 Bingham farm house, 44 Paces Lane, Rowsley 1929

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1994 heritage study examples

The following comparable examples have been assessed in the 1994 heritage study.

Blinkbonnie Farmhouse and Dethridge Irrigation Wheel, 176

Werribee Vale Road PARWAN, remodelled c1924-6, H0173

VISUAL DESCRIPTION: A fine, substantial, symmetrical hip-roofed early Bungalow farmhouse. Gables project at each end, with a timber flat-roofed verandah between. This has a timber fretwork valance and timber posts in pairs. The roof tiles are unglazed red Marseilles pattern and the chimneys Voyseyian, with flat tops and pots. Walls are unpainted roughcast, with exposed rafters and three slot vents in the upper gable ends. There are three gable-roofed outbuildings, a row of cypress pines on the riverbank and a Dethridge wheel on the front boundary. Opposite, in Werribee Vale Road is a double-rail post and rail fence. The house is distant and partly obscured.

COMPARATIVE ANALYSIS: There are only seven 1920s and 1930s farmhouses identified in the Shire. This would appear to be the finest of the early style, whilst ref 314 in Lerderderg Park Road is the finest example of the later Bungalow style.



Figure 66 Blinkbonnie Farmhouse and Dethridge Irrigation Wheel, 176 Werribee Vale Road, 1994

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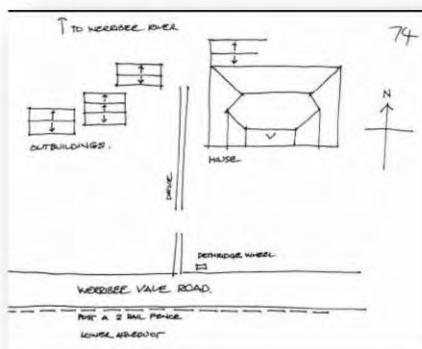


Figure 67 Blinkbonnie Farmhouse and Dethridge Irrigation Wheel , 176 Werribee Vale Road, 1994 sketch plan



Figure 68 Blinkbonnie Farmhouse , 176 Werribee Vale Road, (Google 2014)

Graeme Butler & Associates, 2020: 66

The history of this farm complex is linked with the original grantee while including a number of outbuildings and a distinctive Interwar farm house. It is superior to the places assessed in this report, specifically 75, 81 Browns Lane.

Piggott Farmhouse , 360 Werribee Vale Road MADDINGLEY, c1870, H0175.



Figure 69 Piggott Farmhouse , 360 Werribee Vale Road MADDINGLEY, c1870 (Google 2014)

*COMPARATIVE ANALYSIS: There are 13 early farmhouses identified in the Shire, of these **only three are masonry construction**. This is the only example with a gable-roof and verandah. 82 Lerderderg Road has a gable, but no verandah (reE 249).*

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The following Statement of Significance extract is assumed to come from the 2012 review.

The Farm Complex at 360 Werribee Vale Road, Maddingley is of aesthetic significance as a rare and early intact representative example of a 19th century farm complex with a simple small brick farmhouse and associated timber and brick outbuildings. The farmhouse demonstrates characteristic features of a simple 1870s residence, having a gable roof running parallel with the road and a skillion-roofed verandah across the front.

This is comparable to 81 Browns Lane but is more complete with associated farm outbuildings: it provides some idea of what the James Brown house may have looked like. The analysis also highlights the scarcity of early masonry farm houses and the relative prosperity of this early period, despite being pre-railway.

Errindale Farmhouse, 520 Werribee Vale Road MADDINGLEY, 1860s, 1920s, H0176

COMPARATIVE ANALYSIS: Three farms have surviving stone outbuildings in the Shire: the others are 67 Lees Road, Balliang (ref 3) and Moos Lane (ref 277). This is the only property with several....(1994)

Includes stone buildings erected by Robert Morton following his land purchase in November 1863 (There are three old random rubble, sandstone outbuildings with single rectangular plans and gabled roofs.) , and the current farmhouse was erected in the 1920s for Tim and Jenny (nee Vallence) Shea as part of a dairy farm.

The farmhouse is of aesthetic significance as an intact representative example of 1920s Bungalow style brick farmhouse demonstrating key features of the style, including the overall form with a main gable roof

and projecting gable wing, and verandah across the front terminating at the projecting wing(assumed 2012)



Figure 70 Errindale Farmhouse, 520 Werribee Vale Road MADDINGLEY (Google 2014)

This complex is similar to 75, 81 Browns Lane but has stone outbuildings and a well-preserved brick Interwar house, more so than at 75 Browns Lane. The house appears to be a Federation Bungalow style house with the typical high hipped roof and projecting gabled bay (no clear images).

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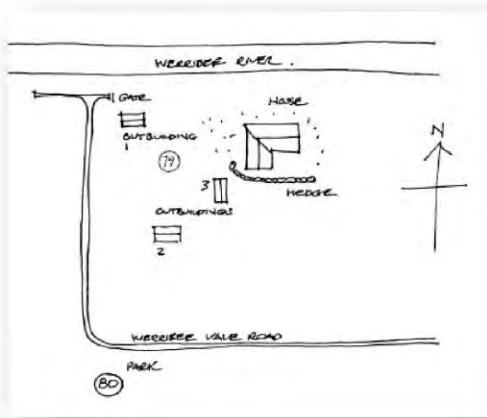


Figure 71 Errindale Farmhouse, 520 Werribee Vale Road MADDINGLEY (Peterson 1994)

Across the road is an early farmhouse at 529 Werribee Vale Road Maddingley that appears not to have been assessed for the Shire, presenting a typical old gabled form with likely lateral extension suggested by the off-centre door.



Figure 72 Farm house 529 Werribee Vale Road Maddingley (Google 2014)

Hilton Farmhouse 81 Condons Lane PENTLAND HILLS, 1878, HO198
No image of the house is available so that the study description is as follows:

A brick farmhouse with sandstone (Pentland Hills) quoins, double-fronted, with the right-hand bay set forward, with a canted bay window. There is a timber verandah in the angle. At right rear is a substantial outbuilding, presumably stables.

COMPARATIVE ANALYSIS: Eleven late nineteenth century farmhouses were identified in the Shire. Of these, only three are built in brick (also ref 274, Muddy Lane, Myrniong; and 363 Morven, Lederberg Gorge Road). Churchbank, Myrniong-Greendale Road (278) and McMahons Road (15) both timber, are also comparable in form

Graeme Butler & Associates, 2020: 68

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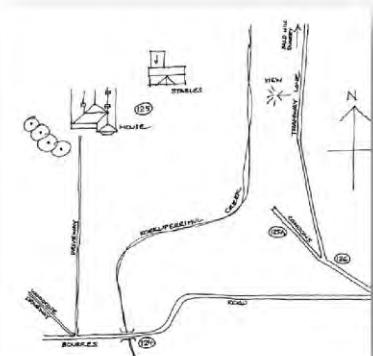


Figure 73 Hilton Farmhouse 81 Condon's Lane PENTLAND HILLS plan (Peterson, 1994)



Figure 74 Hilton Farmhouse 81 Condon's Lane PENTLAND HILLS plan view (Google, 2020)

Graeme Butler & Associates, 2020: 69

Statement of Significance extract assumed 2012

...aesthetic significance for its impressive intact sandstone farmhouse constructed in 1878. Features of note include the overall form with hipped roof and front hipped projecting wing and verandah terminating at the front wing, fine stonework with quoins, the canted bay window to the front wing, and iron lacework frieze and brackets to the front verandah. The early and substantial corrugated iron clad stables located in the immediate vicinity of the farmhouse are of aesthetic significance as an excellent intact example of the building type.'

The house described appears to be among the best of the mid Victorian-era farm complexes in the Shire, 81 Browns Lane being an incomplete example of the type.

House, Millbank 37 - 41 Grant Street BACCHUS MARSH, 1855-, H05

COMPARATIVE ANALYSIS: *There are thirteen early farmhouses identified in the Shire. Most of these are single cottages. Only four, including this, are masonry construction. None show the complex development pattern within the same family as Millbank. Early primitive construction is found also at Rosehill (ref: 293, split paling weatherboards), Manor House (ref: 218, log), and Yumga (ref: 323, split timber barn). (1994)*

Statement of Significance (1994)

An early stone and brick homestead complex built in 1855 by William Grant, with outbuildings, fences and garden, including important trees. One outbuilding contains some early rare wattle and daub construction and another, the "dairy" has early drop split slab construction. The property remained in the Grant family for 123 years.

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The property is of state historical significance as a representative embodiment of a way of life, demonstrating the changing sequence of patterns of occupancy, over time. It demonstrates an association with an important Bacchus Marsh family. It is a pioneering homestead in Bacchus Marsh.
It is of state architectural significance as a relatively intact example of an early homestead and garden and outbuildings, including rare surviving examples of early construction techniques.



Figure 75 House, Millbank 37 - 41 Grant Street BACCHUS MARSH, 1855 (Google 2014)

Millbank is among the best of the early Victorian-era farm complexes in the Shire, 81 Browns Lane being an incomplete example of the type.

St Patrick's House Broadlands Estate. 437 Bacchus Marsh Road (Avenue of Honour) BACCHUS MARSH, 1864-, HO56

COMPARATIVE ANALYSIS: There are 17 early farmhouses in Bacchus Marsh identified in the Study. Of these there are eleven (double fronted and symmetrical) with gable roofs, seven built without verandahs and four of brick or stone. However none is in the form of two adjoining double-fronted cottages, as is St Patrick's House. Probably ref 76 in Werribee Vale Road is nearest. The carved heads are comparable to the animal head at ref 174, the Woolpack Inn (1850) opposite.

Other Kerr associations

Morven or Kerr farmhouse 325 Lerderderg Gorge Road, Darley (including garden and driveway avenue of trees) 1896, HO 142

Statement of Significance extract

The residence was constructed in 1896 for successful cattle breeder, James Kerr. Kerr achieved considerable success as a breeder of Dairy Shorthorn cattle and was a prominent resident of the area. The property is of historical significance for its associations with the Kerr family, as well as, the Bacchus Marsh Shire Engineer, D. A. Little who designed the residence.

The Farmhouse and its garden setting ...is of aesthetic significance as an excellent substantially intact example of a grand late Victorian farmhouse amongst its original garden. Features of note to the residence, include the return verandah with valance and cast iron posts with capitals, the pediment to the verandah, the tuck-pointed brickwork with Waurn Ponds stone and string courses and the chimneys

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with rendered cornicing. The remaining Victorian garden setting and the avenue driveway contribute to the aesthetic significance of the place.



Figure 76 Kerr farmhouse 325 Lerderderg Gorge Road, Darley, 1896



Lesley Ruth Kerr (1900–1927)

Botanist Lesley R. Kerr (1900–1927) who formulated the term and analysis of Lignotubers in Eucalyptus

*Miss Kerr was born at Bacchus Marsh, Vic., ... in 1900 Her death was also at Bacchus Marsh and the date 10 July 1927.
She attended the Presbyterian Ladies College, Melbourne, during the*

Graeme Butler & Associates, 2020: 71

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latter part of her secondary education, and then proceeded to the University of Melbourne (c. 1919-23). After graduation she remained at the Botany Department of the University, doing research work under Professor A. J. Ewart until shortly before her death. Papers published were 'The Lignotubers of Eucalypts', Proc. Roy. Soc. Vic. 34(1925) and A Note on the Symbiosis of Loranthus and Eucalyptus, Proc. Roy. Soc. Vic. 37(1928).²⁴

She was the daughter of William and Georgina Kerr and granddaughter of Robert Kerr.

Conclusion

There are many Victorian-era farm complexes within the Shire that are more complete than the group at 75, 81 Browns Lane and are protected by a Heritage Overlays. Similarly there is lesser number of Edwardian-era and Interwar farm houses that are complete and more stylistically sophisticated. Hence none of the places assessed in the report have a relative aesthetic or architectural significance within the Shire or the locality of Parwan.

However the principle utilised in a number of comparative analyses of the 1994 and 2012 studies, is that of representativeness of a historical theme as acted out in a specific locality, particularly those localities that may be depleted in heritage assets

²⁴ Extracted from: Hall, N. (1978) Botanists of the eucalypts. Commonwealth Scientific and Industrial Research Organisation, Melbourne

APPENDIX 7 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**.



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

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



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.



- 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

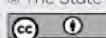
All heritage places must be both scheduled and mapped.

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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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


APPENDIX B. Example schedule to the Heritage Overlay

GUMINUT PLANNING SCHEME

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY
1.0 Application requirements

None specified.

2.0 Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

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?
HO1	House 1 Albert Street, Belmont	Yes	No	No	Yes, front fence	No	No	No
HO2	Althol House 57 Albert Street, Belmont	-	-	-	-	Yes Ref No H456	Yes	No
HO3	Moreton Bay Fig Tree 26 Bryant Street, Ceres	No	No	Yes	No	No	No	No
	The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge							
HO4	Banwon River Bridge Station Street, Geelong	-	-	-	-	Yes Ref No H789	No	No
HO5	William Street Precinct William Street, Geelong	Yes	No	No	No	No	No	No
	Incorporated plan: William Street Precinct permit exemptions							
	Statement of significance:							

Heritage places listed in the schedule before 31 July 2018 are not required to include a statement of significance

An incorporated plan, statement of significance and design guidelines are listed in column 2, under the relevant heritage place name

OVERLAYS - CLAUSE 43.01 - SCHEDULE

PAGE 1 OF 2



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?
H06	Williams Street Precinct Statement of Significance Heritage design guidelines: Williams Street Precinct streetscape design guidelines							
H07	Wombat Flats Precinct 1-35 & 2-36 Wattie Avenue and 1-29 & 2-30 Blue Gum Statement of significance: Wombat Flats Precinct Statement of Significance	No	No	No	No	No	No	No
					A statement of significance is listed in column 2, under the relevant heritage place name			

OVERLAYS - CLAUSE 43.01 - SCHEDULE

Page 2 of 2

Appendix 8 Heritage Victoria Site Card Decisions

12/05/2022, 14:37

Tardis Enterprises Mail - OFFICIAL: RE: Parwan Employment Development Plan Site Cards TPN#4187.000



Emma McNeil <emmmam@tardisenterprises.com.au>

OFFICIAL: RE: Parwan Employment Development Plan Site Cards TPN#4187.000

Jacinta Bauer (DELWP) <jacinta.bauer@delwp.vic.gov.au>

12 May 2022 at 10:41

To: Emma McNeil <emmmam@tardisenterprises.com.au>

Cc: Andrew Morris <andrewm@tardisenterprises.com.au>, Andrea Murphy <andream@tardisenterprises.com.au>, Laura <laurac@tardisenterprises.com.au>, Renee Lines <reneel@tardisenterprises.com.au>, Melody Rodrigues <melodyr@tardisenterprises.com.au>

Hi Emma,

Thank you for your patience during this very busy time!

Heritage Victoria has completed the assessment of the submitted site cards. The following site will be listed on the Victorian Heritage Inventory, as it does meet the threshold policy.

- **Former Parwan South State School & Mechanics Institute – H7722- 0081**

Accordingly, a consent may be required for future works. Allow a few days for our records to be updated (please pay particular attention to the site extents on VicPlan).

The below sites will not be listed on the Victorian Heritage Inventory, as they do not meet the threshold policy.

- Bacchus Marsh Airport
- The Winderlich Family 'Oakvale' Homestead
- Watson's Homestead
- Sutherland (Montrose) Homestead
- Delaney and Hennessy Homestead
- Cumming's Homestead (Braemar)
- Cumming's Homestead
- Bingham's Homestead
- Bingham's 1935 Homestead

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12/05/2022, 14:37

Tardis Enterprises Mail - OFFICIAL: RE: Parwan Employment Development Plan Site Cards TPN#4187.000

Please be aware that the contents of the not listed site cards were limited in terms of the site information and site condition assessment that was provided. Our assessment of the information provided was that the sites are of low archaeological value. However, if further archaeological fabric or other supporting material is uncovered and submitted, the site listings may be reassessed.

Please pass this on to the relevant parties.

Kind regards,

Jacinta Bauer

Senior Heritage Officer – Disaster Recovery | Heritage Victoria

Planning Implementation and Heritage | Planning | Department of Environment, Land, Water and Planning

Level 16, 150 Lonsdale Street, Melbourne, Victoria 3000

Post: PO Box 500, East Melbourne 3002

T: 03 8508 1078 | E: jacinta.bauer@delwp.vic.gov.au

Due to COVID-19 I am currently working remotely.

My pronouns are She/Her



<https://mail.google.com/mail/u/0/?ik=6c1f0ef657&view=pt&search=all&permmsgid=msg-f%3A1732578988086503244&simpl=msg-f%3A17325789...> 2/3

27/05/2022, 16:28

Tardis Enterprises Mail - OFFICIAL: RE: Parwan Employment Development Plan Site Cards TPN#4187.000



Emma McNeil <emmmam@tardisenterprises.com.au>

OFFICIAL: RE: Parwan Employment Development Plan Site Cards TPN#4187.000

Jacinta Bauer (DELWP) <jacinta.bauer@delwp.vic.gov.au>
To: Emma McNeil <emmmam@tardisenterprises.com.au>

26 May 2022 at 15:12

Hi Emma,

I hope you are doing well!

Heritage Victoria has completed the assessment of the submitted site cards. The below sites will not be listed on the Victorian Heritage Inventory, as they do not meet the threshold policy.

- Former Delaney & Hennessey Workers Cottage
- Former J Connell's House Site
- Former Mahoney Homestead

Accordingly, a consent will not be required for future works at these sites.

As previously mentioned, the contents of the site cards were limited in terms of the site information and site condition assessment that was provided. Our assessment of the information provided was that the sites are of low archaeological value. However, if further archaeological fabric or other supporting material is uncovered and submitted, the site listings may be reassessed.

Please pass this on to the relevant parties.

Any questions do not hesitate to contact me.

Kind regards,

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27/05/2022, 16:28

Tardis Enterprises Mail - OFFICIAL: RE: Parwan Employment Development Plan Site Cards TPN#4187.000

Jacinta Bauer

Senior Heritage Officer – Disaster Recovery | Heritage Victoria

Planning Implementation and Heritage | Planning | Department of Environment, Land, Water and Planning

Level 16, 150 Lonsdale Street, Melbourne, Victoria 3000

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T: 03 8508 1078 | E: jacinta.bauer@delwp.vic.gov.au

Due to COVID-19 I am currently working remotely.

My pronouns are She/Her



We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria's land and waters and commit to genuinely partnering with them and Victoria's Aboriginal community to progress their aspirations.



We work flexibly at DELWP. I am sending this message now because it suits me. I don't expect you to read, respond or action outside your working hours.

From: Emma McNeil <emmam@tardisenterprises.com.au>
Sent: Thursday, 28 April 2022 1:52 PM
To: Archaeology Admin (DELWP) <Archaeology.Admin@delwp.vic.gov.au>

<https://mail.google.com/mail/u/0/?ik=6c1fce657&view=pt&search=all&permmsgid=msg-f%3A1733864389227008083&simpl=msg-f%3A17338643...> 2/4